



WOORABINDA YOUTH CAMP MASTERPLAN REPORT FOR SCOUTS NT



PREPARED BY MKEA ARCHITECTS
MARCH 2014





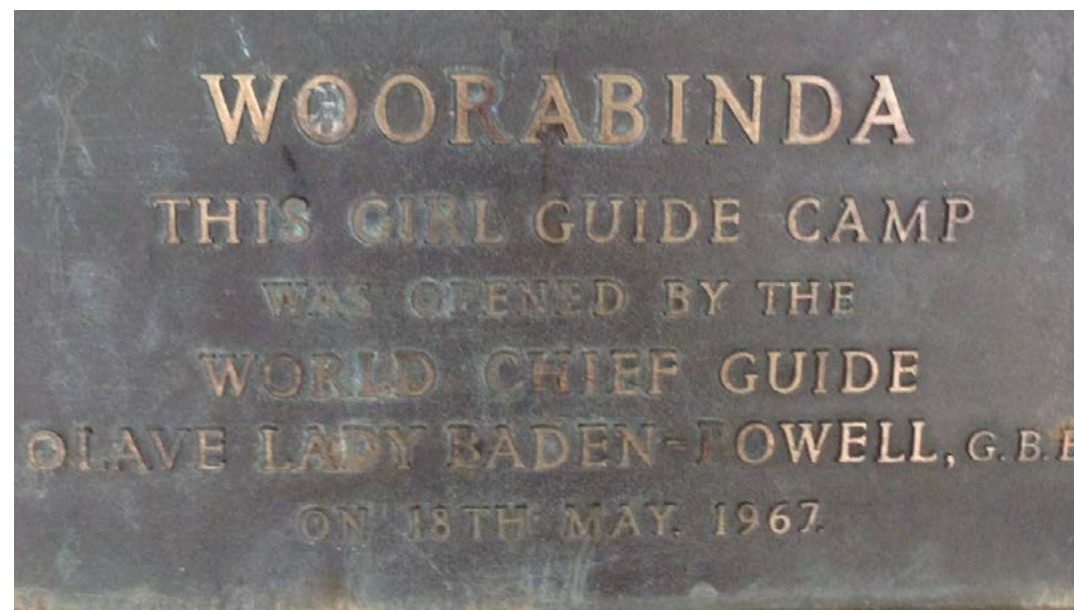
INTRODUCTION

Woorabinda is a lease area within the Howard Springs Nature Reserve which has historically been used by Scouts and Girl Guides as a camping area since 1962. Scouts NT has been granted a 10 year + 10 lease over the area by the Conservation Commission, which currently owns the site, to develop it as an educational camping and outdoor activities facility close to Darwin. To this end Scouts NT have engaged MKEA Architects to develop a Master Plan for the area to assist in the procurement of funding to develop the site.

HISTORY

On the site is an existing toilet block which may become a heritage listed Girl Guides building, opened by Lady Olave Baden-Powell in 1967. The development of the site will include the preservation and upgrade of this historic breeze block building. The site was used for many years by the Scouts for camping and outdoor activities.

There are a number of existing outdoor educational facilities in the NT. These include the Batchelor Outdoor Education Unit and the Litchfield Environmental Education Campground. Research by Scouts NT has discovered that these facilities are entirely booked out during school terms, so the provision of a camping and outdoor activity course which is available to schools, cultural and educational groups would be welcomed especially being so close to Darwin.



*Historical photos used by permission of Cheryl Flynn - NT Guide archivist



DEVELOPMENT

Scouting Australia is an inclusive, community based, non-profit, volunteer organisation and a registered Vocational Education and training provider. The Woorabinda Youth Camp development will provide Scouts Northern Territory with a dedicated facility in which to deliver education and outdoor recreation activities and training for around 500 youth and adult members. The facility will also be available to many other community youth organisation and education providers for use in the delivery of their own programs.

Scouts Australia's prime focus is to enrich young people's lives, encouraging, mentoring and empowering them to do their best so they will enjoy a self-fulfilled and constructive future. It is through the development of life skills such as self confidence, resilience and caring for others, that our scouts become responsible, active and committed citizens and help create stronger communities.

One of the conditions of lease is the conservation of the site and to have a minimal impact on the bush environment.

A survey of the site has been completed by Earl James and Associates to assist in the Master Planning of the area, and to define the lease area and lease conditions.

Being mindful of the condition to conserve the site, part of the responsibility of the development will be weed management and eradication on the site. In consultation with the Conservation Commission, Scouts NT would work to reduce the weeds which have grown on the site through a combination of slashing, poisoning and weeding. Some of the weeds that are prevalent on the site are Snake weed, Hyptis, Gamba Grass and Mission Grass.

The existing Scouts camp ground has been reclaimed by under storey shrubs and weeds which will be removed, and the existing camp ground will become a secondary camp ground to cater for smaller camping numbers.

A new, selectively cleared camp ground plan has been planned to cater for a variety of camping participants and locations. The main hub will be established and include a new main ablution block, a food preparation area, and a large undercover shelter.

A kitchen and dining area will be established providing cooking facilities, food storage, and some storage for tables and chairs. The dining area will be a large covered area with the ability to be made mosquito-proof.

Accommodation will be provided for 50 people in dormitory style rooms sleeping 2, 4 or 6 no. people.

An outdoor activity area will be developed in the area to the north-west of the site, which is already cleared, so that excessive areas do not need to be disturbed. It is anticipated that an archery centre, low ropes course and rock wall would be provided in this area. Throughout the rest of the site an orienteering course will be developed, as well as interpretive walks teaching about bush tucker and bush medicine.





WOORABINDA YOUTH CAMP
MASTERPLAN - CONCEPT DESIGN
MKEA ARCHITECTS



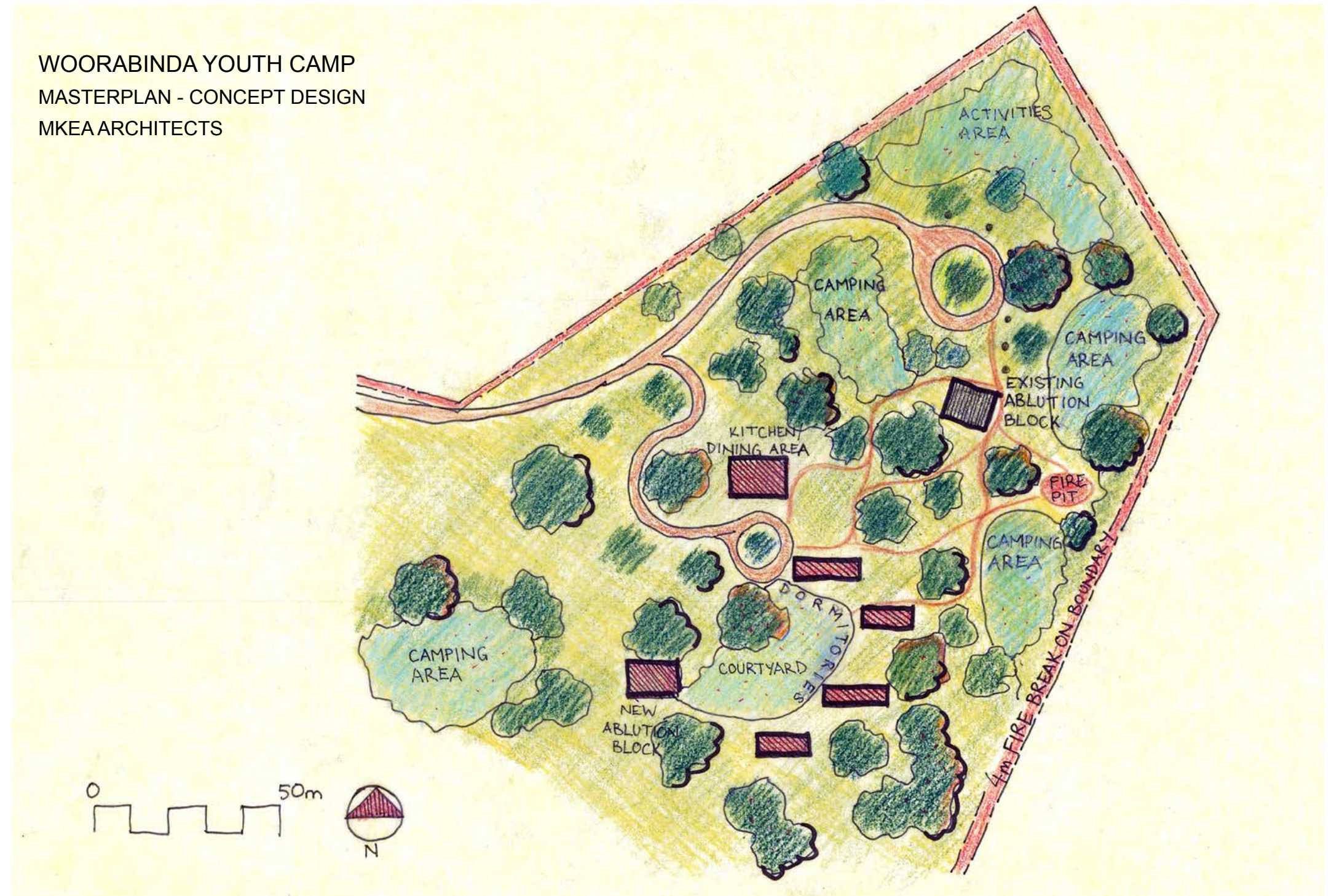


MASTERPLAN DESIGN

The master planning of the site has considered the existing historic ablution block, and the existing cleared areas. In accordance with the lease with the Conservation Commission the planning attempts to reduce the amount of clearing of natural vegetation, using the existing cleared areas to the north of the site for activities which require open space, such as archery, low ropes and climbing walls. Smaller camp sites have been positioned around these spaces, allowing smaller camping groups to use the area and still have access to toilet facilities through the existing ablution block. There are many introduced weeds in this northern part of the site, so the clearing of these areas for small camping spaces will help to facilitate the reduction of those weedy spaces.

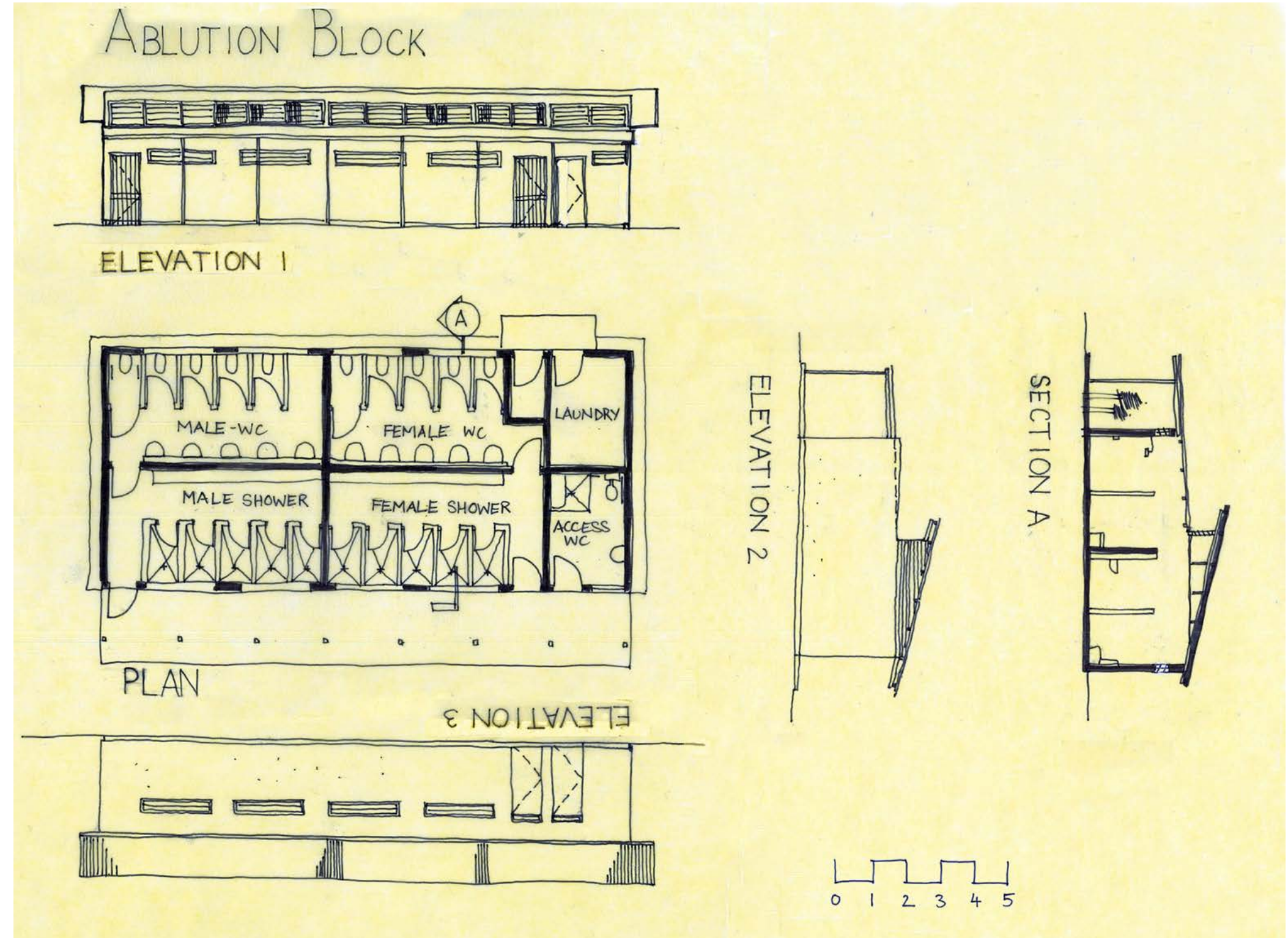
Taking into consideration the position of the existing ablution block, the new kitchen, dormitories and new ablution block have been planned to the south of that, so that the distance between toilets is reduced, and that the kitchen/dining area is central to the camping and accommodation area. The rest of the site will be utilised for orienteering and interpretive walks, which take advantage of the shape of the site to obtain the maximum space for these activities.

WOORABINDA YOUTH CAMP MASTERPLAN - CONCEPT DESIGN MKEA ARCHITECTS





ABLUTION BLOCK

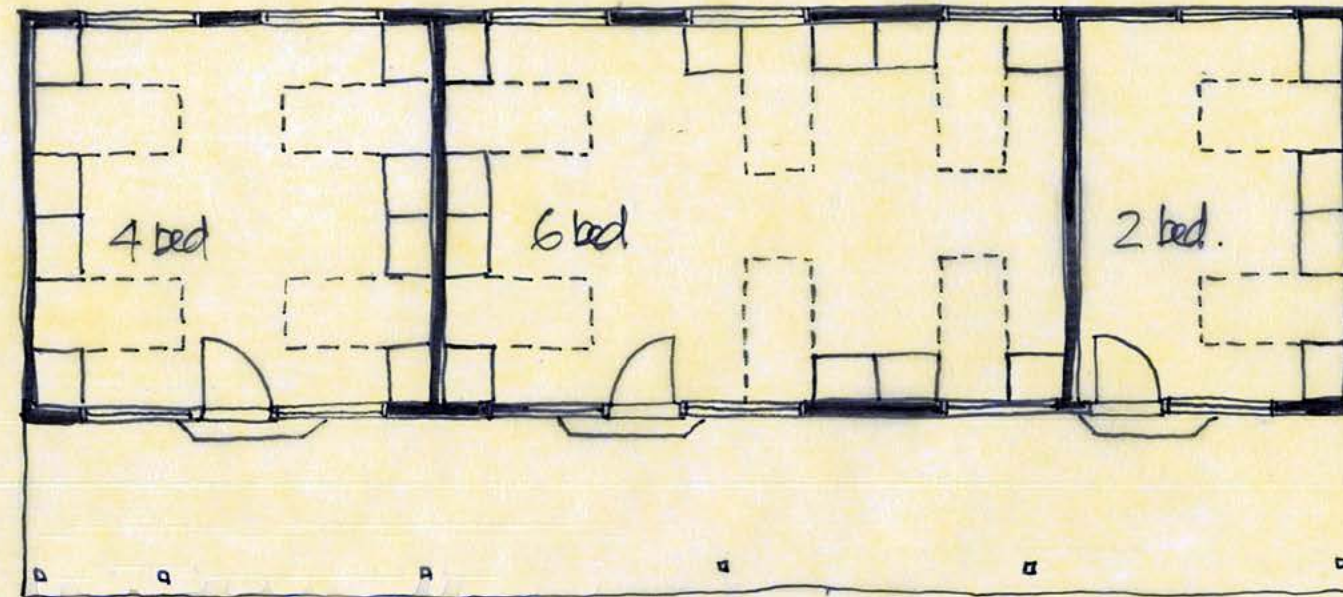


The proposed ablution block has 5 no. male and 5 no. female each of toilets and showers, allowing for up to 100 people to be accommodated on the site in accordance with the BCA regulations. There is also a disabled WC and shower in accordance with AS 1428.1. High level louvres allow natural ventilation and light into the building. A laundry and cleaner's store are also located in the building, and a verandah shades the entry to the building.

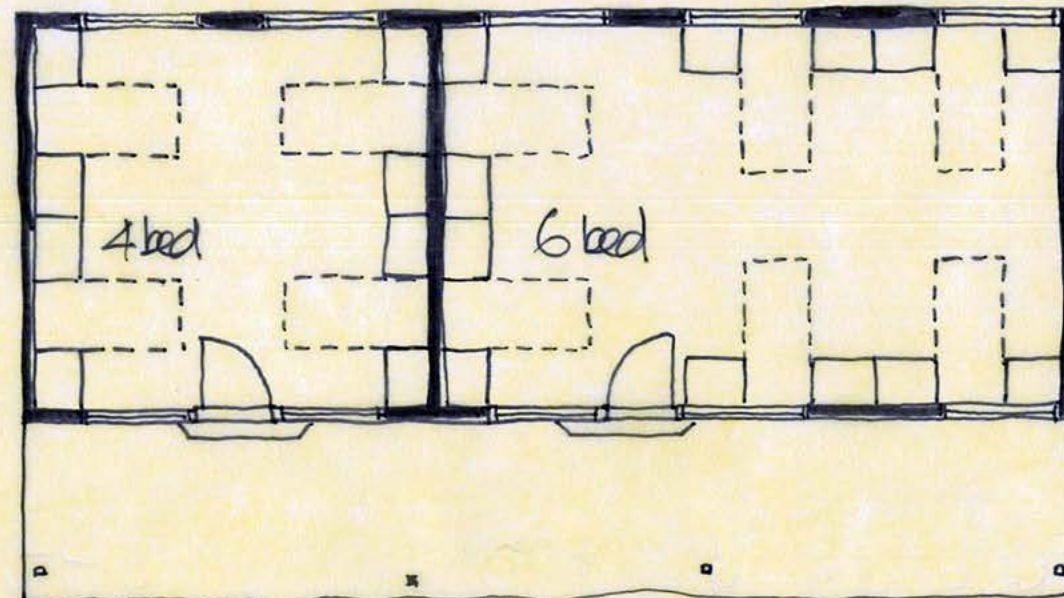




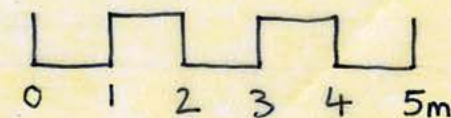
DORMITORIES



PLAN - BUILDING 1



PLAN - BUILDING 2



Dormitories have been designed to house either 4 no. or 6 no. people per room. There are 4 no. buildings in total, and an extra room on two of the buildings with 2 no. beds is provided for teachers/carers.

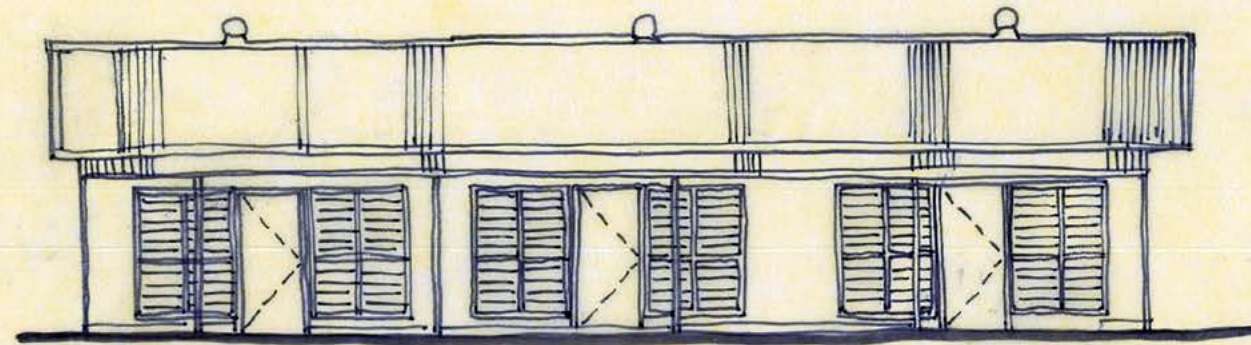
The beds are not bunk beds, as this would not allow for ceiling fans, as the rooms are naturally ventilated. The layout allows for louvres on both the north and south sides of all rooms, which would allow adequate ventilation without having to provide air-conditioning.

The layout of the dormitories is designed to increase air flow and to provide a courtyard area between the buildings where social activities can take place.

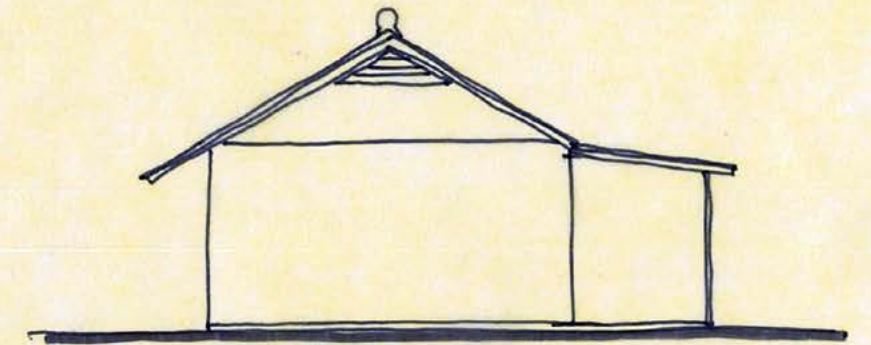
The dormitories must be classified as Class 3 buildings, as they house children, and therefore must comply with the requirements for that building type.



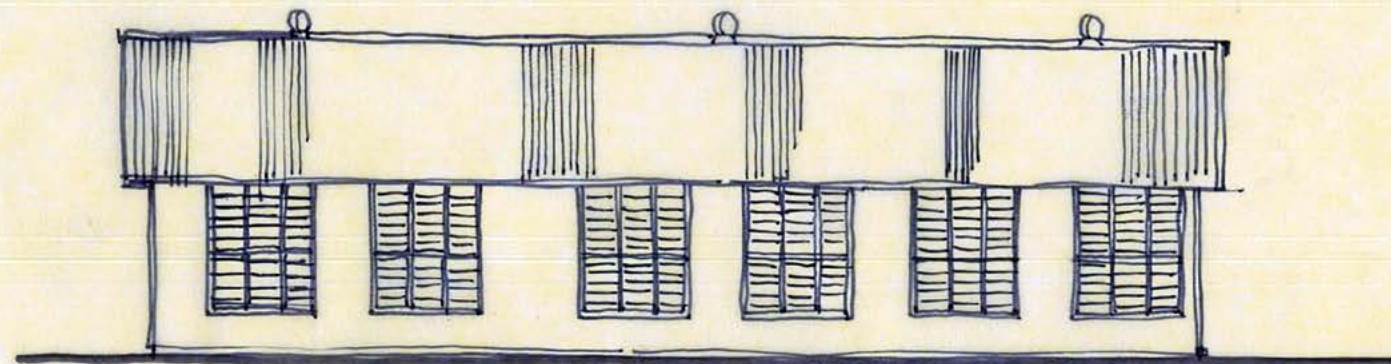
WOORABINDA



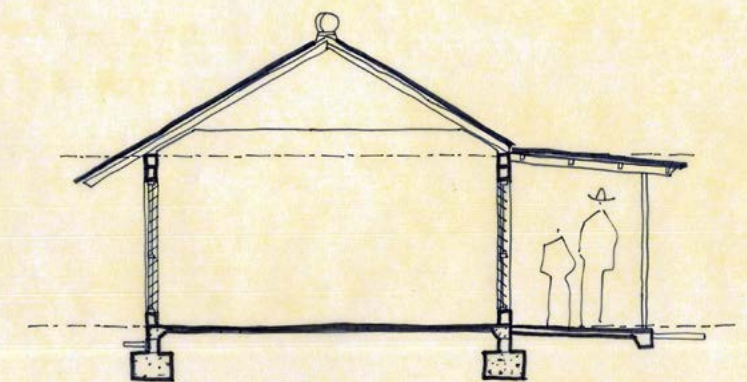
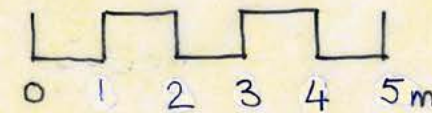
SOUTH ELEVATION



EAST ELEVATION



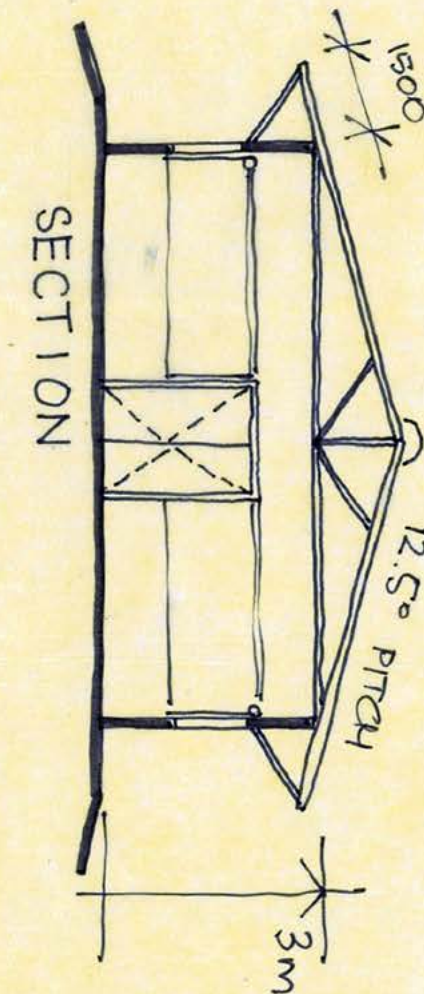
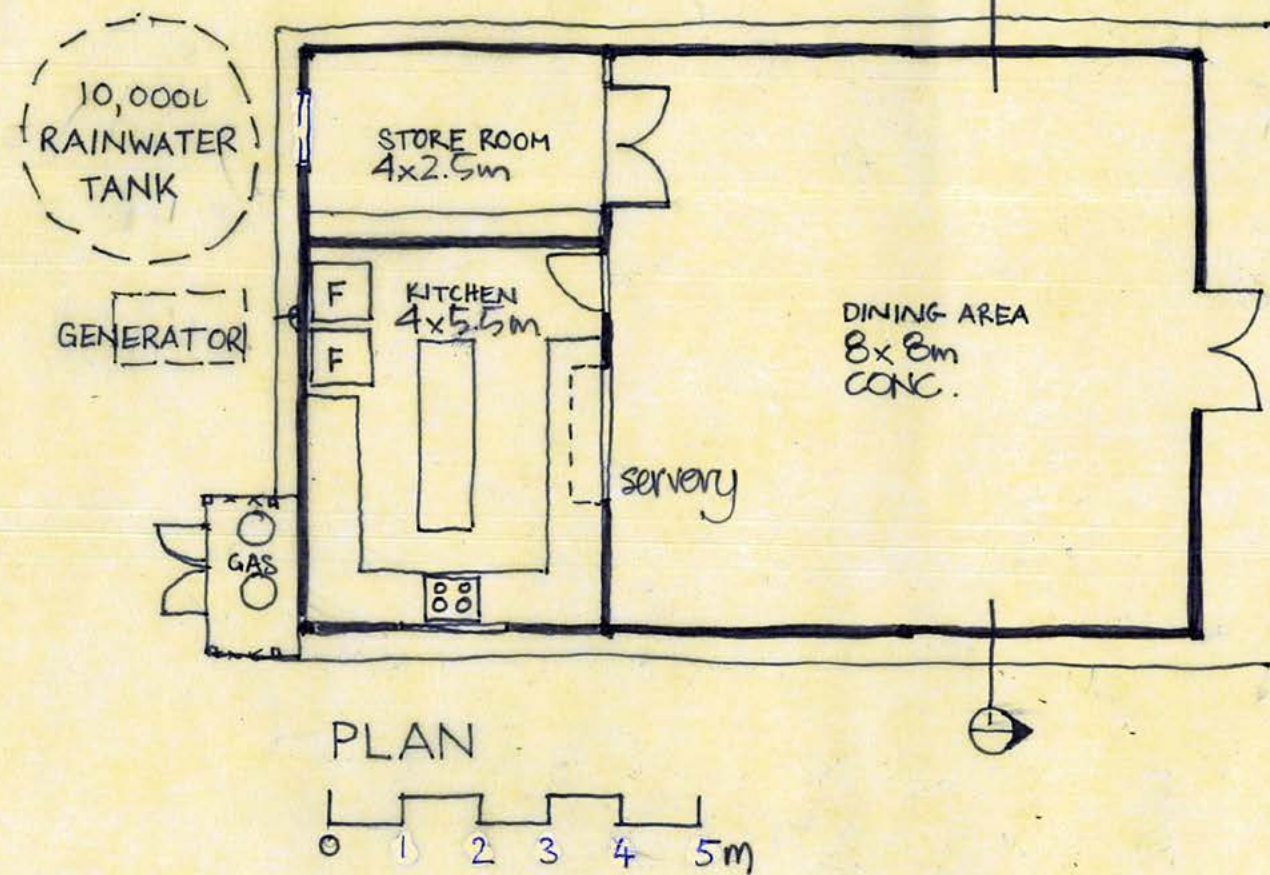
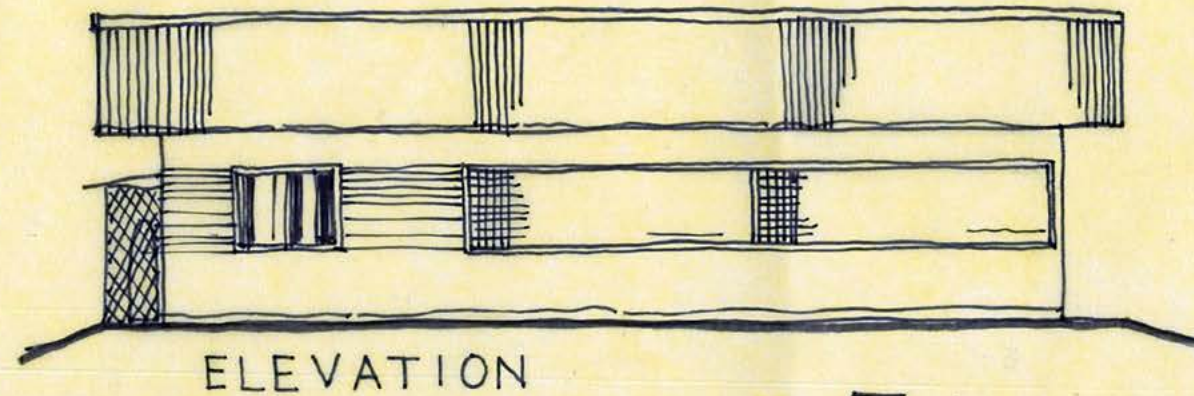
NORTH ELEVATION



SECTION 0 1 2 3m



KITCHEN/DINING AREA



The kitchen/dining area is designed for the kitchen and store room to be lockable and secure when the site is unattended. Fridges will be run on generators, cooking will be run on gas, and lights and fans will use solar electrical supply, with solar hot water. The tables and chairs would be stored when not in use in the store room, along with outdoor activities equipment - bow and arrows, ropes etc.

The dining area is surrounded by large openings in the walls on three sides for ventilation, with roll down screens to protect against mosquitoes and midges when in use. The dining area would not be secured when unattended.



SERVICES

WATER

The camping area has an existing connection to mains water, The existing water connection will be reviewed to assess pipe work integrity, and a water meter installed for Conservation Commission lease purposes. Some rainwater collection will be provided through tanks. Hot water for the existing toilet block and the new proposed toilet block will be provided by gas.

POWER

There is no mains power to the site. This development would not seek to have mains power connected. Solar power will be provided to the new buildings and existing toilet block. The cooking and refrigeration facilities in the kitchen will be powered with either bottled gas or solar electrical. Generators would be brought in to the site if additional power was required.

SEWERAGE

The existing toilet block contains 3 no. toilet cisterns and 3 no. shower cubicles, and waste runs to an existing concrete septic tank behind the building. The existing septic tank has not been used for a long period of time and a licensed plumber will be consulted to assess and advise on whether it is suitable for reconnection and use.

The new ablution block will provide 10 no. toilets and 10 no. showers (5 no. each for male and female) as well as 1 no. unisex disabled toilet/shower facility. Plumbing will be assessed for an enviro-system that would be suitable for providing treated water for irrigation.

STAGING

The development of the site would be staged to allow for funding acquisition. As funding is accessed, Initially the Kitchen and Ablution blocks will be built, followed by the activity areas and then the dormitories. This staging will allow for the site to be used for camping and activities while funding is accessed for the more expensive buildings.

