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12th June 2015

Mr Brent Bailey
CEO Shire of Jerramungup,
Vasey Street, Jerramungup WA 6337

Dear Brent.

Fmr Bremer Bay Youth Camp – submission on (re)lease of site.

What follows is an overview of my involvement with the Bremer Bay Youth Camp including my convening of the Shire's design competition to incorporate ECU University Labs on the site in 2004. I follow this with a list of reasons why youth camp type usage/facilities should be reinstated on the site.

I have had involvement with the Bremer Bay Youth camp since the last 1960's when I attended church-led gatherings on the site prior to the installation of permanent infrastructure.

In the 1990's and early 2000's, I attended a number of DGO workshops, community sausage sizzles, and educational events on the site.

UWA Youth Camp Design Competition to incorporate ECU labs

In 2003 I was asked by the Shire of Jerramungup to convene a UWA student design competition to generate ideas to revitalise the site.

The project was triggered by ECU University's request to the shire to locate two of their ecology teaching labs on the site.

The shire councillors and officers involved in the BBYC-ECU project were:

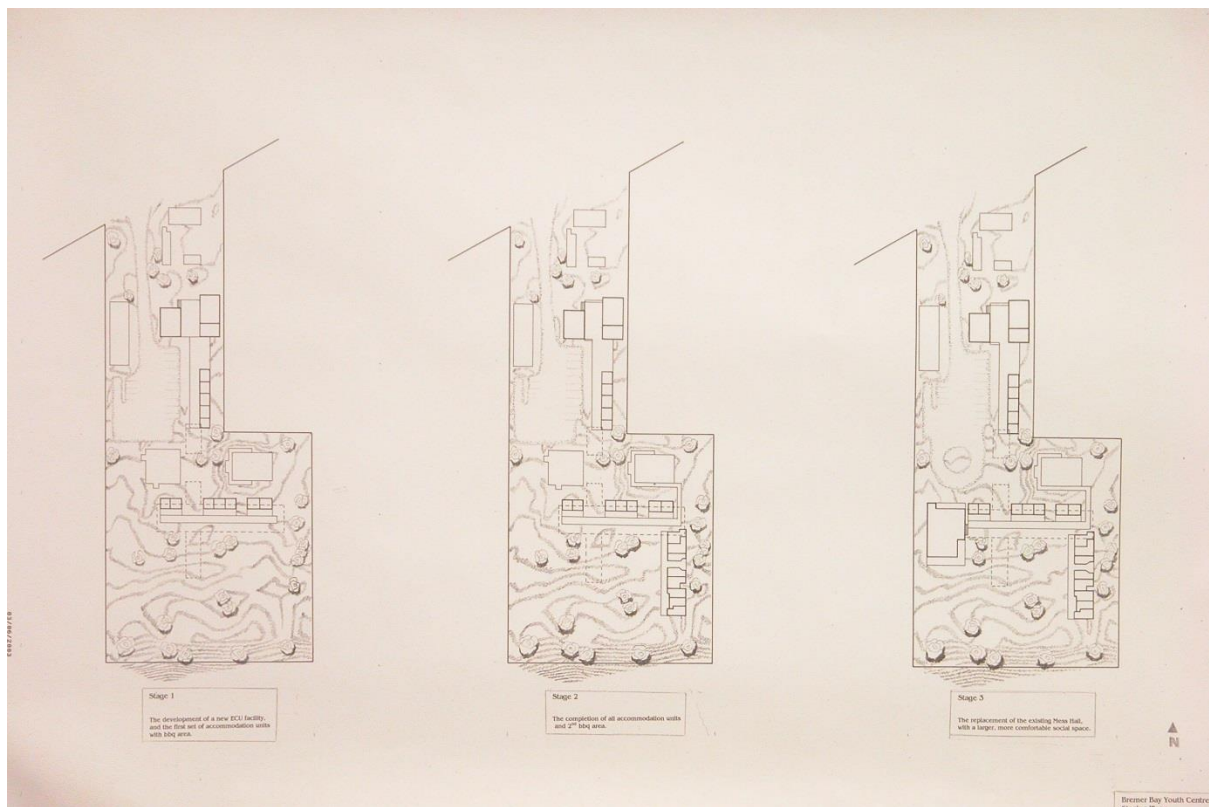
- Mrs Glenys Garnet – Shire President
- Mr Max Wellstead – Councillor
- Mr Bob Wilson – Councillor
- Mr Darren Long – CEO
- Aaron ? Deputy CEO.

The community representatives involved in the project were:

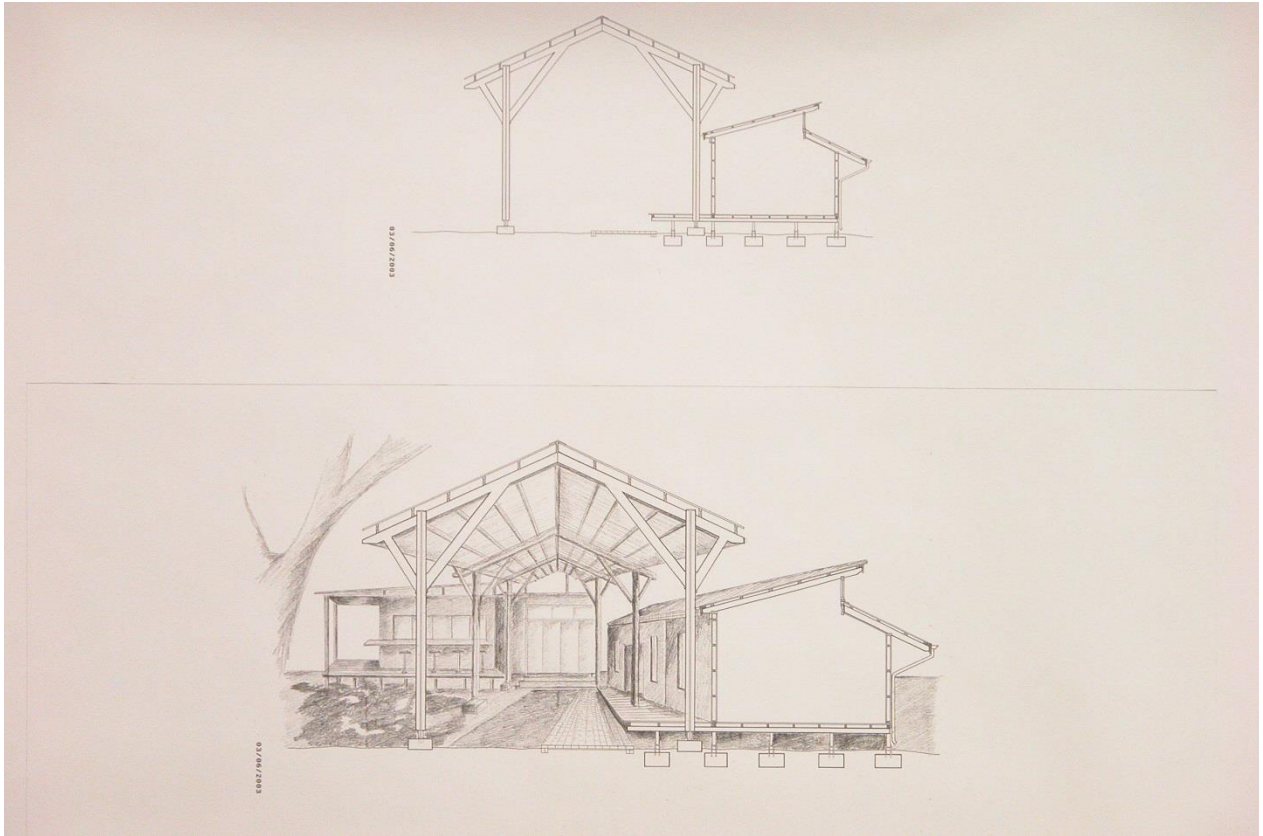
- Mr David Campbell (senior)
- Mrs Charmaine Wilson
- Mr Ken Reddington.

Darren Long CEO and I agreed that the best place for the ECU labs was on the northern/estuary end of the site so activities associated with ECU did not disrupt the youth camp proper.

With that premise agreed upon – all students investigated a staged approach to revitalising the site with the ECU labs to the northern end. The winning student Ashleigh Goodall received her prize from Shire President Glenys Garnet at a public exhibition of the student projects at the Bremer Bay Town Hall.



Staging Site Plans with ECU Labs at North End.



Ashleigh Goodall's prizewinning scheme





Ashleigh Goodall receiving her prize from Shire President Glenys Garnet for her
BBYC-ECU design project.

Why this site should be reinstated as a youth camp.

Need:

Recent surveys by the Sports Club have demonstrated that there is a need for group camping and dormitory style accommodation in Bremer Bay – as this is presently not provided. **The BBYC site has a proven track record in being a highly functional site for this purpose.**

Winds and climate:

The best available site in Bremer Bay for accommodation of this nature is the former youth camp site. This is because it is protected from the prevailing summer easterlies and the winter south westerlies.

The summer easterly winds in Bremer Bay can drive you mad with their relentlessness. This is a big problem if you don't have a camping site that is protected from these winds – basically forget it! Sites such as those at the proposed Sports Club site would not work for camping (or glamping), nor for the outdoors communal activities associated with dormitory style accommodation. It is just too windy in summer. Isn't it?

Bushfire:

Dormitory accommodation is Class 1a accommodation under the BCA. This Classification triggers bushfire policy (SPP3.7) and associated landscape management requirements including the 20 metre minimum BPZ (Building Protection Zone).

Prevailing winds, 20 m BPZ's and camping/glamping or dormitory style accommodation just don't mix.

Ablution Block – pre-existing facilities.

The site already has a fully serviceable, recently constructed (1990's) BCA compliant ablution block. This could be shared with the adjacent caravan park. The cost of building such a facility would be in the order of \$500,000.00. Why build another one when there is already one there on a site perfect for dormitory style accommodation/community camp uses.

The youth:

We need to steer Bremer Bay away from car dependency. This site is perfect for linking youth groups to facilities by walking and pushbike trails. You don't need a car if you are based at this site – you do if based elsewhere – there is a critical distance from services where cars become a 'necessity'. This site is within the thick of things – other proposed sites are not.

The community:

The youth camp site has hosted community gathering since the 1960's. It is where people naturally tend to congregate – being strategically located out of the wind, nearby to the estuary, and quick walk to the shop etc.

It served as a valuable 'neutral territory' for gatherings of diverse groups. It provided day use conference facilities, research labs, event catering, and group accom. Mush of

this occurring out of doors. There are no other sites in Bremer Bay that provides all this in one strategic spot.

Why not?

Why waste this opportunity for a measly \$15000 pa. to a few caravaners and campers.

Why not reinstate this site it as a community facility and dormitory accommodation provider (even Glamping) - when the ablution block can be shared and the facilities easily managed by existing caretakers. It is as they say ... a no brainer!

I hope this information has been constructive.

Yours Sincerely,

A handwritten signature in blue ink, appearing to read 'Ian Weir', with a stylized, cursive script.

Dr Ian Weir

Research Architect, QUT
Director, Ian Weir Architect
Expert advisor, Bushfire Building Council of Australia.