

SCHEDULE OF SUBMISSIONS

DENMARK DANCE COMPANY LEASE

Ref No.	Submitter Details	Verbatim Submission
S1	Name Withheld	I am writing to formally object to the Shire's proposal to lease McLean House to a commercial company. I believe that such a decision would have a negative impact on the local community. McLean House is a shire owned community property and is a valuable public asset. There is a significant risk that its commercialisation could undermine this. Allowing a privately owned business to occupy the space may set a precedent which could erode the sense of the Shire not caring about not-for -profit groups who are run entirely by volunteers.
S2	Name Withheld	I would love to see the lease of Mclean House go to Denmark Dance Company (DDC). They are such an integral part of this community, not only for the youth but adults and elderly inclusively. DDC provide an excellent service for our community and due to their growth and expansion it would be of great benefit for them to have a secure venue to provide their outstanding services. This will also benefit participants of their classes, to have a regular, safe space for them to attend their classes. DDC are a professional, committed and well respected part of the Denmark community and for the future growth and wellbeing of the community, please accept this letter of submission for approval to be given to the Denmark Dance Company to lease McLean House from the Shire of Denmark.
S3	Name Withheld	To whom it may concern. With regards to the proposed lease/use of Maclean house by the Denmark Dance Company (DDC) and the objection from members of the Bridge club. Full disclosure; My daughter has participated in the DDC for two years and plans to be going forward. I feel that the DDC and Jordine are providing some much needed youth activities for the children of Denmark. It gives them focus, teaching dedication, skills and confidence. DDC would have to be having a positive influence on a high percentage of the youth of Denmark. As well as the positive outcomes for the kids it is becoming a beacon for the community for all ages to enjoy when they perform. It is necessary for DDC to be a private enterprise, in leu of grants or donations in order to make it sustainable and to keep up the standard of teaching. DDC would utilise Maclean house daily for a number of hours with a high impact on the town. Not minimising the importance of the Bridge Club and the importance of the gatherings for social and recreational reasons, I feel that it would be much easier for them to find another suitable venue around town, given they only need tables and chairs once during the week. I think that the town should get behind the Bridge Club and open up an area solely for their use. Maybe a local cafe or existing club? For a club to have a private club house to be used solely for their exclusive use and be not used for the majority of the week, looks and feels like a waste of a youth facility. The venue looks unused from the outside and given its proximity to the skate park we should be looking at increasing activities for our youth, not pushing

		them away. DDC facilities and growth are extremely limited and unsuitable at the moment and the experience for the kids is limited due to lack of suitable space. DDC has proven commitment to Denmark and proven results in our child's/Denmark's kids experience.
S4	Name Withheld	I would like to register my dismay at the proposal to lease McLean house to a commercial business. The house is on crown land and therefore should be available for community use, why is a for profit business being given a sweetheart deal? Other commercial businesses in town are left wondering. The bridge club has over 50 members thanks to the generosity of the masonic lodge we are playing in their club house, which with a squeeze fits 28, so do the maths. We are a not for profit organisation, and as any Dr will tell promote the mental health and well being of the senior citizens of the town. please reconsider the bridge club leasing the building.
S5	Name Withheld	We write from Emerald Victoria and, full disclosure, two of our granddaughters attend Denmark Dance Company. Their grandmother and I have been very impressed with how the Dance company is run and the visible difference it has made to our granddaughters and their friends. This is a very worthwhile activity that contributes positively to the health, well-being and social development of the growing number of young people who attend. We understand that providing engaging activities (and the premises to run them in) for young people is always difficult in small country towns so the council is to be commended for the strong support it has provided to this proposal. We believe that there has been some opposition from an existing part-time user of the premises and this is understandable. Those existing users would naturally feel that they are losing something. We do not know if the scheduling of the available time for the facility would allow for dual use but from what we have read this would not seem impossible. On balance though, if this is not found to be possible (either due to an irreconcilable scheduling clash or intransigence of one of the parties), then we would strongly support the group that has ongoing and growing benefits for current and coming young people in Denmark as they are the future of the town.
S6	Hyper Stage – stage production services	I write in support of the proposal to lease McLean House to Denmark Dance Company. I have a 30 year involvement in the Arts in Denmark with a life membership of Denmark Arts and a history of youth work and training. I also work backstage at the Albany Entertainment Centre with some of the nation's finest dance companies (Bangarra, Sydney Dance ...) Jardine Raine brings an exciting skill set to Denmark. She is an accomplished dancer and choreographer. She has a strong rapport with people of all ages and especially young children. Her professional approach to production values is first class. Having worked with her as a lighting designer over the last 12 months, I see the joy she brings to performance, continually reinforcing the message of "community and kindness". The children adore her! I can confidently assert that the preparation she gives to these young dancers provides a well-defined path to a professional dance career. Mclean House is the perfect setting for a dedicated Dance Studio, within a recreational precinct, close proximity to the Primary School and with ample parking. A long term lease and abWty to renovate with specific dance infrastructure will provide an extremely valuable addition to Denmark's Arts community. I wholeheartedly support this proposal and wish it

		every success .
S7	Name Withheld	I would like to express my support for Denmark Dance Company's endeavor to use McLean House. I believe that creating this house as a multi use space is beneficial to the community. It is a fantastic location as it is already within the 'sporting precinct' around the Rec centre, Scout Hall and Football Oval. I believe the Denmark Community is very fortunate to have Jordine and Dor here to provide their skills and knowledge for not only our youth but every age group in our community. It is a fantastic way to encourage good health in our community and I feel that whatever opportunity we find to support them, we need to take it and in return we support our community.
S8	Name Withheld	I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. Having lived in Denmark for 20 years and raising 5 children aged from 11 -31 years old, it was a great loss to not have "Tha House" as a dedicated youth space. Our oldest 2 children benefited greatly from being able to access the various projects on offer, youth worker support & events. They in turn were able to volunteer back their skills in the future to support other youth. I would like to remind you that "Tha House" is a facility that was built with funding intended to support youth, and would openly question the alternative uses that the shire has previously approved, being by The Men's Shed for two years and then the Bridge Club. Our daughter, sons & ourselves have greatly benefited by being involved with Jordine through DDC & her partner, Dor, through capoeira classes. It would be hugely beneficial to have a sprung floor for her to continue her 3 classes a week & avoid further foot, ankle & shin soreness. Furthermore, as the space will be multi-use it will be able to be utilised by others with youth focussed classes & events in the community eg circus skills or school holiday programs. This was to be previously included when the gymnastics shed was secured years ago & the move could be made from the Rec Centre, unfortunately, it eventuated into just being a dedicated gymnastics space.. In a world where our young people face more stresses, pressures and uncertainties than ever it is vitally important that we step up as a community to provide healthy outlets for creativity & self expression, physical fitness & wellness, hope & joy, positive self image & mental health, support & connection. Thank you for considering this valuable proposal.
S9	Name Withheld	As a member of the Denmark Bridge Club, I wish to object to the Shire's proposal to lease McLean House to a Commercial business - the Denmark Dance Company. This building was built on Crown land in the 1990's with grants from the Lotteries Commission, to provide a place for teens to gather after school in a supervised venue.

		<p>Times changed, numbers dropped, operating costs rose, and eventually McLean was closed. The building stood vacant for several years, unused. Some years later, the Men's Shed was granted an informal agreement to use the building. They repainted the outside to cover the graffiti, and kept the building and grounds in good order. When the Men's Shed acquired funding for their own premises, the not-for-profit Bridge Club, run entirely by volunteers, made a request to use McLean House. Over a year later the Shire eventually let the Club hire some of it for \$72/week for 3 half days, and charged us \$45/hour for any extra use. The Shire refused to grant us a community lease. The Club agreed to keep the property and grounds in good order - including watering and mowing lawns, and cleaning windows. It was perfect for our use - a wonderful venue! And then, suddenly we were given 4 weeks to leave. So, since our eviction in October 2023, this building has been left closed up and vacant, except for a few days. All this you know. The question is "Why?". Now it seems it is to be leased to a commercial company - the Denmark Dance Company - a long term lease at far below the published rates for McLean House. Bridge is a competitive game. All games are competitive! It is also a social game. Friendships are made, outings organised, information exchanged, help offered. Social interaction is a very important part of our daily lives. And, on a commercial level, it is also good for Denmark's economy, as bridge players travelling from other towns or states will often factor in a game or two of bridge and some local company when working out towns to stop in for a few days to rest, re-stock, re-fuel and explore. I urge the Shire Council to reconsider the proposal to lease McLean House to the Denmark Company. I request that alternative solutions be explored that prioritise access to the property to not-for-profit community groups, not to a privately owned business.</p>
S10	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximize the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. Thank you for considering this valuable proposal.</p>
S11	Name Withheld	<p>I am writing to you regarding the lease of McLean House. Whilst older members of this community deserve places in which to pursue our interests, I believe the former youth drop in centre at McLean Park, known to young people as Tha House, is not a suitable one. Tha House served as a valuable community resource, providing young people with a place where they felt safe and had fun. It was not lack of interest on the part of the youth which saw its closure, but our inability to retain suitably qualified and paid staff. Co-ordinated activities such as sports, karate and dance play an important role in raising children to become confident, resilient adults, who have the ability to cope with the changes that they may face in life. I have seen my grand daughters and their friends benefit enormously from attending classes and then performing at DDC's annual sold-out concerts at the Civic Centre. Jordine's skilled teaching allows children of all shapes and sizes to look poised and graceful on stage. We</p>

		are fortunate to have someone of Jordine's calibre establishing her small business here in Denmark. I ask that the lease of McLean House be granted to the Denmark Dance Company. Thank you for considering my request.
S12	Name Withheld	Attention re lease of McLean House. McLean House is on crown land and is designed to be used by the people of Denmark, not commercial groups. One of those groups consists of older people who receive very little assistance from your council. We are a group of older people who enjoy playing the card game of Bridge. We seriously need help from you to allow us to continue and grow. Please consider our predicament and help us by providing McLean House for our use.
S13	Name Withheld	I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. <i>"We've photographed and filmed the dance concerts for DDC and we've been amazed by how many young people are now dancing and performing within the company. In our role we also get to see behind the scenes and we cannot highlight enough, the way Jordine leads her company with kindness and community forefront in mind. It's an incredible community service- bringing exercise, creativity and a sense of comradery to so many youth from the area."</i> Thank you for considering this valuable proposal.
S14	Name Withheld	I am writing in support of Denmark Dance Company's proposal to transform McLean House into a dance space and youth hub. DDC has proven their expertise and commitment to our community through dance and I believe they are well-positioned to take on this project. Both my daughter's have thoroughly enjoyed the programs that DDC has offered over the last couple of years. Jordine has created an extremely supportive community and it would be amazing for this community, focused on the youth of Denmark, to have its own space with proper dance facilities. Thank you for considering DDC's valuable proposal.
S15	Name Withheld	We are very happy to support the Denmark Dance company (DDC) to lease the premises of McLean House. These premises are well suited to DDC, who we believe will make great use of the space and help to encourage community unity and promote healthy lifestyle choices for our youth. Our daughter is a member of the DDC and our two sons make use of the surrounding skate park, pump track, volley ball and cricket nets. As an active family who visit this area regularly, we believe the increase of locals to McLean House, through their involvement with DDC, may deter unwanted social behaviour and will create a positive impact for our community to enjoy.
S16	Name Withheld	I fully support the Denmark Dance Company's proposal to relocate to the McLean House facility. Through education, track and field coaching and dance I have known Jordine for decades. She has always displayed a balanced, enthusiastic approach to all her academic & physical activities. Her Dance training and qualifications are extensive. I have known Dor for many years. Likewise, his training and qualifications in education, human

		<p>movement and martial arts are first class. As a partnership they offer such an extraordinary program of international standing to children, youth and young adults in the Denmark community. I was surprised when Jordine & Dor decided to settle in Denmark as I thought superior opportunities would arise for them both in larger South West communities such as Albany, Bunbury or, possibly, Busselton or Margaret River. However, when visiting my sister & brother-in-law in Denmark I also supported the DDC's 2023 & 2024 presentation evenings. I was excited with the communities' support for both Jordine & Dor's presence and involvement, particularly with dance. I was almost left speechless when two different parents separately told me that Jordine's dance program had positively changed their family life. The youthful and community vibes, I understand, have supported Jordine & Dor's decision to make positive relationships in the Denmark community. I have stood in the RSL hall to witness Jordine's dance and Dor's martial arts / human movement classes with children, youth and young adults. My impression has been very positive except for the limited space and the one room facility. I was afforded a brief visit to McLean House last month and could see how both Jordine's and Dor's talents could far better enhance youth opportunities in the Denmark Shire. It is also interesting to me that currently, Jordine caters for mainly girls while Dor's program can attract more boys. The sporting environment around McLean House will aid greater boy involvement. The use of McLean House can only build greater opportunities for youth in Denmark.</p>
S17	Name Withheld	<p>As a committed student of Denmark Dance Company I would like to put forward my support to the proposal for McLean House to become the premises of our dance school. I love this dance school. Having a permanent space for us to dance gives me security knowing that this dance school will continue to grow and give myself and others further opportunity in our own town. The idea of us having this space is so exciting. Please help us by making this a reality.</p>
S18	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximize the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. Although I have only been in Denmark for a short time, my experience with Denmark dance company has made me feel so so included, welcome and warm in the Denmark community. I would love to see them expand so we can do more dancing! Thank you for considering this valuable proposal.</p>
S19	Name Withheld	<p>My name is [REDACTED] and I am writing to express my support for the Denmark Dance Company to transform Mclean House into a dance and youth space. I started dancing with Jordine at the beginning of 2023. Our current dance space is the RSL Hall and it is an ok space. But one of the biggest differences for me if we got the House would be the flooring. You see in the RSL Hall there is hard wooden flooring with no support for my ankles. In this</p>

		case I have injured myself many times due to the flooring so it would be amazing for me to be able to dance without worrying about my ankles. In conclusion I hope you will agree for the youth of Denmark to use the house for dancing, singing and acting. Denmark Dance Company is not only a dance school but is like a community to me.
S20	Name Withheld	I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. Our daughter has been dancing with DDC for ~ 2 years and they provide more support for youth in the community than any other initiative we have seen. An amazing use of a space that has been defunct for many years. DDC are also prepared to make a large investment of money and time. We hope the Council will support DDC and our youth generously with funding and time. Engagement and the mental health of our youth in Denmark is critical. Thank you for considering this valuable proposal.
S21	Name Withheld	I am writing to strongly urge Denmark Dance Company's move to McLean house. We are grateful to have the RSL haul but being able to move to McLean house will give myself and all the other dancers amazing opportunities to follow there dance pathway. Jordine and Dor have works so hard to try make DDC have a home and this golden opportunity would finally allow DDC to have somewhere we can call Home.
S22	Name Withheld	I'm writing to support Denmark Dance Company and their proposal to transform and use McClean house for supporting the community and youth through dance, movement and connection. I have experienced movement classes with Dor and I met many new people in town of different ages and some of them have now become good friends. My kids have also experienced dance classes with DDC and loved being a part of what Jordine creates with other children. Community, connection and belonging is a wonderful value that DDC bring to their offering and having McClean house as their base feels important not just for our youth but also for all ages of our community in Denmark. I also believe there will be the option for education and training which could lead to job and career opportunities for dance teachers. Thank you for the opportunity to share our community input.
S23	Name Withheld	I am writing to express my strong support for Denmark Dance Company, led by Jordine Raine, in securing McLean House as their permanent venue. This space, originally intended to support community programs and youth development, is the perfect setting for the incredible work Denmark Dance Company is doing to inspire and empower individuals of all ages in Denmark. In little less than a year, Denmark Dance Company has experienced extraordinary growth, expanding from just 35 to 150 dancers. The company has quickly become a vital resource for the community, offering a safe and nurturing environment for young people to express themselves creatively, build confidence, and develop life skills. Additionally, through its all-ages classes, the company provides opportunities for adults and seniors to participate in dance, promoting physical well-being, creative expression, and social connection. Through Jordine Raine's leadership, the dance company has already put on multiple impressive performances that have brought our community together and showcased the immense talent of its members. While I understand there have been concerns raised by the local bridge club, it is evident that McLean House is best suited for youth focused, community-driven activities like those provided by Denmark Dance

		Company. Allocating the venue to the dance company would ensure it fulfills its original purpose and is utilised to its maximum potential, benefiting individuals of all ages in our community. This decision is about more than providing a venue—it is an investment in the future and vitality of Denmark as a whole. Denmark Dance Company has proven itself as a beacon of creativity, artistic enrichment, and community spirit. Securing McLean House will allow Jordine Raine and her team to continue making a lasting positive impact on the community, from children to adults and seniors. I respectfully urge the council to prioritise this vital initiative by granting Denmark Dance Company access to McLean House. Thank you for your time and thoughtful consideration. Should you require further information or input, please do not hesitate to contact me.
S24	Name Withheld	I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. This is a fantastic opportunity for our youth and the wider community. The professionalism, passion, innovation and kindness that Jordine and the DDC leaders put into their work is commendable and impactful. Being part of this dance community has brought joy and a sense of community connectedness for our family, as I'm sure it has to many others. Providing DDC with a dedicated space to further grow and develop will enable Denmark's youth to experience opportunities not otherwise present in Denmark. Thank you for considering this valuable proposal.
S25	Name Withheld	I am very much in favour of Denmark Dance Company occupying McLean House. It is vibrant and alive and supports the needs of our young people. I can't think of a more deserving tenant that will include many layers of our community and especially the young. I will be 75 this year and thinking to become involved in some way with this company myself, having seen the final year concert a few years in a row. I have lived in Denmark for 40 years.
S26	Name Withheld	For over 10 years, Youth has been the intended focus for McLean House. Denmark now has the perfect opportunity to carry this through with The Denmark Dance Company (DDC), run by Jordine Raine, an internationally trained dancer, teacher and youth mentor. I believe that McLean house is the perfect location to facilitate DDC, being near the Skatepark, sports oval, Scout Hall and Recreation Centre - a fantastic Youth Hub with accessible parking for parents and teachers, allowing for a safe drop off and pick up zone. My background is in Dance and Performing Arts, attending John Curtin College of the Arts & WAAPA. I love living in Denmark and I have been lucky enough to obtain a teaching role with DDC, working with children aged 3-12 years. I absolutely love working for DDC and seeing the joy that this incredible Company brings to not only Students, but also the Families of Denmark. The future of Denmark lies with the Youth and by obtaining McLean House as our base, this would be a wonderful opportunity for further development of Performing Arts in Denmark. Being a teacher at DDC, I have the Student's best interests at heart. Having a well established home for the Company will make the

		experience special for everyone and add to our sense of community, which is a core value of DDC. This will allow for more room in classes, therefore contributing to the growth of DDC, as well as allowing for smoother transitions and continuity between classes. This saves time and energy for teachers and students alike. Please accept this letter as my approval for the Denmark Dance Company to lease McLean House from the Shire of Denmark.
S27	Name Withheld	I am writing to you to show my support for the McLean house being used for the Denmark Dance company to have a dedicated safe space for our youth. Having one place to use for this growing company will not only benefit the young people in our town but also the whole community. Our family has been involved in dance for our children over the last 10 years. We have even drove to Albany every week for them to dance when there has been no dance school in town. This would also mean we would do our food shop etc while over there every week. Out of all the dance companies we have been involved with this has by far been the most outstanding one. The caliber of dance they have produced is exceptional and seeing the confidence grow in all the children involved has been so beautiful to watch. I encourage you to support our children of this town and allow them to have a dedicated space to continue to grow, learn and thrive with the Denmark Dance Company.
S28	Name Withheld	I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. My granddaughter attends DDC and its is one of the best things that denmark has to offer for the youth of denmark. Thank you for considering this valuable proposal.
S29	Name Withheld	I am writing in support of the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. I am a fellow small business owner that employs up to a dozen, local, junior members of staff across two businesses in Denmark. I have recently experienced first hand just how important initiatives like this are for our young people in this town. I am constantly in awe of the special camaraderie that exists between members of the Denmark Dance Company and see it on a weekly basis as they visit or meet at our town centre location. The respect that the students have for their mentors at DDC certainly flows through to how they treat each other. Several of our staff are members of the Denmark Dance Company and they have, without a doubt, become better humans because of their association with this organisation. I have witnessed one young lady in particular transform from a timid and anxious little girl into a confident and vibrant young lady after being involved in DDC's junior dance teaching/mentoring program. This young lady now effectively manages her time across high school studies, practising and performing in several dance genres, teaching dance to junior members and her employment with us, and is completely thriving. My daughter is also a member of DDC and comes home

		<p>full of energy and enthusiasm after each weekly training session. It is refreshing to see such vibrancy in our young teens, especially in an era of increasing digital dependency, social and mental health issues. The friendships that she has formed over the past couple of years at DDC has most certainly assisted her transition in becoming settled within the young Denmark community since our relocation from Perth in 2022. The Directors of DDC are extremely passionate and highly driven in what they do. It clearly shows at every level of interaction with them. They champion change at a local, grass roots level that will only bring positive outcomes for all of those involved. The growth of DDC within our community over the past year is a clear testament to this. The opportunity that arises from this proposal for Denmark's community is rare and quite frankly, should be embraced and supported whole heartedly. Transforming McLean House will give this valuable organisation and its community members the home that they deserve.</p>
S30	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. My grand daughter attends DDC and it is a fantastic dance company for the youth of Denmark. I have attended two end of year concerts that bring me to Denmark each time and they are always so beautiful produced by the team at DDC. Thank you for considering this valuable proposal.</p>
S31	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. My daughter attends DDC three to four times per week, the company is growing every year, it should be considered an asset to the Denmark shire and the youth of Denmark. Thank you for considering this valuable proposal.</p>
S32	Name Withheld	<p>I am writing in enthusiastic support of Denmark Dance Company's move to the new premises at McLean House. This transition represents a wonderful opportunity not only for the dance company but for our entire community, particularly for local youth, seniors, and families. Having a committed local dance school will greatly benefit the community, offering a space for both young people and seniors to engage in a healthy, creative, and inclusive activity. For the youth, dance provides not only physical fitness but also an outlet for expression, self-confidence, and social connection. The ability to access these opportunities locally, without the need to travel 50 kilometers to Albany multiple times a week, will be a relief for many families, including my own, who have previously faced</p>

		<p>logistical challenges in supporting their children's passion for dance. Additionally, parents will no longer need to wait around during long classes, saving valuable time and reducing the strain of travel. The location at McLean House is an ideal setting for this studio. The venue is situated within a well-established sporting hub, fostering a natural synergy between the dance school and other community sports and activities. This connection could lead to new opportunities for collaboration and community-building, further enriching the experiences of all involved. I also wish to highlight the commitment of Jordine, the Director, dance teacher and mentor at Denmark Dance Company. Jordine goes far beyond simply teaching dance; she provides invaluable mentorship to the students, helping them grow not just in their dancing skills but also in their self-belief and confidence. Her nurturing approach empowers young people to shine, both in their performances and in their everyday lives. Many students look up to her as a role model, and her positive influence is making a lasting impact upon the next generation. I have first hand experience of this through my personal involvement with the company as a parent of an aspiring dancer and also through my role as the Student Support Officer at Denmark Senior High School. In this role I have daily contact and conversations with students (and their families) who are struggling to maintain their mental health and wellbeing. Jordine and the opportunities she provides have been highlighted as a source of great support and strength for many of these students. The discipline, creativity, and sense of community within the dance company provide a safe space where they can express themselves and find comfort during challenging times. It is clear that Jordine's leadership extends beyond the studio, offering these young people a sense of belonging and purpose. Her dedication not only nurtures their artistic talents but also helps them develop resilience, emotional intelligence, and a sense of achievement that benefits them far beyond the dance floor. She is an asset to our town and we have been fortunate she has chosen to set up her business here. The new premises will undoubtedly serve its intended purpose: providing a dedicated space where young people can grow, develop, and reach their full potential. I wholeheartedly support the Denmark Dance Company's relocation to McLean House and believe it will bring tremendous benefits to our community. It is an exciting step forward for the arts and youth development in Denmark, and I look forward to seeing the positive impact it will have for years to come.</p>
S33	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the ever present need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. With three teenage young adults, I applaud this proposal by Jordine Raine-Cornish and Dor Shira - THA house has been sorely missed by my younger two children, with no available 'teen hang out space's anywhere in Denmark that is safe and supported by creative activities. As a professional theatre creative myself, this proposal by DDC will also provide opportunities for me to</p>

		offer theatre based and storytelling programs for the youth of Denmark. We really need a vibrant and supportive, safe space for our youth and this proposal ticks all the boxes for me - the dance spaces will provide a hive of activity after school and on weekends and there will be opportunities to expand the offerings for youth into other creative endeavours such as theatre, cooking and possibly visual art. Over the years I have participated in several community consultations on where the shire should focus their energies, and stronger services for youth have come up again again - this is a brilliant opportunity to help a thriving arts business (DDC) to expand its offerings in dance while also providing a valuable youth hub for other activities. I urge you to approve the DDC proposal for Mc Lean House. Please do not hesitate to contact me in this regard.
S34	Name <u>Withheld</u>	<p>I hereby want to express my support for the McLean House to be used by the Denmark Dance Company (DDC). I value what the DDC has achieved in the last couple of years, and what this initiative has meant for the young (and older) members of our community.</p> <p>Under the umbrella of the DDC, it appears that McLean House once again can become a hub for youth and elders engagement. And as this was the initial focus of this building it seems a much better option than providing a venue for the Denmark Bridge Group.</p> <p>I sincerely hope that the Shire Council will endorse the DDC's proposal and hopefully another suitable venue will be found for the members of the Denmark Bridge Group.</p>
S35	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. McLean house has always been an area/building for the youth of Denmark. My daughter attends Denmark Dance company lessons three times a week and two concerts a year. It would be really nice for the company to have a consistent space where the student and youth alike can feel at home rather than having to move around from building to building. Thank you for considering this valuable proposal.</p>
S36	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. Denmark is extremely lucky to have such community minded people who are creating positive change with our youth, elderly and disadvantaged - we need to encourage not push away such creative opportunities. Thank you for considering this valuable proposal.</p>

S37	Ausdance WA	As President of Ausdance WA, I am writing on behalf of the State's peak dance industry advocacy body to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. I have been privileged to experience first-hand in Australia and internationally, the positive impacts that cultural partnerships between local governments and community leaders as represented by DDC, have on the vibrancy and liveability of regional towns. The most satisfying are those partnerships that are inclusive and that set out to provide tangible social and wellbeing benefits to all age cohorts in the community. The Denmark Dance Company (DDC) has made this a central focus of its ethos and operations while at the same time providing a range of enriching opportunities for young people. The proposed transformation of McLean House will strengthen Denmark's cultural and community fabric, creating a unique space for collaboration, education and wellbeing.
S3	Name Withheld	The conversion of McLean House into a dance and youth hub would be immensely beneficial as it would provide a safe, engaging space for young people for whom there are not many activities in Denmark and, from my understanding, are currently not allowed to access the Rec Center alone. It's a perfect opportunity to repurpose an underutilized building, originally built for the local youth, for a cause that significantly enhances community life and youth development. Thank you for considering this proposal.
S39	Name Withheld	I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximise the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. <i>My Personal comment</i> My daughter has been part of the Denmark dance community for two years now, and it has been about so much more than just learning to dance. It's a space where she has learned to celebrate, support, and collaborate with other children in the Denmark Community. Jordine has a special ability—not just to teach professional dance but to create an environment where kids of all levels, shapes, and sizes come together and work as a team through creativity. Her passion and care shine through in everything she does. I truly believe she is offering the children of Denmark an incredible opportunity, but more than that, she's showing up in service to our entire community classes for all ages. Having everything under one roof—a space they can truly call home—to transform McLean house would be an amazing step forward. Thank you for considering this valuable proposal.
S40	Name Withheld	I am the parent of a Denmark Dance Company (DDC) student and I am writing to express my support for DDC's proposal to lease McLean House as a dedicated dance and youth facility. I understand that DDC is proposing to establish a dance-focused facility, complete with sprung floors, mounted ballet barres and mirrors. The Director of DDC has also advised her dance families that outside of core DDC hours, she and her partner, Dor, intend to transform the space into a dynamic youth centre, with the launch of initiatives such as a youth-run

kitchen. Noting that the majority of DDC's classes are designed for school-aged students, the proposed youth-centric activities for McLean House seem to align with the Shire of Denmark's vision to "lead engagement with community groups and businesses to facilitate youth-based programs utilising McLean House", as stated in the Shire of Denmark's *Corporate Business Plan 2024-2028* and underpinned by *Our Future 2033: Shire of Denmark Strategic Community Plan*. I am aware that DDC's proposal has received opposition from the Denmark Bridge Club, which has requested ongoing use of McLean House (*Denmark Bulletin*, 19 December 2024). I understand that the opposition by the Denmark Bridge Club requires DDC's proposal being returned to the Council for further evaluation. As part of this evaluation, I kindly request that the following points be taken into consideration: DDC provides opportunities for youth to engage in body movement which has well-documented physical, mental and community benefits (e.g. <https://www.dlgsc.wa.gov.au/sport-and-recreation/benefits-to-the-community>).

- DDC does not just teach 'dance'. It offers a variety of programs such as ballet, hip-hop, capoeira, contemporary, acro and jazz that appeal to girls and boys of all ages. As such, it delivers health benefits to youth across a broad spectrum of interests. To have this array of opportunities for school-aged children in a small town is remarkable and its continuity should be facilitated, where possible.
- Should it be granted a permanent hub at McLean House, DDC's proposed upgrades (e.g. sprung floors, mounted ballet barres) will allow participants to engage in safer, more effective dance practice.
- DDC students train towards an end-of-year showcase that offers insights into the technical aspects of stage production, including costumes, lighting, props and stage direction. As such, DDC students are provided with a more well-rounded experience of the performing arts than lessons alone might provide. A dedicated dance space would facilitate greater depth to this experience.
- DDC provides dance opportunities for children outside of Denmark. I travel from Walpole for my daughter to attend DDC dance programs as there is nothing like it on offer locally (I should note that I am not the only Walpole parent who does so). Our attendance has the added benefit that my daughter interacts with DDC students who she may one day attend high school with. As such, DDC fosters connections both within and between communities. I fully support any long-term arrangements that enable ongoing connection amongst the DDC dance community
- I strongly believe that Jordine and Dor will establish a successful youth centre outside of DDC activities. During my daughter's dance programs, I have witnessed Jordine's ability to establish a genuinely warm rapport with students under her tutelage and I consider her a fabulous and caring communicator. I understand that Dor also has expertise in youth work and I have found my interactions with him to be positive and delightful. I feel they would both serve as wonderful role models for those utilising the proposed youth centre. I understand from the *Denmark Bulletin* article that the Denmark Bridge Club has only had sporadic use of McLean House since its lease lapsed last year, and that it considers McLean

		<p>House an advantageous venue because packing up tables and chairs is not required after every session and it provides a space to socialise once the bridge session is finished. These are important considerations but it remains unclear to me if there is potential for the club's current venue (or an alternative venue) to be made fit-for-purpose to achieve the advantages McLean House provided the group. The alternative is to deprive dozens of students and Denmark youth of a dedicated facility.</p> <p>I appreciate the challenges of balancing finite small-town resources with competing community demands and I thank you for your time and consideration on this matter. Given the synergies between the Shire of Denmark's strategic planning and DDC's proposed use of McLean House, there seems little justification to oppose DDC's proposal. In conclusion, I strongly support DDC's proposed use of McLean House and the proposed intention by Council to lease McLean House to DDC for a five year term, with two five year further term options.</p>
S41	Name Withheld	<p>I am writing to express my concern and disappointment regarding the recent developments surrounding the McClean House and the lack of recognition for Ms. Raine and her extraordinary work with the Denmark Dance Company. Ms. Raine has been an outstanding client of the RSL Hall, and her contributions to the community through her growing dance company have been exceptional. She has created an invaluable space for artistic expression, physical activity, and community connection. Given her achievements and dedication, it is clear that she deserves a space solely dedicated to her work—a space that her students and their parents can rely on for their dance education without the need to continuously book or share facilities. The opportunity to establish such a space at the McClean House represents an incredible chance for our community to support and nurture her efforts further. We are excited to see what Ms. Raine has planned for this space, and it would be a significant loss to the community if this opportunity were to be taken away. I urge the Shire of Denmark to recognize the impact of her work and the potential benefits of providing her with a permanent space to continue building upon her successes. Thank you for considering this matter.</p>
S42	Name Withheld	<p>I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximize the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. My children are students at DDC and I look forward to seeing a significant contribution to what is on offer to children and young people in Denmark, as they generally have fewer opportunities living in regional town. Thank you for considering this valuable proposal.</p>
S43	Name Withheld	<p>I am writing in support of the proposal to allow Jordine's Denmark Dance Company the use of McLean House. I</p>

		think it would make a wonderful venue for DDC to continue to grow and make good use of the building. I believe most of the classes offered are for young people and that fulfills the objective of the Shire's youth strategy but also, there are classes offered to adults of all ages so it could be a wonderful facility for everyone.
S44	Name Withheld	I am writing to strongly support the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant dance space and youth hub. This initiative will provide a dedicated space for creativity, connection, and growth while addressing the growing need for enriching opportunities for young people in Denmark. DDC's proven contributions to our community through dance and engagement make them well-positioned to maximize the benefits of this project. Transforming McLean House will strengthen Denmark's cultural and community fabric, creating a space for collaboration, education, and well-being. Dor and Jordine are amazing at what they do. They are passionate about the Denmark community, bringing people together and enriching lives with dance and connecting body movement. I look forward to seeing what they will do with the support of the Shire. Thank you for considering this valuable proposal.
S45	Name Withheld	I just wanted to write a quick letter to show my support for Denmark Dance Company in their proposal of using McLean house for a Dance Studio , come youth centre. I have lived in Denmark for 28 years. I was amongst a bunch of teenagers who fund-raised and looked to get the very original ' Tha House' up and running back in the late 90s early 2000s and it saddens me that the current youth centre is left unused and in a state of disrepair. My daughter is a part of Denmark Dance Company. She is under taking a dance teaching apprentice course with Jordine as well as taking multiple classes a week. Since joining the DDC 2 years ago(after years of dancing at other Denmark or Albany based studios)Maddie has found her happy place. Jordine , Dor and the DDC offer more then just Dance classes. They offer support, guidance and friendship and a place where our youth can safely hang out and be themselves. The DDC is more then just a Dance Company it is a family. With over a 150 current members age ranging from 3 to 88 . It would be amazing for them to have a space they could build and create for the fabulous bunch of people. Access would be easy for the children walking to classes after school. Plenty of parking for parents and would create a much-needed revamp of the current youth hub . I am excited to also see the other youth focused programs they plan to bring to life not just for dancers but for our community as a whole. I feel there are lots of places available for the bridge club to hold their games including CWA, Scout Hall , CRC, RSL, Lions club , Denmark men's shed and many other spaces aimed at the mature generations . Let's give something back to our Youth.
S46	Name Withheld	<i>Council intends to lease a portion of Lot 1087 on Deposited Plan 219867, known as McLean House, located within the McLean Park Oval Precinct, Brazier Street, to Denmark Dance Company. The initial lease term is five years, with two five year further term options. The first year's annual rent will be \$16,195 (ex GST). The annual rent was valued at \$22,500 by an independent valuer in September 2024. Council has approved a discounted rental in lieu of the Denmark Dance Company managing the facility for external users on behalf of the Shire. I am in favour of this lease agreement going ahead. Revitalising the underutilised McLean House (Tha House), by leasing to</i>

		Denmark Dance Company (DDC), would be of great benefit to the Denmark community, particularly the youth. DDC have shown themselves to be committed to developing opportunities for Denmark youth during the time they have been operating in Denmark. Tha House is situated right next to the skate park and large outdoor areas which is suited to some of the athletic activities offered by DDC. I know adults participate in their dance classes too (I am one), and I've seen the pure joy and excitement of the younger participants of DDC classes. By having a dedicated space from which to operate, DDC is able to make improvements to the building for long term community benefit. With a dedicated space DDC is able to offer a greater range of activities targeting other demographics in the community. Fun exercise is good for health and mental wellbeing, and social contact. Other groups will still be able to hire the space (<i>the Denmark Dance Company managing the facility for external users on behalf of the Shire</i>), but the Shire will not have to deal with the day to day hiring management.
S47	Name Withheld	Please register my support for the Denmark Dance Company proposal for McLean House to become a dedicated dance space and youth centre for the youngsters of Denmark. In a short space of time the take-up and retention rate at the dance company has proven itself to be a huge success, and approval of this proposal can only result in further positive benefits in the lives of the youngsters in our community. I'm certain another venue can be found for the Bridge Club members whose more simpler requirements can surely be met somewhere else in town? Has the CRC been considered as an option? There are several suitable rooms available there plus staff on hand to assist with setting out chairs and tables for those unable to do that task. The young people of Denmark need McLean House as a dedicated space of their own to socialise and develop, and to keep physically active and mentally well. As a community it is our responsibility to support them. Thank you for your consideration.
S48	Name Withheld	I moved to Denmark in January 1986 and my two children were both born in the Denmark Hospital, my daughter in 1987, son in 1990. I would like to begin my response to this proposal with a brief history of "Tha House" as a youth centre later known as McLean House, as some councillors may not be aware of this history. 'Tha House' was initially created more than 20 years ago in response to cater for youth who had little to keep them occupied after school and in the evenings and were frequently seen hanging around town, mainly outside what was then Kettle's Deli, and is now Ravens' Cafe. In those days, the Recreation Centre would run roller skating nights, the police would run Blue Light Discos, and the schools would run discos too. 'Tha House' changed locations three times, starting in an old Ag College building in what is now the hospital, with the third venue being what is now McLean House. This was built with grants from the Lotteries Commission on Crown Land. It was operating a few times a week, run by two qualified supervisors and provided a free meal and activities for participants. With the advent of technology and an ever-expanding range of clubs and activities for young people to choose from, the numbers of youth attending Tha House dropped significantly. It was costing the Shire a lot of money (around \$100 000 p.a?) as supervisors were employed and free meals were offered and equipment and consumables were purchased. In response, the Shire kept reducing the number of times it was open and reducing the funding until eventually it was only open on Friday nights. There were problems with some participants behaving

inappropriately. Finally, the numbers attending was so low, and the cost was so high, that Shire funding for Tha House was eventually cut completely, Tha House was closed and all equipment such as pool and tennis tables, camping gear, storage units etc were sold off. In 2022 the Shire commissioned MARKYT to conduct a community survey, in part to identify community priorities. Responses to this survey identified youth as a priority, which led to the Shire's decision to return McLean House to youth services and activities. I would like to councillors to be aware of the four community responses relevant to returning Mclean House to a youth centre from this survey.

"A facility in the centre of town where school kids can gather after school and [on the] weekend."

"Provide the youth of Denmark with a place to gather. A place which they can feel is their own where they can meet with friends, socialise, take part in activities such as cooking, playing music, skateboarding, movies etc."

"The Shire began failing young people when it closed its purpose-built youth centre Tha House. This needs to be re-established to meet the needs of young people by giving them a safe place to hang out, access referrals to supporting services and take part in a range of creative, fun and meaningful activities."

"There is no youth centre or area for the youth in town. There are no programs run outside of school hours to interest the youth. Need more infrastructure around the skate park and oval precinct. A new youth centre should be established."

Councillors, when making your decision whether to grant a long-term lease to the Denmark Dance Company, I implore you to consider whether-or-not this decision supports the intentions by the survey participants to return McLean House to a youth centre.

I believe leasing a Shire owned community centre on Crown Land to a private business will preclude any future non-commercial youth activities that would better satisfy the community survey respondent's wishes. The Denmark Dance Company caters for all ages and operates after school Monday-Thursday and Saturdays. The RSL and CWA halls currently meet their needs and appreciate the hiring income. Major refurbishments will need to be made, including the removal of internal walls and a wooden floor to create a dance studio. The Scotsdale Hall has a wooden floor and a large open space, perfect for dancing, which could be made available to the Company. The Shire's quest to find youth-focused activities that could operate at McLean House has been extensive. This has

included the Youth Festival with participants urged to suggest youth activities and grants of \$600 for six youth to investigate youth needs. The desperation by the Shire to find a youth-focused activity has resulted in the proposal to the Dance Company. Here is a list of activities and services currently available to the youth of Denmark, most of which are not-for profit and many of which were not available when Tha House started.

1. Cricket
2. Football
3. Basketball
4. Netball
5. Tennis
6. Soccer
7. Athletics/Running Club
8. Gymnastics
9. Golf
10. Dancing
11. Karate
12. Taekwondo
13. Girl Strong – Rec centre initiative
14. Denmark Art Club
15. Mountain Bike Club
16. Pump track
17. Skate Park
18. Little Nippers/Surf Club
19. Pony Club
20. Beach volleyball
21. Lego Club – Library
22. Rhyme time- Library
23. The Hang Out – CRC initiative
24. Pizza and games – CRC initiative
25. Denmark Village Theatre
26. Denmark Rec Centre School inc. Holiday Program/creche
27. Child and Adolescent Mental Health Services (CAMHS)
28. Government funded mental health service at Denmark Senior High School
29. Kwoorubup Community Park nature playground

		<p>30. Berridge Park Playground and amenities</p> <p>It is no wonder that the Shire has had difficulty finding activities and services that would be suitable to cater for youth at McLean House. Handing it over to a private business which will exclude not-for-profit community groups who want to use it is, I believe, not a wise decision, hence I strongly object to this proposal.</p>
S49	Name Withheld	<p>I just wanted to share in the support of the new proposed location for the classes of Denmark Dance Company. Jordine and her team have created a rich and healthy culture for our children and we are so grateful. There are many more children wanting to get involved but from my observation they need more space, better dance appropriate floors and a single building to call their home. We think this will be a rich investment in our young peoples health and well-being.</p>
S50	Name Withheld	<p>I respectfully urge the Shire Council to reconsider the proposal to lease McLean House to the Denmark Dance Company. I request that alternative solutions be explored that prioritise access to the property to not-for-profit community groups, not to a privately owned business.</p>
S51	Name Withheld	<p>I am sending a message in support of the Denmark Dance Company transitioning into Mcclean house. I have found so much value in Dors Capoeira classes. He and Jordy are amazing people with a real heart for teaching people of all ages. The contribution they can give to the whole Denmark community is significant, however they have a particularly important role in supporting the youth of Denmark.</p>
S52	Name Withheld	<p>This email is in support of Demmark Dance Company to take up permanent lease of McLean house and transform it into a dance homebase and youth centre support. I believe this to be a fantastic contribution to the community. Allowing new energy into the youth space to serve many community members and families and to give the growing dance community a place to call home. Both my kids participate in the dance company and I feel the opportunities that will be presented to them and the wider community through being a youth and a dance member is amazing and very needed in Denmark. This development will allow for futher and deeper connection and support to our children and families.</p>
S53	Name Withheld	<p>I object to the Shire of Denmark proposing to lease a community asset, McLean House, to a private dance company, when the not-for-profit Denmark Bridge Club Inc. has been denied a lease. Dear Shire: I would really like to know why the Shire is opposed to the Bridge Club. I can't work it out. What have we done wrong? Most are elderly, not rich and they have a wonderful time coming together for the occasional game of Bridge. What is the issue, please Shire - I REALLY want to know?? I just don't understand. Please respond to this email.</p>
S54	Name Withheld	<p>My name is [REDACTED] and I am writing to you regarding the proposed use of Tha House @ Mclean oval into a dance space by Denmark Dance Company. I moved to Denmark 40 years ago, when I was 5. Growing up here there wasn't a lot to do in Denmark, of course we found things to keep amused; swimming, horse riding etc but I dreamed of having good dance/theatre etc teachers here and a space to use as our own. When the original House became a thing, when it was in the old building near the new hospital, (this building no longer exists) I felt</p>

		<p>more connected, less alone and it felt really positive for the youth of Denmark to have a space to meet. We put on youth gigs at the Rec centre, civic centre, all being organised and brainstormed by the youth, gathering at the house. I was so excited when Jordine and Dor first moved to Denmark - dedicated professionals with a passion to teach our youth. My daughter of 10 years old started dance classes with Jordine and my son capoeira with Dor. The affect these classes have had on my daughters confidence, enthusiasm and skill levels has been so apparent. I believe that allowing Jordine and Dor to lease The House would have so many positive ripple affects within our community. 150 dances they have now! The shows have been sold out and full of joy, fun, inclusion and a celebration of our youth of Denmark. I feel it would be such a missed opportunity, for the youth, to not go ahead with leasing them the house. They are a couple with so much to offer and are prepared to do so! Thankyou for your time.</p>
S55	Name Withheld	<p>I wish to lodge an objection to the proposed lease of Mclean House by the Shire of Denmark to the Denmark Dance Company. My understanding is that Maclean House was built with a significant contribution by the WA Lotteries Commission for use of the Denmark Community - at the completion of Maclean House it was proposed that it be used as a youth hub for those youths in the Denmark Community. This proposed youth focus failed, and the facility was vavant for some time, used by the Denmark Men's Shed, and most recently the Denmark Bridge Club. The Denmark Bridge Club, which has bout 50 active memebtrs, all over the age of 50, were never granted a lease, despite several approaches to the former CEO. Denmark Bridge Club were never granted a lease, were required to clean and maintain the building and grounds, and pay an hourly rate for its use. This situation continued until, about August 2022 when the Denmark Shire decided to evict the Bridge Club, to concentrate on restablish the venue as a Youth Hub. Since the eviction of the Denmark Bridge Club, Mclean House was only used on a few occasions, generating very little income for the Shire. The Denmark Bridge Club was fortunate to access a venue that was being redeveloped as a distillery, for a period of about 12 months, before being asked to leave so that additional building could place for the Distillery. The Denmark Bridge Club approached the Shire if Denmark to negotiatea lease for Mclean House once again, but made no progress on this matter, The Club also asked for assisatnce to find an alternative venue , that would meet its members requirements - internal toilets, ssecure storaga for computers, other playing equiment and the ability to leave tables and chairs in place for all sessions - currently 3 sessions per week, for 4 hours, plus special events. Any additinal playing sessions were charged at the hourly rate. The Shire suggested other venues, suchs as Scotsdale Hall, which was exceedingly unsuitable - external toilets, poor templerature control, and lack of other facilities suitable for our senior members. Eventually the Denmark Bridge Club found atemporary home at the Masonic Lodge. Whilst the Club is happy with the current arrangment with the Masonic Lodge, it is a cramped venue when we have more than 20 players at Bridge Session. Movement is required after every 14, 21 or 28 minutes during a bridge session at the completion of each round. The Club has been attracting 28 players on more sessions, which makes movement extremeley difficult. Mclean House was a very sutiable venue for the Denmark Bridge Club. It had the necessary</p>

		<p>facilities, the Club willing shared the venue with other groups as required. The role of the Shire Council, Chief Executive Officer etc, is to provide facilities/services to its ratepayers - most of the Bridge Club Members are ratepayers. The proposed lease for McLean House to Denmark Dance Group gives them a significant commercial advantage as the lease agreement is well below Denmark Shire Commercial lease charges. Also the Denmark Shire is prepared to contribute \$25 000 for refurbishment to meet the needs of the Dance Club. Denmark Bridge Club was able to use and maintain the property without any contribution for the Shire. I also understand the Denmark Tennis Club, asked for some assistance from the Denmark Shire to replace their aging courts. This was refused by the Shire - once again showing a lack of support for the Shire's ratepayers. It is disappointing that the Shire does not support its local community clubs which provide many activities - sporting and social - for ratepayers of all ages, and in particular the more senior members of the the Denmark population. Shire Council and its employees are there to assist the local community and its ratepayers. Providing funding from ratepayers to support a commercial enterprise is not justified when council does not provide adequate facilities for some of its Community Groups. This decision to lease McLean House to a Commercial Business, when it was intended for Community use - and that was the basis funding obtained from the WA Lotteries Commission, shows the Council, Councillors and employees lack of respect for the work of community groups to provide services to ratepayers and other members of the Denmark Community through volunteers. I urge the Denmark Shire Council and the Chief Executive Officer to reconsider their decision to subsidise a profit making business at the expense of non-profit volunteer groups.</p>
S56	Name withheld	<p>I have been dancing with the Denmark Dance Company (DDC) for 2 years. I truly believe that DDC needs McLean House in order to provide a safe, fun, and professional environment. Due to high-impact movement, dancers are prone to injury, and with hard supporting floors, the risk factor is higher than usual. If we were based at McLean House we could place sprung floors that provide support and keep our bodies safe. Aside from safety, DDC has changed my life. It's given me a reason to stay in Denmark and pursue dance as a career. In order for DDC to be possible with growing numbers, we really do NEED McLean House.</p>
S57	Name Withheld	<p>I wanted to express my thoughts on the youth centre now being used for Denmark dance company. I wonder what other facilities there will be in the community to host a safe and all year round venue for youth engagement and near other youth activities? I thought this was being ramped up by the shire and community. I know I personally was working on this with town teams and with other groups in the community for youth engagement activities in the future as I understood we could now hire the space for youth activities. I hope there is another space you have planned for future youth engagement beyond the fabulous dance group. I also do think this so great move for the Denmark dance company and i know it will be well used and is a way to support kids and youth and more frequently, so well done. I'm disappointed the bridge club can't see alternative solutions as I know there are many other building being used very rarely such as CWA.</p>
S58	Name Withheld	<p>I would like to offer support to the idea of the well needed venue, McLean House, to be the primary venue for</p>

		Denmark Dance Company, that facilitates Denmark's youth and beyond. I was born and raised in Denmark, and moved back with my young family 6 years ago. To see that facilitating youths recreational activities still remains what was 26 years ago, has been a true indicator as to how youth is still not prioritised in an equitable manner. To have a stable venue for a dance school that has grown so rapidly, it is a true indicator that this venue would be well used and respected. It is ideal for Denmarks dance community to continue to expand and open more opportunities to cater to those interested in dance and performing arts. By moving forward with this proposal, this also proves that the council are passionate about offering more to our youth that are so in need of choice within our own community. I would also like to note that as a parent to a young dancer I had been driving my child to Albany not only for swimming lessons once a week over the years, but also to 3 dance classes per week. Denmark needs to start creating change so our youth can live, learn, grow and develop in our own community . Please support this as Denmark Dance Company deserves this venue.
S59	Name Withheld	Hi, I'm writing to express my support of Denmark Dance Company leasing the building next to the skate park (former youth house). I am a lifetime resident of Denmark and would love to see the space utilised by the Dance company, creating a space for movement for youth and the wider community.
S60	Name Withheld	My wife and I are proud residents and new parents of Denmark, we are elated to hear of the proposal for our local Denmark Dance Company to call Denmark's, beautiful Mclean House, home, as part of the Shire's much valued youth strategy. As a local Physiotherapist providing community rehabilitation, I am inspired to see Denmark Dance Company build such a supportive and inclusive recreational as well as therapeutic community with a youth focus, foster healthy movement amongst all ages and abilities and empower dancers, actors and singers with a forum for creativity as well as public performance. This was on show at the recent Denmark Christmas Festival, seeing the joy and elation on the faces of the many festival attendees was a sure reflection of Denmark Community Foundation's moves to best connect the increasingly vibrant community of Denmark. Thank you Denmark Shire for supporting such a valuable, community focussed small business, the town's future looks bright.
S61	Name Withheld	I'd like to express my support for Denmark Dance Company to take over the lease for McLean House. My 10 year old daughter has lessons there and it has been such a positive experience for her in so many ways. It's been so good for her to be involved in the community Jordine has created. To have a permanent home for DDC would make things so much better for everyone involved. DDC has been such a positive addition to the Denmark community I'd like to think the shire will do everything it can to help grow organisations like this. I feel very strongly about this.
S62	Name Withheld	This submission is to voice my strong support for the proposed lease of McLean House to the Denmark Dance Company (DCC). I believe the proposal has less to do with infrastructure than embracing the very positive influence that Jordine and Dor bring to our community - with the happy outcome of finding a common sense solution to the benefit of the DCC, local residents and the Shire of Denmark. As a dance parent I've had the

		<p>pleasure of getting to know Jordine and Dor over the last 18+ months. From the outset their professionalism, vision and energy have been seriously impressive. Add to this their commitment to the local community - as well as their experience, enthusiasm and passion in all they do - and they are clearly a big 'coup' for our town. As is reflected in the ever-increasing growth of the DCC. And this is just the beginning... Closer to home, the DCC has been a game changer for my family. Prior to Jordine and Dor arriving in Denmark our teen daughter was wilting from a life spent in a small country town. Seeing the effect this had on her naturally bright personality was concerning enough for us to reluctantly consider moving to a more expansive environment. However, our lives took a different turn after our daughter attended Jordine's first dance workshop - as she excitedly said, "This is the real thing!!" Since that time she's been an avid dancer and assistant teacher under Jordine's impressive Dance Apprentice program, and will be teaching two classes in 2025 under Jordine's stewardship. In short, she's thriving and gaining valuable skills for a positive future under expert mentoring - noting that this is just one of many success stories generated from the DCC across a diversity of age groups. DDC's move to McLean House would be a hugely important and positive development for our community. All the many benefits offered by the DCC in our town would be focused, tended and developed to the benefit of all concerned - including others that would like to utilise the space. The proposal reflects a far-sighted, progressive and astute approach by all parties involved - the DCC, the Shire of Denmark and its Council. And is a very important community need, particularly for youth. I trust that the greater good will be the overarching aim and outcome for Denmark, its community and future.</p>
S63	Name Withheld	<p>I just wanted to write to show my support for the wonderful programs Dor and Jordine are providing to the community via Denmark dance company. I believe it would be a wonderful initiative to have a dedicated dance studio and for them to also re-establish a youth centre in Denmark.</p>
S64	Name Withheld	<p>Please note our support for the Dance & Youth Centre lease arrangement for Jordine. A tremendous bonus to the town and some excellent ideas to be enacted for the youth, youngsters and families of this town.</p>
S65	Name Withheld	<p>I am writing this with support to the Dance Company building and youth centre that is being proposed for our youth. My daughter has been doing dance for 2 years now with Jordine, and it has changed her life in Denmark tremendously, being a teenager or has given her purpose and something to focus on, steering her in the right direction in life. Fitness, dedication, commitment, striving for something in life, happiness and the social side of this has given her confidence in the community. She has been happier at school and willing to learn and connect with people. Jordine the dance teacher is the most supportive person for our daughter, she has encouraged her to open up, become social and believe in herself. Having Jordine in our children's lives in Denmark is the most positive thing that I support for all our youth in Denmark they will be supported in life with having direction, Give them something to focus on, especially in the teenager years where a lot of children become lost and turn to negative things in life. I really hope you consider the dance company building and youth centre to go ahead. We absolutely need this in our community for our youth.</p>

S66	Name Withheld	McLean House should proceed into the future as a positive and progressive youth focused centre, for which it was originally intended over 10 years ago. DDC is the perfect company to finally bring this dream to fruition for the Denmark community. As a respected, ethical and inclusive company, DDC is now recognised as a significant asset to Denmark, incorporating a high level of professionalism. DDC's focused commitment and caring work ethic has been witnessed by all who attended their two (2) "sell out" end-of-year Civic Centre performances !! For the future growth, prosperity and wellbeing of Denmark's youth and general community, please accept this letter of submission for approval to be given to the Denmark Dance Company to lease McLean House from the Shire of Denmark.
S67	Name Withheld	I am writing to express my strong support for the Denmark Dance Company's (DDC) proposal to transform McLean House into a vibrant, dedicated dance space that will also serve as a youth center. This initiative represents an incredible opportunity to create a dynamic, inclusive, and multi-functional space that will benefit the entire Denmark community. By providing a permanent home for DDC, McLean House can become a hub for creativity, connection, and personal growth. Moreover, the inclusion of a youth center aligns with the growing need to foster positive and enriching opportunities for young people in our town. My own children have thrived and developed so much confidence since working with Jordine and Dor. Their passion, expertise, and ability to nurture the potential in each individual are unparalleled, and the programs they lead have had a profound and positive impact on my family. I know many other parents share my gratitude for the transformative experiences their children have had through DDC. I urge the council to consider the significant benefits of this proposal. DDC has a proven track record of enriching lives through dance and community engagement, and the proposed lease will allow them to expand their impact even further. Transforming McLean House will not only support the arts but also provide a vital space for collaboration, education, and well-being, ensuring that Denmark continues to thrive as a culturally rich and inclusive community.
S68	Name Withheld	I am writing to formally object to the Shire's proposal to lease McLean House to a commercial company. I believe that such a decision would have a negative impact on the local community. McLean House is shire owned community property and is a valuable public asset. There is a significant risk that its commercialisation could undermine this. Allowing a privately owned business to occupy the space may set a precedent which could erode the sense the Shire not caring about not-for-profit groups who are run entirely by volunteers. I respectfully urge the Shire Council to reconsider the proposal to lease McLean House to the Denmark Dance Company. I request that alternative solutions be explored that prioritise access to the property to not-for-profit community groups, not to a privately owned business that will use the premises for profit making. I object to the Shire hiring McLean House to the Denmark Dance Company as the Company is a private business and this is a Shire owned community building and should be used exclusively by not-for-profit community groups. Especially when there are non-for-profit groups waiting in the wings, desperate for suitable accommodation. The Denmark Dance Company should be paying full commercial rates which, based on their current timetable, would be \$45,900 according to the

		<p>Shire's published rates for McLean House in the 2022-23 Property Management Policy. I strongly object to this lease going ahead for anything less than full commercial rates with no discount applied for managing a property that apart from a Perth based art/craft person using it free of charge for four days and a one day event for a Shire Youth Festival, has been left unused since October 1st 2023 when the not-for-profit Denmark Bridge Club were evicted. I object to the Shire hiring McLean House to the Denmark Dance Company as it is a business. The Shire should be charging full commercial lease rates without any discount, certainly not 28%, for managing a property that has hardly been used by any other parties since the not-for-profit Bridge Club were evicted last year. I object to the Shire hiring McLean House to the Denmark Dance Company. It is disgraceful that a decision was made to evict the Denmark Bridge Club on October 1, 2023. Since then the building has been left vacant for all but 5 days. Priority should be given to not-for-profit community groups such as the Bridge Club. The Denmark Dance Club should not be given priority over not-for-profit community groups. There are at least 25 youth activities and services already in Denmark. Clubs such as gymnastics, the karate club, tennis etc., get no financial assistance from the Shire, so why should the Dance Company? I strongly object to the privately-owned Dance Company getting a long-term lease at far below published rates for McLean House. The Shire is taking make needed funds away from the RSL and the CWA and the Dance Company have been functioning very well without being offered a sweetheart deal by the Shire. It is absolutely ridiculous that this decision has been made and choosing Denmark Dance Company over not for profit community groups.</p>
S69	Name Withheld	<p>We would like to cast our votes, so to speak, for the Denmark Dance Company receiving permission to lease McLean House. Having watched the launch and development of the company since last year, it appears that Denmark youth are benefitting in a huge way from the classes and activities offered. There is an extremely strong community focus from Jordine Raine and Dor Shur. This is especially evident at their concerts when Jordine explains their approach and how they seek to encompass the many needs before them, not just to teach classes.</p>
S70	Name Withheld	<p>I'd like to state my support for Denmark Dance Company (DDC) to lease McLean House. Jordine and Dor have had such a positive impact on this community since beginning DDC. They have created a community of dancers from spanning a huge range of age groups. In just over a year, it's grown from just a few classes to over 130 participants which I think shows the need for this in our community. Since DDC started, classes have been split between the RSL, CWA and Civic Centre. To have one home for DDC will be way better and will save the parents and children having to remember which venue the classes are at on different days! Not to mention, it would free up those venues for other community groups. My 10 year old has made huge leaps in her skills and confidence since dancing with Jordine. It's been amazing to watch. She's also been given the opportunity to mentor kids younger than her in Jazz which has been a great experience. In turn, she's being mentored by older kids. The caring community of dancers that Jordine has created is amazing. I've not seen this level of consideration, kindness and support in any organisation before. That Jordine and Dor are going to manage this facility for external users as well as run DDC, shows a great commitment to this community. I can't wait to see what else</p>

		they are going to offer.
S71	Name Withheld	<p>My Name is [REDACTED] and I am a student at Denmark Dance Company and I strongly believe that transforming the McLean house into our new studio would benefit our company incredibly. Currently I dance at the cwa and there is simply not enough room for all of us, as it stands, let alone having new comers in the new year. Since our current studio at the cwa is not very big a lot of students don't choose DDC and go to Albany, I know what it's like to have to drive to Albany every single week just for 1 dance class, it's expensive and a lot of late nights, I did that for 10 years until I found DDC and I finally didn't have to do multiple trips to Albany late at night. If we had this new space, it would benefit so many young girls and boys that are interested in dance but don't want to drive to Albany, and give everyone that fulling dream of dancing. I for one am not a person that enjoys team sports like football or soccer and at the young age of 4 I found dance and I fell in love with it and I wish that everyone young child that dreams of being a dancer comes true. If we have the opportunity at a large space for dancing it would benefit us immensely. Dance has had an amazing impact on my life and since starting with Jordine at DDC I've learnt so much she is an amazing teacher and the ideas she has for the new studio is incredible, she has such great passion for dance and her students and giving us a wonderful opportunity to learn more in a calming environment that feels like home. Since Jordine opened Denmark Dance Company a family has been formed and it would be amazing to see us all grow together in a new space to call our own. This is so important to every student that we receive this new space it would be amazing.</p>
S72	Name Withheld	<p>Jordine and Denmark Dance Company are providing an invaluable service to our community. Providing classes for toddlers through to senior citizens. Most importantly giving teenagers a chance to stay engaged, healthy and thriving by being part of a positive dance culture and community. At DDC classes are focused on fun, fitness, friendship and developing confidence alongside teaching skills which have so many benefits for the children, teens and adults who attend them. Jordine is a highly skilled and experienced teacher we are so fortunate to have her here in Denmark she is giving so much to our community and deserves all the support she can get. Please support the proposal for Denmark Dance Company to be able to rent a premises.</p>
S73	Name Withheld	<p>Please support the DDC and they're initiative to operate from Maclean House. They're purpose directly aligns with the purpose of Maclean House. Your very own website states that Maclean House was to be returned to a youth focus in 2024. There are many options for the concerned bridge players to relocate too: Scout hall, cwa hall, rec centre, rsl hall, just to name a few, or they could hire the House. DCC have been running their dance sessions from these multiple locations all over town in their first 2 years of operation and numbers of members have still managed to grow rapidly. Looking further ahead, building a dedicated community hall for seniors similar to Maclean House could be an option. If you renege on the commitment to return Maclean House to the youth of Denmark, your reputation of indecision with be further solidified. Please consider DCC's application seriously as their business concept and value to the community, young and old, has been a wonderful addition to Denmark.</p>

S74	Name Withheld	I'm writing to give my strong support for the transition of the Denmark Dance Company to McClean House in 2025. As a dedicated space I believe the company will be able to operate fully on behalf of the community, allowing cohesiveness and vibrancy. I have been a participant in one of the company's initiatives and have experienced first hand the dedication of both Jordine and Dor. They are very talented and have much experience between them to engage all age groups from the very young to the 65+ cohort. I have been a volunteer behind the stage during the Senior Dance concert where I noted Jordine's professionalism in her many faceted roles. She is providing a platform, particularly for the upper primary school and youth which is bringing a sense of cohesiveness. She is a superb role model to the other young teacher and teacher trainees. The dynamic role of both Jordine and Dor is only sustainable with a suitable venue that meets the needs of the company. This includes a sprung floor, multipurpose rooms and a storeroom. I don't believe the company can operate to its full potential spread over at least 4 venues as it has in 2024. I believe that securing a 'home' (McClean House) will provide the company the support it needs to fulfil its long term vision to create a vibrant community.
S75	Name Withheld	My name is [REDACTED]. My daughter, [REDACTED], is a student at Denmark Dance Company (DDC) with Jordine Raine. I would like to take this opportunity to state my support in DDC moving to McLean house. Jordine's classes bring joy and confidence to young and old. DDC offers so much to the Denmark community, especially the youth. DDC has outgrown the small space at the CWA hall and would transform McLean house into a vibrant hub of positivity, joy and movement for all ages. Please support Jordine in this endeavour, as do I.
S76	Name Withheld	I am delighted to hear of the proposed plans for mclean house to become a base for denmark dance company. Jordine is extremely supportive to young people in our community and her company allows so many young people to thrive in the arts. Myself and my family fully support Jordines venture and see their work as a positive asset to the denmark community. The arts as a practise is an excellent way to support youth in a healthy environment, in the promotion of positivity and a healthy lifestyle and it would be a huge shame to so many if Jordine didn't have a space to do this in.
S77	Name Withheld	Just writing to express my support for Denmark Dance Company to have use of McLean House. The dedication DDC have already shown to the people of Denmark has been remarkable, from the littlies all the way through to the senior citizens. It would be a disservice to the town to not allow DDC use of McLean House.
S78	Name Withheld	I wish to object to the Shire leasing McLean House to a private enterprise for the following reasons. It does not meet the needs for a Youth Centre as only those kids who want to go to dance classes and whose parents can afford to pay for them will be using it. The dance Company have classes after school on four days plus more on Saturdays so the option for other groups using it for youth is very limited. The most important thing for me is that it is not fair to give a long term lease of a community property to a private business.
S79	Name Withheld	I write in response to the article in the last issue (1122) of the Denmark Bulletin in regard to McLean House being leased to the Denmark Dance Club. This building is a Shire owned community building built with grant monies on Crown Land and as such should be used for a community not for profit group. I am strongly opposed to it being

		<p>leased to a private business especially when there are community not for profit groups such as the Denmark Bridge Club looking for a permanent home. The article says that the Denmark Bridge Club lease lapsed last year. Actually there was no lease. They were evicted and the building has been unused (with the exception of five days) ever since. The Bridge Club occupied the space for several hours per week which could also have deterred anti-social behaviour and no refurbishment was required to meet their needs. In fact, the members cleaned the building and maintained the adjoining grounds whilst paying a rent which was significantly more than most community not for profit groups. Whilst I have no problem with dance being taught I do question why we, the ratepayers, are subsidising a private company to deliver the lessons. They say that they teach 130 students and at an average of \$20 each as per their current charges that is \$2600 per week. Not a bad income for less than 20 hours per week teaching. They also expect the numbers to increase and possibly their charges will too. You have agreed to give them a five year lease at \$16,195 per year for five years with the option to renew for two other five year terms. Does the profit go up but not the rent? If their participation numbers increase then surely they should be charged for the additional hours that they will be using McLean House. The Shire's justification is that they wish to return McLean House to a predominantly youth focus. The United Nations define people aged 15-24 years as youth. The DDC caters for children through to adults. I wonder what how many are actually in the youth age group category? In Denmark a multitude of activities are available for young people. Some are community based and some are private. If the Shire sets this precedence where will it end? Meanwhile a not for profit group catering to mostly seniors is searching for a suitable home and the Denmark Country Club tennis courts need resurfacing but the Shire is reluctant to help either. I respectfully ask that you reconsider this proposal.</p>
S80	Name Withheld	<p>As a rate payer and member of the Denmark Bridge Club, I must record my dissatisfaction as to how McLean House has been utilised since the Bridge Club's lease was terminated. This has resulted in loss of income as well as displacing the club unnecessarily! The Shire, needs to consider rate payers and the aged sector of our community when renting community assets!</p>
S81	Name Withheld	<p>I respectfully urge the Shire Council to reconsider the proposal to lease McLean House to the Denmark Dance Company. I request that alternative solutions be explored that prioritise access to the property to not-for-profit community groups, not to a privately owned business that will use the premises for profit making.</p>
S82	Name Withheld	<p>As a long term bridge player (45 years in Australia), I have always been impressed by local councils willingness to provide a playing room for our use. Perth, Busselton, Dunsborough. Bunbury and Albany have all been helpful and accommodating of our requirements. Then came Denmark! Is there anything that would help our cause? Your council has been less than helpful, is there a reason for this? Looking forward to your response.</p>
S83	Name Withheld	<p>I am writing to formally object to the Shire's proposal to lease McLean House to a commercial company. McLean House is a Shire owned community property and should be used exclusively by not-for-profit community groups. The Denmark Dance Company should be paying full commercial rates which, based on their current timetable, would be \$45, 900 according to the Shire's published rates for McLean House in the 2022-23 Property</p>

		<p>Management Policy. There should be no discount applied for managing a property that, apart from a Perth based art/craft person using it for free of charge for four days and a one day event for a Shire Youth Festival. Has been left unused since October 1st 2023 when the not-for-profit Denmark Bridge Club (of which I am a member) was evicted. I am a member of the Denmark and Albany Bridge Clubs. I object to the Shire hiring the Shire owned community property of McLean House to the Denmark Dance Company. The DDC is a private and profitable business. McLean House is a valuable public asset and priority should be given to not-for-profit, volunteer run groups. Denmark Bridge Club is such a group and most members are disenchanted that McLean House has mostly remained vacant since they were evicted 1st of October 2023. I would really like to see the Denmark Bridge Club return to the suitable venue of McLean House.</p>
S84	Name Withheld	<p>I wish to object to the plan by the Shire of Denmark to lease McLean House to the Denmark Dance Company for private purposes. McLean House was funded, in part, by the Lotteries Commission of WA for the main purpose of assisting the youth of Denmark. As such, the house should not be used to assist a private enterprise, whether that assistance may include some minimal effort to help the youth of Denmark. I cannot imagine, for a moment, that the target youth would be interested in after school dance classes! The house would be used by other age groups, resulting in profit for the DDC. Again, I object to this proposal.</p>
S85	Name Withheld	<p>I am a student at DDC and I am in full support of Denmark Dance Company moving into McLean house as of next year. Jordine has created such a safe space to learn and thrive for students of all ages. The amount of work and pure joy Jordine has put into Denmark Dance Company is truly incredible and having our very own studio where we can continue to grow is a dream come true. Thankyou, and we really hope you can help us grow our dance community we have created and help us get our dream studio.</p>
S86	Denmark Bridge Club	<p>I object to the Shire of Denmark entering into a contract with the privately owned Denmark Dance Company to lease McLean House. The shire's responsibilities are first and foremost to its ratepayers, either individually or in community groups. McLean House was established, with Lotterywest funding, as a youth hub, but by the shire's own admission it failed to deliver on this count. After lying unused for some years it was made available, firstly, to the Men's Shed, while they looked for permanent accommodation. Then it was offered to the Denmark Bridge Club Inc., which had outgrown its previous premises at the Denmark Community Resource Centre, in October 2021. The club was told to vacate the premises in October 2023 and was not offered an alternative venue. McLean House then lay empty virtually for the next year. Meanwhile, a private company came to the bridge's club's rescue, at a peppercorn rent, until July this year. The club was once again in limbo until the shire CEO negotiated with the Denmark Freemasons Lodge for the club to use their premises at a negotiated rent. While the club is grateful for the Lodge's generosity, it is not a long-term solution, as the club is growing and will have to restrict playing numbers due to the available space. The club, established in 1980, has 60 paid-up members and the club's director offers free lessons for beginners. There are very few, if any, programs for seniors occurring under the shire's stewardship, this despite Denmark's growing attraction as a retirement destination. Conversely,</p>

		there are many programs and activities available for Denmark's youth. The Denmark Dance Company does not cater exclusively for youth. In summary, McLean House is a community-owned building and should be used exclusively by not-for-profit community groups.
S87	Name Withheld	I am writing to formally object to the Shire's proposal to lease McLean House to a commercial company. I believe that such a decision would have a negative impact on the local community. McLean House is shire owned community property and is a valuable public asset. There is a significant risk that its commercialisation could undermine this. Allowing a privately owned business to occupy the space may set a precedent which could erode the sense the Shire not caring about not-for-profit groups who are run entirely by volunteers. The rent the shire is proposing for Denmark Dance Company is \$16,195 a year. Based on the DDC's current timetable (18 hours/week) , this equates to \$22.50 per hour . The commercial lease rates for McLean House for 2022-23, published on the Shire website equate to \$45,900 a year/ \$63.75 per hour . The bulletin made out that this is a win for the rate payers, but I have trouble understanding why a commercial business is being subsidised? I am sure I'm not alone in wondering how other businesses operating in town might be feeling that they too should be entitled to Shire subsidies. We have been down this road before with the Lions do we need to go there again!
S88	Name Withheld	Following the information recently published in the Denmark Bulletin, I am challenging the appropriateness of permitting a commercial enterprise to have exclusive use of a community facility. I.e. Maclean House. As you know, Maclean House has languished as a community facility over the past year, Following eviction of the Denmark Bridge Club on the pretext that it would function as a youth facility. This did not eventuate. I noted one of the proposed uses for it was to provide a youth counselling service. A curious suggestion in view of such services ALREADY being provided in the community, both by school counsellors and a private practice based at the CRC which is accessible through Medicare. The proposal to allow a commercial enterprise to use Maclean House at non-commercial rates and with additional subsidies totally tens of thousands of dollars is simply outrageous and totally beyond the remit of a community facility.
S89	Name Withheld	It is with some concern I read of the intention to lease McLean House to a commercial business. Was this facility not built with grants and funds specifically for use by Community groups ? (Read "not for profit" organisations) How is this proposal to be justified to the Denmark community without appearing to be out of touch? We look forward to perhaps a community forum to clear the air.
S90	Name Withheld	I was astounded to read, in the Bulletin, that a Private Business had been given priority, over a NFP local community group, in being able to rent McLean House. I believe that the grants that were made available to build McLean House were made available to Denmark Shire on the agreement that a Community Group - specifically, at that time, a Youth group - would have a place to gather and enjoy social interaction with their peers and be given some encouragement to develop some interactive skills. Sadly, these very good intentions, though successful for a short time, became superfluous to the youth of Denmark. It was at that point or soon afterwards that other community groups, first the Men's Shed and then the Denmark Bridge club were given an

		<p>option to rent the House at a discount rate - since each of those groups were NFP and classed as a "community group". You may be aware that, first of all, the Men's Shed voluntarily gave up the lease in favour of other premises, but the Bridge Club was very glad to move in with the "Community group" reduced rent. The Bridge Club spent several thousand dollars of their members' savings to buy suitable chairs (many of the members are elderly and require good support while sitting.) The Bridge Club members cleaned the premises each week, tended and watered the garden and mowed the lawns. Despite this "happy" arrangement, the Bridge Club was dismissed from the premises and has been on the move to various venues ever since. We are now wondering why, if the venue is available, the Shire has seen fit to lease it to a Private Money- Making Business ahead of making it available to a community Group. Not only that, but it appears that the Private Money-Making Business is also being allowed a reduced rent! I cannot understand the thinking behind all this. Perhaps you would be so kind as to discuss this situation again, with your colleagues, and provide me with a clearer definition of "Community group?".</p>
S91	Name Withheld	<p>As a Shire ratepayer I wish to object to the Shire's proposal to lease McLean House to a commercial company. I believe that such a decision would have a negative impact on the local community. McLean House is Shire-owned community property and a valuable public asset. There is a significant risk that its commercialisation could undermine this; allowing a privately owned business to occupy the space may set a precedent suggesting the Shire does not care about not-for-profit groups run entirely by volunteers. It is disgraceful that a decision was made to evict the Denmark Bridge Club on October 1, 2023. Since then the building has been left vacant for all but 5 days. Priority should be given to not-for-profit community groups such as the Bridge Club. The Denmark Dance Club should not be given priority over not-for-profit community groups. There are at least 25 youth activities and services already in Denmark. Clubs such as gymnastics, the karate club, tennis etc., get no financial assistance from the Shire, so why should the Dance Company?</p>
S92	Name Withheld	<p>I am writing to show my support for Denmark Dance Company to secure a safe and supportive location that Jordine Raine is applying for. As a Denmark shire rate payer and a father of four children that are taught by Jordine I believe that Jordine is a major asset for this town and believe it's in the towns best interest to support Jordine in her endeavours moving forward.</p>

LEASE

SHIRE OF DENMARK
[Landlord]

and

JORDINE RAINE CORNISH and
DOR SHIRA AS TRUSTEES FOR THE
RAINE SHIRA FAMILY TRUST
trading as DENMARK DANCE COMPANY
[Tenant]

Portion of Lot 1087 on Deposited Plan 219867

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Parties

1. **Shire of Denmark** of 953 South Coast Highway, Denmark, Western Australia (**Landlord**)
2. **Jordine Raine Cornish and Dor Shira as trustees for the Raine Shira Family Trust trading as Denmark Dance Company** of 1/75 Lapko Road, Shadforth, Western Australia (**Tenant**)

Agreed terms

1. Definitions and interpretation

1.1 Terms in Reference Schedule

Terms in bold type in the Reference Schedule have the meaning shown opposite.

1.2 Definitions

Claim includes any claim or legal action and all costs and expenses incurred in connection with it;

Commencing Date means the commencing date specified in the reference schedule;

Financial Year means 1 July to 30 June;

Landlord's Property means any property owned by the Landlord on the Premises including but not limited to the items specified in the reference schedule;

Land means the land described in the Reference Schedule;

Official Requirement means any requirement, notice, order or direction of any statutory authority and includes the provisions of any statute, ordinance or by-law;

Plan means the plan of the Land annexed to this Lease (if any);

Premises means the whole of the Land and includes the Landlord's Property;

Security Deposit means a Security Deposit in the amount set out in the Special Conditions;

Services means all utilities and services to the Premises;

Tenant's Employees means each of the Tenant's employees, contractors, agents, customers, subtenants, licensees, volunteers or others (with or without invitation) who may be on Premises;

Tenant's Property includes all fixtures and other on the Premises which are not the Landlord's (refer Appendix B);

Term means the term of this Lease specified in the reference schedule and includes the further term as applicable;

Termination Date means the date of termination of this Lease specified in the reference schedule; and

1.3 Interpretation

(a) Reference to:

- (i) the singular includes the plural and the plural includes the singular;
- (ii) a person includes a body corporate;
- (iii) a party includes the party's executors, administrators, successors and permitted assigns;
- (iv) "month" or "monthly" means calendar month or calendar monthly; and
- (v) a right includes a remedy, authority or power.

- (a) If a party consists of more than one person, this Lease binds them jointly and each of them severally.
- (b) Headings are for convenience only and do not form part of this Lease or affect its interpretation.

2. Term and holding over

2.1 Term

The Landlord leases the Premises to the Tenant for the Term commencing on the Commencing Date as shown in Item 5.2 of the Schedule.

2.2 Monthly Tenancy

If the Tenant continues to occupy the Premises after the Term with the Landlord's consent then:

- (a) the Tenant does so as a monthly tenant on the same basis as at the last day of the Term; and
- (b) either party may terminate the monthly tenancy by giving to the other 1 months' notice expiring on any day.

3. Rent and Rent Reviews

3.1 Rent

The Tenant agrees with the Landlord to pay to the Landlord the Rent in the manner set out at Item 7 of the Schedule on and from the Commencement Date clear of any deductions whatsoever.

3.2 Rent to be Reviewed

The Rent will be reviewed on and from each Rent Review Date to determine the Rent to be paid by the Tenant until the next Rent Review Date.

3.3 Methods of Review

The review will be either based on CPI Review or a Market Review. The basis for each rent review is as identified for each Rent Review Date in **Item 8** of the Schedule.

3.4 CPI Review

- (a) A rent review based on Consumer Price Index (CPI) will increase the amount of Rent payable during the immediately preceding period by the percentage of any increase in CPI published during the quarter before the day on which the indexed annual rent takes effect.
- (b) Should the CPI be discontinued or suspended at any time or its method of computation substantially altered, the Parties shall endeavour to agree upon the substitution of the CPI with an equivalent index, or failing agreement by the parties, the substitution shall be made by a valuer appointed by the parties.

3.5 Market Review

A rent review based on market rent will establish the current market rent for the Land by agreement between the Parties and failing agreement, will be determined in accordance with the following provisions:

- (a) The Landlord shall notify the Tenant of the amount that it reasonably considers is the current market rent for the Land.
- (b) If the Tenant does not dispute the amount notified, that amount becomes the Rent.
- (c) If the Tenant disputes the current market rent as notified by the Landlord, it must notify the Landlord of that dispute (Dispute Notice) within 14 days after receiving the

Tenant's notification. The Tenant must comply with this time limit to dispute the notified amount.

- (d) If the Tenant gives a Dispute Notice, then the current market rent for the Land will be determined at the expense of the Tenant by the Valuer General or a suitably qualified and experienced valuer licensed under the Land Valuers Licensing Act 1978 (Valuer), to be appointed, at the request of either Party, by the President for the time being of the Australian Property Institute (Western Australian Division) (or if such body no longer exists, such other body which is then substantially performing the functions performed at the Commencement Date by that Institute).
- (e) The Valuer General or the Valuer (as the case may be) will act as an expert and not as an arbitrator and his or her decision will be final and binding on the Parties. The Parties will be entitled to make submissions to the Valuer General or the Valuer.
- (f) In this clause, "current market rent" means the rent obtainable for the Land in a free and open market on the basis that the Land is unoccupied and offered for rental for a use for which the Land is permitted pursuant to this Lease and on the same terms and conditions contained in this Lease, BUT will not include:
 - (i) any improvements made or effected to the Land by the Tenant; and
 - (ii) any rent free periods, discounts or other rental concessions.

3.6 Landlord's right to review

The Landlord may institute a rent review notwithstanding the Rent Review Date has passed and the Landlord did not institute a rent review on or prior to that Rent Review Date, and in which case the Rent agreed or determined shall date back to and be payable from the Rent Review Date for which such review is made.

3.7 Rent Not to Decrease

If the reviewed Rent would be less than the Rent payable prior to the Review Date, then the Rent remains unchanged.

3.8 Failure to notify review

Any failure by the Landlord to notify the Tenant of the market rent pursuant to clause 3.5(a) of this Lease shall not prejudice the right of the Landlord to review the Rent or have the Rent reviewed retrospectively.

3.9 Costs of valuation

All costs incurred in any market valuation and determination of the reviewed Rent shall be paid by the Tenant.

4. Outgoings, Taxes and Charges

4.1 Outgoings

- (a) The Tenant agrees with the Landlord to pay directly to the provider of the outgoing or charge punctually all the following outgoings or charges (if applicable), assessed or incurred in respect of the Land:
 - (i) local government services, rates and other charges, including but not limited to rubbish collection charges;
 - (ii) water, drainage and sewerage rates, charges for disposal of stormwater, meter rent and excess water charges;
 - (iii) telephone, electricity, gas and other power and light charges including but not limited to meter rents and the cost of installation of any meter, wiring, internet connections or telephone connection;

- (iv) land tax and metropolitan regional improvement tax on a single ownership basis; and
- (v) any other consumption charge or cost, statutory impost or other obligation incurred or payable by reason of the Tenant's use and occupation of the Land.
- (vi) If the Land is not separately charged or assessed then during each lease year or other portion of the Term, the Tenant shall pay to the Landlord the same proportion part of any charges or assessments referred to in clause (a) being the proportion that the Land bears to the total area of the land included in the charge or assessment.

4.2 Goods and Services Tax

(a) Consideration is exclusive of GST

The consideration for a Supply under this Lease is exclusive of any GST imposed on the Supply.

(b) Recovery of GST

If a Supply under this Lease is subject to GST:

- (a) the Recipient of the Supply must pay, in addition to the other consideration payable or to be provided for the Supply, an additional amount equal to the GST; and
- (b) the Recipient must pay the additional amount to the supplier at the same time as the other consideration.

However, the Recipient need not pay the additional amount until the supplier gives the Recipient a Tax Invoice.

(c) Adjustment of additional amount

If the additional amount differs from the amount of GST payable by the supplier on the Supply:

- (i) the supplier must promptly issue an Adjustment Note to the Recipient; and
- (ii) an amount equal to the difference must be paid by the supplier to the Recipient, or by the Recipient to the supplier, as appropriate.

(d) Reimbursement

If any part is entitled to payment of any costs or expenses by way of reimbursement or indemnity, the payment must exclude any part of that cost or expense which is attributable to GST for which that party or the Representative Member of any GST Group of which that party is a member is entitled to an Input Tax Credit.

(e) Definitions

In this clause, Adjustment Note, GST, GST Group, Input Tax Credit, Member, Recipient, Representative Member, Supply and Tax Invoice have the meanings given in *A New Tax System (Goods and Services Tax) Act 1999* (Cth).

5. Use of the Premises

5.1 Permitted Use

The Tenant must only use the Premises for the Permitted Use as shown at Item 9 of the Schedule.

5.2 Restrictions on Use

The Tenant must not:

- (a) disturb tenants or owners of adjacent premises;

- (b) overload any Services;
- (c) damage the Landlord's Property;
- (d) alter the Premises, or do any building work without the Landlord's prior consent; or
- (e) do anything that may invalidate the Landlord's insurance or increase the Landlord's premiums.

5.3 No warranty as to Use

The Landlord does not warrant that the Premises:

- (a) is suitable for any purpose; or
- (b) may be used for the Permitted Use.

5.4 Official Requirements and rules

At its expense, the Tenant must comply with any Official Requirement concerning the Premises, the Tenant's Property or the Tenant's use or occupation of the Premises.

5.5 For sale signs etc.

The Landlord may:

- (a) put up signs on the Premises if it is for sale or lease; and
- (b) show anyone over the Premises after giving the Tenant 2 days' notice.

If the Premises is for lease, the signs may only be put up on the Premises within the last 3 months of the Term.

5.6 Caveats

- (a) The Tenant must not lodge or register any absolute caveat against the certificate of title to the land of which the Premises forms part to protect its interests under this Lease but the Tenant shall be entitled to lodge a "Subject to claim" caveat against the certificate of title to the land of which the Premises forms part.
- (b) The Tenant irrevocably appoints the Landlord and every officer of the Landlord, severally, the agent and attorney of the Tenant to execute and register at the office of titles in Western Australia:
 - (i) a withdrawal of any absolute caveat registered by, or on behalf of, the Tenant against any portion of the certificate of title to the land of which the Premises forms part at any time; and
 - (ii) a withdrawal of a "subject to claim" caveat registered by, or on behalf of, the Tenant at any time later than 7 days after the expiry or earlier determination of this Lease.

6. Maintenance and repair

6.1 Repair

(a) The Tenant must:

- (i) keep the Premises in good repair and condition except for fair wear and tear, inevitable accident and inherent structural defects;
- (ii) repair and maintain such fences as exist on the Premises;
- (iii) promptly, and if immediate action cannot be taken, as soon as is practicable, repair all damage to roads and fences on the Premises which results from use of the Premises by the Tenant; and
- (iv) fix any damage caused by the Tenant or the Tenant's Employees.

- (b) The Landlord may do any repairs or maintenance to the Premises. The Landlord must give the Tenant reasonable notice before doing so and must cause as little disruption to the Tenant's business as is reasonably possible in the circumstances.

6.2 Cleaning and Maintenance

The Tenant must:

- (a) do such things as may reasonably be required to eradicate, exterminate and keep the Premises free from rodents, vermin, noxious weeds and other pests of any kind, and will procure that pest exterminators are employed from time to time for that purpose;
- (b) keep the Premises clean and tidy and free of infectious diseases; and
- (c) keep the Tenant's Property clean and maintained in good order and condition.

6.3 Not to pollute

- (a) The Tenant must not cause pollution in or contamination of the Premises or any adjoining land by garbage, waste matter, oil and other pollutants whether by stormwater or other run-off or arising from use of the Premises.
- (b) The Tenant must collect and dispose of all garbage, waste matter, oil and other pollutants from the Premises at a place and in a manner required or approved by the Landlord and all relevant authorities having control over the disposal of waste matter and the protection of the environment.

6.4 Landlord's right to inspect and repair

- (a) The Landlord may enter the Premises for inspection or to carry out maintenance, repairs or building work at any reasonable time after giving notice to the Tenant. In an emergency, the Landlord may enter at any time without giving the Tenant notice.
- (b) The Landlord may carry out any of the Tenant's obligations on the Tenant's behalf if the Tenant does not carry them out on time. If the Landlord does so, the Tenant must promptly pay the Landlord's costs.

6.5 Notice of damage or defect in services

The Tenant must promptly give the Landlord notice of:

- (a) any damage to, defect or disrepair in the Services or the Landlord's Property; and
- (b) any circumstances likely to cause any risk to the Premises or any person.

7. Assignment and subletting

- (a) Subject to clause 17, the Tenant must obtain the Landlord's written consent before the Tenant assigns, sublets or deals with its interest in the Premises.
- (b) The Landlord may grant or withhold its consent in its discretion.

8. Insurances and indemnities

8.1 Tenant's insurance

The Tenant must maintain at its own cost insurance on usual terms with an insurer authorised under the *Insurance Act 1973* (Cth) for:

- (a) public risk for at least \$20,000,000;
- (b) damage to and loss of internal and external glass, doors, fittings, chattels, the Landlord's Property and the Tenant's Property that are on or in the Premises for the full replacement cost; and

- (c) employer's liability in respect of the Tenant's Employees (including worker's compensation insurance).

8.2 Tenant's policies

All policies under this clause 8 must be acceptable to the Landlord and endorsed to note the interest of the Landlord as landlord of the Premises.

8.3 Proof of insurance policies

The Tenant must give the Landlord evidence of its insurance if the Landlord asks for it.

8.4 Tenant's release and indemnity

- (a) The Tenant occupies and uses the Premises at its own risk. The Tenant also carries out building work on the Premises at its risk.
- (b) The Tenant releases the Landlord from and indemnifies it against all Claims for damages, loss, injury or death:
 - (i) whether or not it is caused by the Tenant's negligence or default if it:
 - A. occurs on the Premises;
 - B. arises from the use of the Services on the Premises; or
 - C. arises from the overflow or leakage of water from the Premises, except to the extent that it is caused by the Landlord's deliberate act or negligence; and
 - (ii) if it arises from the negligence or default of the Tenant or the Tenant's Employees, except to the extent that it is caused by the Landlord's deliberate act or wilful negligence.
- (c) The Tenant releases the Landlord from and indemnifies the Landlord against any Claim or costs arising from anything the Landlord is permitted to do under this Lease.

9. Occupational Safety and Health Act

- (a) The Tenant acknowledges and agrees that for the purpose of the Occupational Safety and Health Act 1984 (Act) the Tenant has the control of the Premises and all plant and substances on the Premises.
- (b) The Tenant releases and indemnifies the Landlord from and against any claim against or obligation or liability of the Landlord under any occupational health and safety legislation as defined in the Act, except to the extent that any breach of the Act is contributed to by the Landlord's deliberate act or negligence.

10. Default and termination

10.1 Default

The Tenant defaults under this Lease if:

- (a) the Rent or any money payable by the Tenant is unpaid for 7 days;
- (b) the Tenant breaches any other term of this Lease and such breach is unremedied within 10 business days of notice of breach having been served on the Tenant;
- (c) the Tenant assigns its property for the benefit of creditors; or
- (d) the Tenant becomes an externally-administered body corporate within the meaning of the Corporations Act 2001 (Cth).

10.2 Forfeiture of Lease

If the Tenant defaults and does not remedy the default when the Landlord requires it to do so, the Landlord may do any one or more of the following:

- (a) re-enter and take possession of the Premises and by notice to the Tenant, terminate this Lease;
- (b) by notice to the Tenant, convert the unexpired portion of the Term into a tenancy from month to month;
- (c) exercise any of its other legal rights; or
- (d) recover from the Tenant any loss suffered by the Landlord due to the Tenant's default.

10.3 Consequences of Default

(a) Repudiation

- (i) If the Tenant repudiates this Lease or breaches an essential term of this Lease the Landlord may recover all money payable by the Tenant under this Lease up to the end of the Term. However, the Landlord must minimise its loss.

- (ii) The essential terms are:

- A. to pay Rent (clause 3.1);
- B. to pay Outgoings (clause 4);
- C. to use the Premises for only the Permitted Use (clause 5.1);
- D. to comply with Official Requirements and Rules (clause 5.4);
- E. to repair (clause 6); and
- F. not to assign, sublet or deal with the Lease without consent (clause 7).

(b) Landlord's Entitlement to Damages

The Landlord's entitlement to damages is not limited or affected if:

- (a) the Tenant abandons the Premises;
- (b) the Landlord elects to re-enter the Premises or terminate this Lease;
- (c) the Landlord accepts the Tenant's repudiation; or
- (d) the parties' conduct constitutes or may constitute a surrender by operation of law.

(c) Liquidated Debt

The Landlord may remedy any default by the Tenant and recover its costs of doing so from the Tenant as a liquidated debt.

10.4 Waiver

- (a) No waiver by the Landlord is effective unless it is in writing;
- (b) Despite the Landlord's knowledge at the time, a demand for Rent or other money owing by the Tenant or the subsequent acceptance of Rent or other money does not constitute a waiver of any earlier default by the Tenant.

10.5 Interest on Overdue Money

The Landlord may charge daily interest to the Tenant on any late payment by the Tenant.

11. Termination of Term

11.1 Tenant's obligations

On termination the Tenant must:

- (a) vacate the Premises and give it back to the Landlord in good repair and condition in accordance with the Tenant's obligations in this Lease;
- (b) remove all the Tenant's Property from the Premises; and
- (c) repair any damage caused by removal of the Tenant's Property and leave the Premises in good repair and condition; and
- (d) return all keys, security passes and cards held by it or the Tenant's Employees.

11.2 Failure to Remove Tenant's Property

If the Tenant does not remove the Tenant's Property at the end of the Term, the Landlord may:

- (a) remove and store the Tenant's Property at the Tenant's risk and expense; or
- (b) treat the Tenant's Property as abandoned, in which case title in the Tenant's Property passes to the Landlord who may deal with it as it thinks fit without being liable to account to the Tenant.

12. General

12.1 Notices

(a) In Writing

Any notice given under this Lease must be in writing. A notice by the Landlord is valid if signed by an officer or solicitor of the Landlord or any other person nominated by the Landlord.

(b) Notice of Address

The Tenant must promptly notify the Landlord of its address and email address and update the notice if any changes occur.

(c) Service of Notice on Tenant

The Landlord may serve a notice on the Tenant by:

- (i) giving it to the Tenant personally;
- (ii) sending it to the Tenant's email address; or
- (iii) posting it to the Tenant's last known registered office, place of business or residence.

(d) Service of Notice on Landlord

The Tenant may serve a notice on the Landlord by leaving it at, or posting or emailing it to the Landlord's office set out in Item 1 of the Schedule.

12.2 Costs

The Tenant must pay the Landlord:

- (a) duty (if any) on this Lease; and
- (b) The Landlord's reasonable legal fees and outlays:
 - (i) for the preparation and negotiation of this Lease;
 - (ii) relating to any assignment or subletting;

- (iii) arising from any breach of this Lease by the Tenant;
- (iv) for any Landlord's consent under this Lease; and
- (v) for obtaining the Landlord's mortgagee's consent to this Lease.

13. Option of Renewal

- (a) The Landlord hereby grants to the Tenant the option to renew this Lease for the further term or terms (if any) specified in Item 6 of the reference schedule upon the terms, covenants, conditions and restrictions of this Lease (excepting any exercised right of renewal). The Tenant may exercise such option if and only if:
 - (i) the Tenant has first given to the Landlord written notice of such exercise of option not less than 3 months and not more than 6 months prior to the expiration of the Term; and
 - (ii) the Tenant is not, at the time of giving the notice under this clause in breach of any of the terms, covenants or conditions of this Lease.
- (b) If the Tenant validly exercises the option to extend under subclause (ii) then prior to the expiration of the then current Term, the Tenant must execute a deed recording the extension of lease, such deed to be prepared by the Landlord's solicitors at the reasonable expense of the Tenant in all respects including all duty;
- (c) Upon such extension of lease commencing and during any extended term the Tenant shall pay such rent as is agreed or determined in accordance with the provisions of this Lease.

14. Damage and destruction

14.1 Definitions

In this clause:

- (a) **abatement** notice means a notice given under clause (a);
- (b) **reinstatement notice** means a notice given by the Landlord to the Tenant of the Landlord's intention to carry out the reinstatement works; and
- (c) **reinstatement works** means the work necessary to:
 - (i) reinstate the Premises; and
 - (ii) make the Premises fit for occupation and use and accessible by the Tenant.

14.2 Abatement

- (a) If at any time the Premises are wholly or partly:
 - (i) unfit for occupation and use by the Tenant; or
 - (ii) inaccessible having regard to the nature and location of the Premises and the normal means of access to them,as a result of destruction or damage then from the date that the Tenant notifies the Landlord of the relevant event, the Rent and any other money payable by the Tenant are to abate according to the circumstances.
- (b) If clause (a) applies, the remedies for:
 - (i) recovery of the Rent and any other money or a proportionate part falling due after the damage or destruction; or
 - (ii) enforcement of the obligation to repair and maintain,

are suspended from the date of the abatement notice until the Premises are reinstated or otherwise made fit for the Tenant's occupation and use and fully accessible.

14.3 Either party may terminate

If clause (a) applies, then at any time after 2 months from the date the abatement notice is given either party may terminate this Lease by notice to the other unless the Landlord has within that period of 2 months:

- (a) given the Tenant a reinstatement notice; and
- (b) started to carry out the reinstatement works.

14.4 Tenant may terminate

If the Landlord gives a reinstatement notice to the Tenant and does not commence the reinstatement works within a reasonable time, the Tenant may terminate this Lease by giving not less than 2 months' notice to the Landlord and, at the expiration of the notice period, this Lease terminates.

14.5 Dispute resolution

- (a) Any dispute arising under this clause is to be determined by a properly qualified member of the Australian Property Institute appointed by the president at the request of either the Landlord or the Tenant.
- (b) In making a determination, the appointed member must act as an expert and not as an arbitrator.
- (c) The appointed member must make a written determination containing reasons as soon as possible after appointment, but the member must give each party the opportunity to make written submissions.
- (d) The Rent and any other money remain abated pending the determination. Any necessary adjustment is to be made immediately after the determination is made.
- (e) The Cost of the determination must be paid by both parties in equal shares unless otherwise decided by the member.

15. Severability

- (a) As far as possible all provisions of this Lease must be construed so as not to be invalid, illegal or unenforceable.
- (b) If anything in this Lease is unenforceable, illegal or void then it is severed and the rest of this Lease remains in force.
- (c) If any provision cannot be read down, that provision will be void and severable and the remaining provisions of this Lease will not be affected.

16. Entire Understanding

This Lease:

- (a) Contains the entire agreement and understanding between the parties on everything connected with the subject matter of this Lease; and
- (b) supersedes any prior agreement or understanding on anything connected with that subject matter.

17. Landlord's Consent

Unless otherwise stated, if the Landlord's consent or approval is required:

- (a) the Landlord must consider the request promptly and be reasonable in giving or refusing its consent or approval;
- (b) the Landlord may require the Tenant to comply with any reasonable conditions before giving its consent; and
- (c) it is not effective unless in writing.

18. Property Law Act

The following sections of the Property Law Act 1969 (WA) do not apply to this Lease:

- (a) Section 80; and
- (b) Section 82.

Schedule 1 - Reference Schedule

1. Landlord

Shire of Denmark
of 953 South Coast Highway, Denmark, Western Australia 6333

2. Tenant

Jordine Raine Cornish and Dor Shira as trustees for the Raine Shira Family Trust trading as Denmark Dance Company
of 1/75 Lapko Road, Shadforth, Western Australia 6333

3. Land

Part of Lot 1087 on Deposited Plan 219867 comprised in Qualified Certificate of Crown Land Title Volume LR3002 Folio 987 as marked on Appendix A.

4. Term

4.1 Period

5 years 0 months

4.2 Commencing Date

1 February 2025

4.3 Termination Date

31 January 2030

5. Further term

5.1 Period

5 years 0 months

5.2 Commencing Date

1 February 2030

5.3 Period

5 years 0 months

5.4 Commencing Date

1 February 2035

6. Rent

\$16,195.00 per annum (plus GST) payable in advance by equal monthly instalments, subject to review in accordance with the Lease.

7. Rent review dates

7.1 Market Review Dates

Every five years

7.2 CPI Review Dates

Annually, excluding the market review years

8. Permitted Use

Dance studio. Community and recreational activities.

9. Landlord's Property

1. Internet infrastructure and service.
2. Security cameras and surveillance equipment.

10. Tenant's Property

Nil

11. Special conditions

The following special conditions (if any) form part of this Lease and in the event of any inconsistency between the foregoing provisions of this Lease and the special conditions, the special conditions prevail:

11.1 Non-Tenant Use of the Building

The Tenant acknowledges that McLean House is a community asset, managed by the Lessor for youth and recreational purposes.

The Tenant agrees with the Lessor that McLean House be made available to community groups, the Lessor and/or youth service or program providers at times when the premises is not being used by the Tenant.

An appropriate hire agreement and 'user pay' fee structure should be applied for external users.

The terms and conditions relating to external use shall be negotiated in good faith by both parties and approved by the Lessor.

11.2 Market Rent Discount

In recognition of the Tenant's agreement to manage and make available the facility outside of commercial operating hours, in accordance with Special Condition 11.1, the Landlord agrees to discount the market rent by 28%.

This has been calculated as follows:

Total Term Weeks	40
Total Term Hours	2240
Total DDC (Commercial) Term Hours	1760
Total Holiday Weeks	12
Total Holiday Hours	672
Total DDC (Commercial) Holiday Hours	336
Total Hours	2912
Total DDC (Commercial Hours)	2096
%	72%

Based on 8 hours a day, 7 days a week.

The discount will be applied to each market rent valuation during the term of the lease.

11.3 Landlord's Access to Security and Communications Equipment

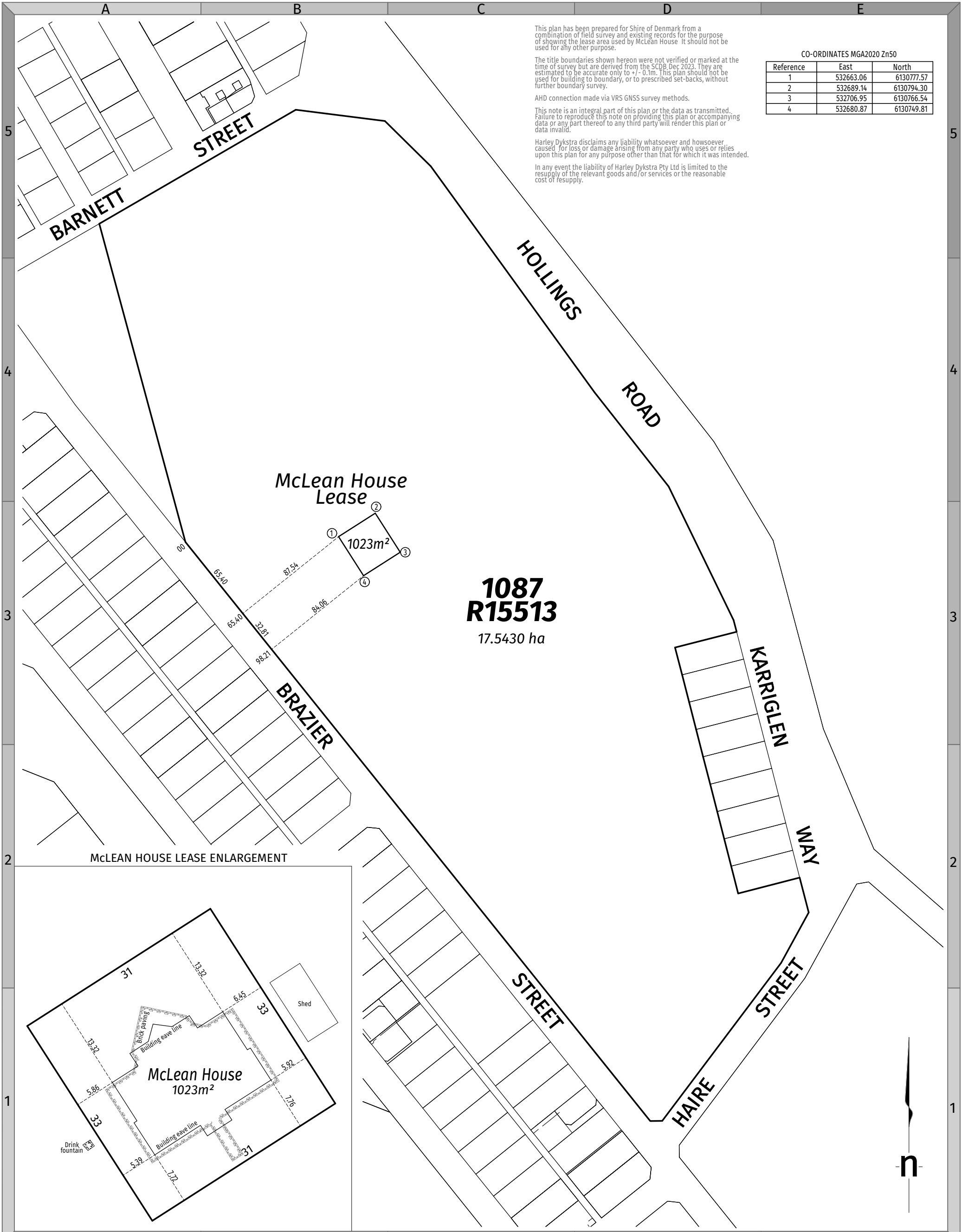
The Tenant agrees to permit the Landlord unconditional access to the security and communications equipment. The Landlord agrees that such access shall not be unreasonable.

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Appendix A – Leased Premises

SEE NEXT PAGE

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This plan has been prepared for Shire of Denmark from a combination of field survey and existing records for the purpose of showing the lease area used by McLean House. It should not be used for any other purpose.

The title boundaries shown hereon were not verified or marked at the time of survey but are derived from the SCDB Dec 2023. They are estimated to be accurate only to +/- 0.1m. This plan should not be used for building to boundary, or to prescribed set-backs, without further boundary survey.

AHD connection made via VRS GNSS survey methods.

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CO-ORDINATES MGA2020 Zn50

Reference	East	North
1	532663.06	6130777.57
2	532689.14	6130794.30
3	532706.95	6130766.54
4	532680.87	6130749.81

1087
R15513
17.5430 ha

McLean House Lease

1023m²

McLEAN HOUSE LEASE ENLARGEMENT

McLean House
1023m²

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rev	details	approved	date
A	Original drawing	AJE	13-11-24
survey	AJE 12-11-2024	cad file	22004-13A.lcd
drawn	AJE 13-11-2024	checked	TD 13-11-2024
horiz datum	MGA2020	level datum	AHD
scale at A3	all distances are in metres		
1: 2500	0 20 40 60		

description	
McLEAN HOUSE LEASE PLAN - McLEAN OVAL LOT 1087 ON DP193666 73 BRAZIER STREET, DENMARK	
client	drawing no
SHIRE OF DENMARK	22004-13A
plan type	
LEASE PLAN	



Appendix B – Ministerial Consent

SEE NEXT PAGE

DRAFT

8. ELECTED MEMBERS MOTIONS OF WHICH PREVIOUS NOTICE HAS BEEN GIVEN
Nil

9. REPORTS OF OFFICERS

COUNCIL RESOLUTION	
MOVED: CR LEWIS	SECONDED: CR CAMPBELL
That Items 9.3.2 and 9.5.1 be brought forward to this point of the Agenda.	
CARRIED: 9/0	Res: 051124
TOTAL VOTES FOR: 9 Cr Campbell, Cr Wiggins, Cr Youel, Cr Gibson, Cr Devenport, Cr Ormsby, Cr Carman, Cr Lewis and Cr Phillips.	
TOTAL VOTES AGAINST: 0	

Cr Campbell declared that her Son attends the Denmark Dance Company and Cr Phillips declared that her Granddaughter attends dance classes. Cr Campbell and Cr Phillips declared that as a consequence there may be a perception that their impartiality on this matter may be affected.

9.3.2 DENMARK DANCE COMPANY LEASE

File Ref:	LEA.61
Applicant / Proponent:	Denmark Dance Company
Subject Land / Locality:	Part of Lot 1087 on Deposited Plan 219867
Disclosure of Officer Interest:	Nil
Date:	13 November 2024
Author:	David King, Chief Executive Officer Claire Thompson, Governance Coordinator
Authorising Officer:	David King, Chief Executive Officer
Attachments:	9.3.2a – Draft Lease 9.3.2b – Valuation (confidential)

IN BRIEF

- Council is asked to consider leasing McLean House, located at the McLean Oval Precinct, on Brazier Street, to Denmark Dance Company.

VOTING REQUIREMENTS

1. Simple majority.

COUNCIL RESOLUTION & OFFICER RECOMMENDATION

ITEM 9.3.2

MOVED: CR PHILLIPS

SECONDED: CR DEVENPORT

That Council:

1. ADVERTISE its intention to lease a portion of Lot 1087 on Deposited Plan 219867 to the Denmark Dance Company for a term of five years, with two five-year further term options and a first-year annual rent of \$16,195 (ex GST), as per the lease conditions in Attachment 9.3.2a, subject to:
 - a) The Management Order being amended to include "commercial conditions"; and
 - b) Ministerial Consent being obtained.
2. AUTHORISE the Chief Executive Officer and Shire President to sign the lease should no adverse submissions be received.

CARRIED: 9/0

Res: 061124

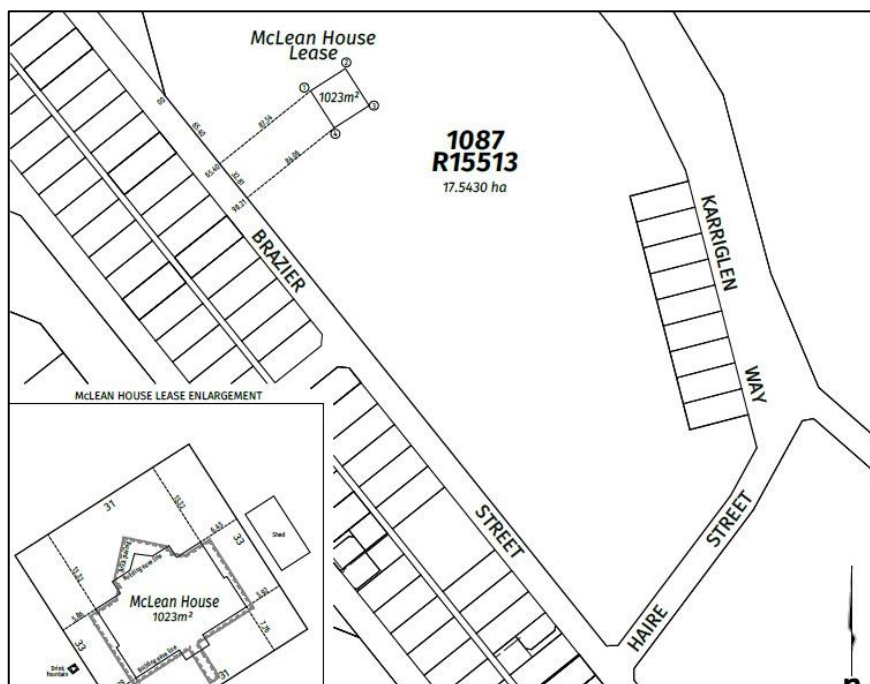
TOTAL VOTES FOR: 9

Cr Campbell, Cr Wiggins, Cr Youel, Cr Gibson, Cr Devenport, Cr Ormsby, Cr Carman, Cr Lewis and Cr Phillips.

TOTAL VOTES AGAINST: 0

LOCATION

2. Part of Lot 1087 on Deposited Plan 219867, on Crown Land Reserve 15513.



BACKGROUND

3. McLean House, originally built as a youth house, initially operated under a traditional 'drop-in centre' model, which ultimately failed. The traditional model of a drop-in youth centre, which primarily provided a safe space for young people to socialise and engage in recreational activities, has faced several challenges in recent years. These centres often struggle with engaging youth meaningfully, as simply offering a space without

structured activities can lead to boredom, disengagement and antisocial behaviour. Additionally, they tend to offer limited services, focusing mainly on recreation rather than addressing broader needs such as mental health, education, and employment support. Resource constraints often limit the ability of traditional centres to provide diverse and high-quality programs and have the appropriate supervision. This was the Shire's previous experience running the youth centre.

4. Over the last few years, community groups such as the Mens Shed and the Bridge Club have also used Mclean House. The Bridge Club, in particular, have expressed a continued desire to relocate back to the Mclean House. The Bridge Club cites the Mclean House as an ideal site for a number of reasons, and it previously enjoyed essentially exclusive use of the facility. However, officers have prioritised the pursuit of youth-focused activation and present this opportunity for Council's consideration in the first instance.
5. Most recently, the Shire has indicated a desire to revitalise McLean House and return it to a youth focus. Supporting this purpose, the Shire's initial youth survey for the use of McLean House indicated a desire for Mclean House to be used for youth activity.

DISCUSSION / OFFICER COMMENTS

McLean House

6. With the Shire's limited resources to invest, a community-driven activation of McLean House is required to ensure that it is well used. Officers have been working towards activating McLean House for this purpose. Although this process has taken longer than hoped, resources are allocated in the budget for the necessary renovations, and the Shire booking system is now operational but has had limited take-up.

Denmark Dance Company

7. There is an opportunity for Denmark Dance Company (DDC) to activate Mclean House, which has a significant focus on youth dance.
8. In Western Australia, the arts sector often operates on a commercial basis, unlike community sports which are typically supported by volunteers and local government staff. Engaging with commercial operators can provide a more sustainable model for arts programs, as it reduces reliance on Shire staff and community volunteers, who may have high turnover rates or limited availability.
9. Commercial operators in the arts can offer professional management, consistent programming, and potentially higher-quality services due to their expertise and resources. This approach can help ensure the continuity and sustainability of arts initiatives, making them more resilient.
10. DDC has rapidly become pivotal in Denmark's dance and movement scene. DDC's mission aligns with the Shire of Denmark's Strategic Community Plan, focusing on supporting youth and the elderly. Through a variety of educational and performance-focused programs, DDC aims to enhance the well-being of all age groups, from toddlers to older adults.
11. DDC is seeking a dedicated facility to enhance its community-focused programs. The desired space is approximately 150-175 sqm, ideally located within or near the town

centre of Denmark. The facility should include a kitchenette, toilet facilities, and the possibility for wooden sprung or 'tarkett' dance flooring and mounted wall mirrors. A dedicated space would significantly enrich Denmark's cultural and social fabric, strengthening community health, connection, and creativity.

12. DDC has shown significant growth, increasing from 27 students in December 2023 to 130 in Term 3, 2024. With a dedicated space, DDC projects further growth, anticipating 200+ students by 2025 and potentially 300-400 by 2027. This expansion is particularly likely in popular classes and programs, which currently have waitlists. However, operating across multiple rented halls, without security of tenure, complicates scheduling and limits program offerings. A permanent location would address these operational inefficiencies and better serve the community's needs.

Challenges with finding a permanent location

13. Finding a suitable permanent location for Denmark Dance Company (DDC) presents several challenges.
14. Private recreational uses, such as dance studios, are often relegated to industrial areas due to lower land costs. However, these locations are not ideal for community-focused activities. Industrial areas lack the accessibility and visibility that commercial areas near town centres provide, which are crucial for attracting participants and fostering community engagement.
15. There is a limited supply of properties that meet the specific requirements for a dance studio, such as adequate space (150-175 sqm), amenities like a kitchenette and toilet facilities, and the potential for installing wooden sprung or 'tarkett' dance flooring and mounted wall mirrors. This scarcity makes it challenging to find a location that can accommodate DDC's needs.
16. As a startup business, DDC faces significant financial challenges in securing a permanent location. Raising the necessary capital for leasing or purchasing a suitable property is difficult, especially given the high costs of commercial real estate near the town centre. This financial barrier limits DDC's ability to establish a dedicated facility that can support its growth and community programs.

Proposed Lease

17. The Denmark Dance Company (DDC) has expressed interest in utilising McLean House. This presents an opportunity to provide DDC with a suitable space that aligns with the objective of youth activation, as they offer youth classes Monday to Friday after school. The location is ideal, with synergies with the Scout Club and other youth activities in the area. By leasing the space to DDC, the Shire will achieve its goal of activating the house for youth purposes while obtaining a commercial return.
18. Engaging with a commercial operator like DDC brings a win-win situation: the Shire gets a return for DDC to deliver the service, ensuring long-term sustainability and community engagement. This model provides a steady revenue stream and guarantees that the facility is utilised effectively, meeting various community's needs without overburdening Shire resources.

19. Furthermore, the strategic location of McLean House, in proximity to the Scout Club and other youth-focused activities, enhances its potential as a hub for youth engagement. The synergy between these organisations can foster a vibrant community atmosphere, encouraging more youth participation and collaboration.
20. It is proposed that community-based use be embedded into the lease agreement, as discussed in the financial section of the report. This can contribute to confidence that the facility will continue to serve a broader purpose beyond just commercial interests.
21. DDC aims to negotiate a 15-year lease, ensuring long-term benefits for the company and the local community. A lease of this length would be required to recover the necessary renovation costs that DDC would have to bear.

Future Service Agreement

22. DDC has also expressed interest in the delivery of other youth-based services outside of their commercial dance offering. The owners of DDC are very passionate in this sector. The specifics around this at this stage are unknown. However, the Youth Strategy that is expected to be presented to Council early in 2025 will provide more guidance on what youth would like to see happen.
23. Depending on the outcomes of the Youth Strategy, there is a potential future partnership with DDC to use the facility to deliver on aspects of the Strategy. This could form a future service agreement and could be a positive step in addressing youth needs in Denmark.

CONSULTATION AND EXTERNAL ADVICE

24. Should Council agree to a lease, it is a statutory requirement that the intention first be advertised for public comment for a minimum of 21 days.
25. It is recommended that if no adverse submissions are received, the Council authorise the Chief Executive Officer to execute the final lease.

STATUTORY / LEGAL IMPLICATIONS

Local Government Act 1995

26. Section 3.58 – Permits Council to dispose of property, including to lease, and outlines the disposal process for non-exempt transactions.
27. The minimum period of notice for submissions is 14 days.

Land Administration Act 1997

28. Section 18 – Ministerial Consent is required for any use associated with crown land reserves.

STRATEGIC / POLICY IMPLICATIONS

Property Management Policy

29. The proposed lease is considered a commercial lease for the purposes of the Property Management Policy.

30. Under a commercial lease, the lessee is responsible for a range of costs, such as utilities and rates. The standard term is 21 years.

FINANCIAL IMPLICATIONS

31. At present, the Shire applies an overhead cost to the facility's management and allocates marginal maintenance costs annually.
32. Additionally, a budget of \$25,000 has been allocated for minor renovations to the facility this financial year. However, if the lease is signed, this allocation will not be necessary, as the DDC plans to undertake substantial renovations and improvements valued at over \$30,000. This matter will be reviewed during the mid-year budget review if the lease is executed.
33. Any reduction of management or renovation responsibility, as well as any revenue generation, will have a positive budget impact.
34. A market rent valuation was completed in September 2024, and the annual market rent under a standard commercial lease was determined to be \$22,500 (ex GST).
35. Officers have included conditions in the draft lease that require the Denmark Dance Company to manage the facility for community use outside of the time used for core dance activity business.
36. For 'core' hours of 9am to 5pm during school term, this is estimated to be all day Sunday and one morning of the week. For School holidays, this is expected to be 50% of the core hours.

This is calculated to be:

Total Term Weeks	40
Total Term Hours	2240
Total DDC (Commerical) Term Hours	1760
Total Holiday Weeks	12
Total Holiday Hours	672
Total DDC (Commerical) Holiday Hours	336
Total Hours	2912
Total DDC (Commercial Hours)	2096
%	72%

Based on 8 hours a day, 7 days a week.

In addition, but not included in the calculation, are times that may be available out of hours. Further, the responsibility of management of community use will fall to the DDC, which would benefit the Shire but has not been quantified.

37. As such, officers reasonably value the proposition to be 72% of the regular commercial valuation, which is \$16,195. The draft lease provides for a revaluation after 5 years that can be adjusted if commercial use differs from estimations.

- 38. Special Condition 11.2 in the draft lease notes that this discount will apply to each market rent valuation.
- 39. The DDC would also be responsible for rates and utilities (where metered) under the standard conditions of a commercial lease.
- 40. Commercial conditions on the Management Order will require any income to go back into the reserve.

OTHER IMPLICATIONS

Environmental

- 41. There are no known significant environmental implications relating to the report or officer recommendation.

Economic

- 42. The DDC, if supported to grow, brings economic benefits. It creates jobs for dancers, instructors, and support staff. DDC also attracts funding and grants that all go into the local economy. By offering classes and workshops, it fosters community engagement and skill development, making the town more attractive to residents and businesses. These factors contribute to a stronger local economy and a more vibrant community.

Social

- 43. Without the lease the DDC are limited in their growth an opportunity. The DDC fosters community engagement by offering classes and workshops, which help build a sense of belonging and cohesion among residents. DDC's performances and events provide cultural enrichment, enhancing the town's cultural identity and pride. Additionally, the company promotes mental and physical well-being through dance, offering an outlet for creative expression and stress relief. By involving local youth, DDC helps develop their skills and confidence, contributing to a more vibrant and dynamic community. These social impacts highlight how DDC can enhance the quality of life in a small regional town.

RISK MANAGEMENT

- 44. Risk Table

Risk	Risk based on history and with existing controls			Proposed Treatment/Control
	Likelihood	Consequence	Risk Rating	
Reputational: That the community oppose the commercial component of the lease.	3	2	6	Media release to inform and promote the positive impacts that this will have on our community.