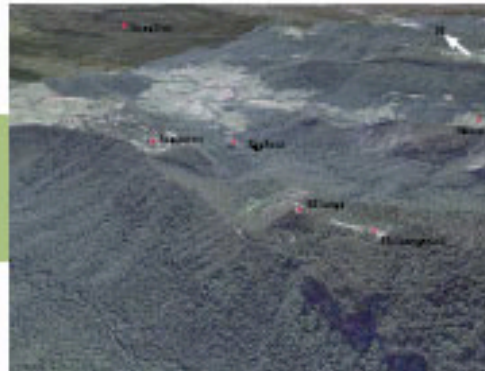


Binna Burra Master Plan



Why do we need a Master Plan?

- We don't have one**
- We need to grow to survive and achieve our mission**
- Changed zoning, regional planning and vegetation management have unintended consequences and restrict options**
- We need a shared focus for the future**

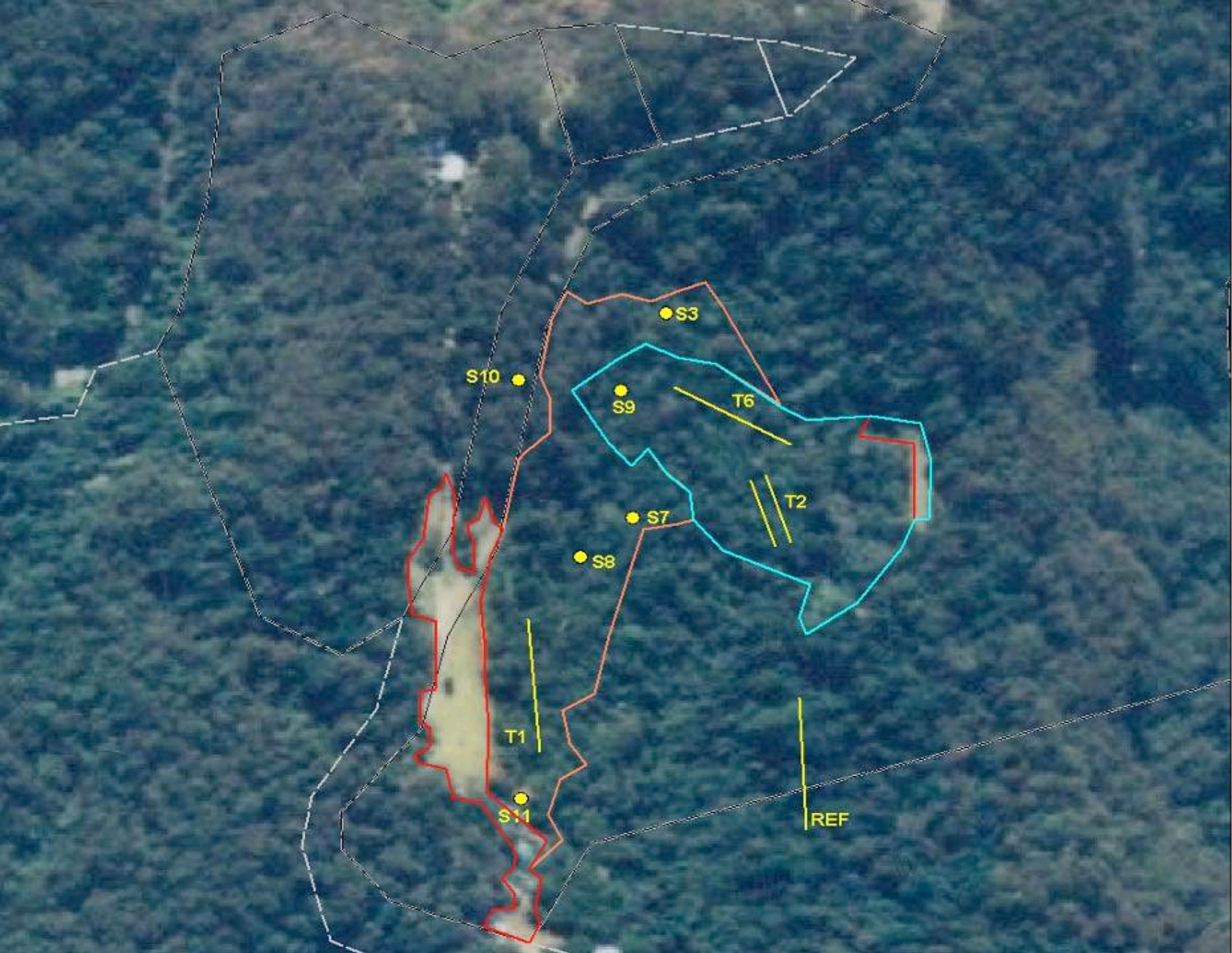
Who has been involved?

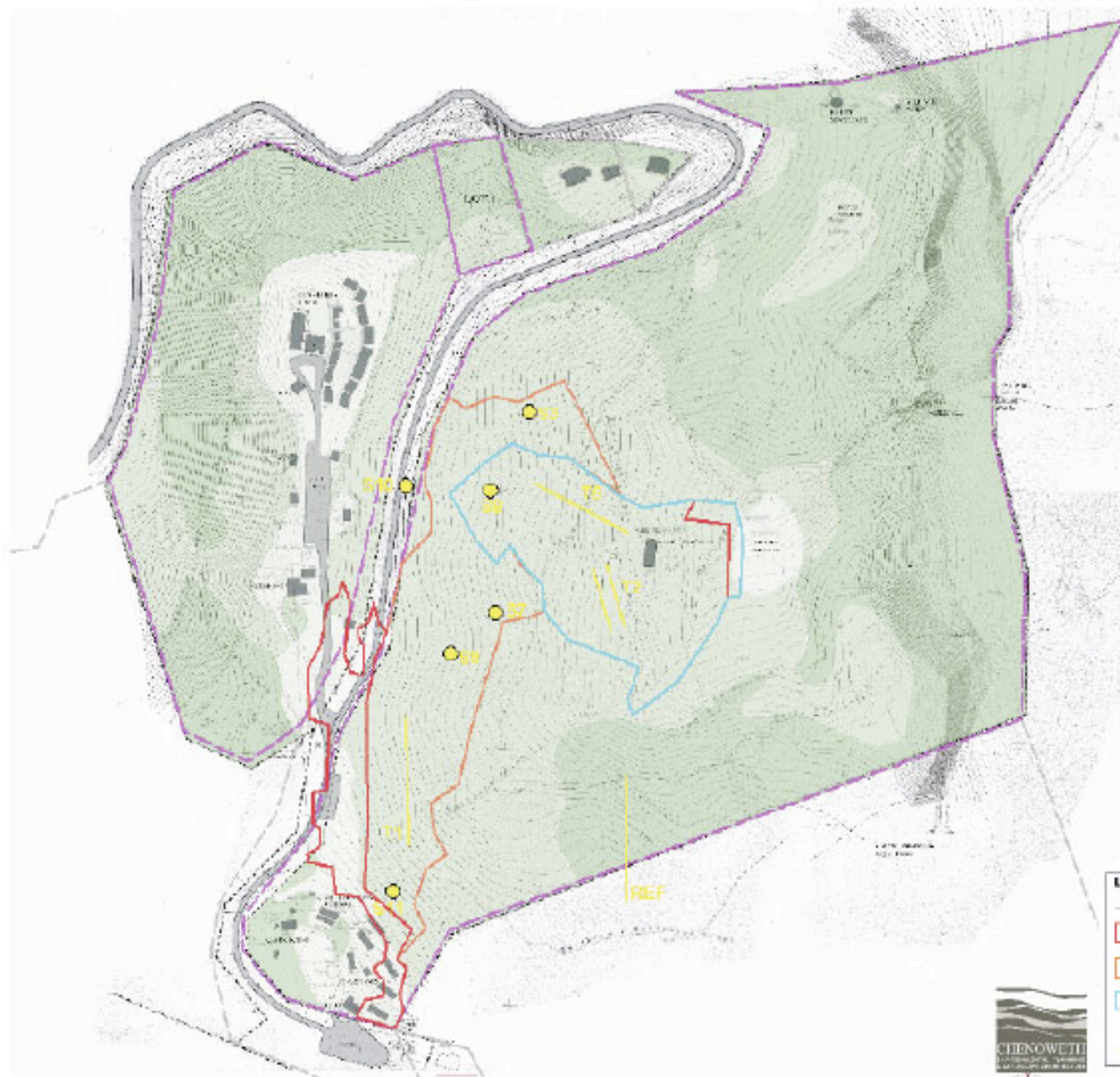
- **Deicke Richards Architects and Planners**
- **Binna Burra Board**
- **Binna Burra Shareholders**
- **Binna Burra Staff**
- **Beechmont Community**



“...a walkable ‘village’ along the ridge and an environmental educational centre/bush camping in the vicinity of Bellbird clearing...”







- Legend**
-  Property boundary
 -  Proposed Non-remnant Area A (fabricious non-remnant based on current aerial photograph)
 -  Proposed Non-remnant Area B (non-remnant based on historic clearing (1992) and field data)
 -  Proposed Non-remnant Area C (non-remnant based on historic clearing (1961) and field data)
 -  Site (refer Sheets F - 33, 34, 47, 98, 99, 110, 111)
 -  Transect (refer Sheets D, T1, T2, T6, REF)

Key Principles

- Village Character
- Connectivity
- A Walkable Village
- A Car-Free Future
- Precinct Variety
- The Heart
- Nature and Wilderness
- A Memorable Entry



Lot 1 Cabins

Binna Burra Entry

The Lodge

Bush Cabins

Community Activities / Facilities

Kitchen Garden

Bellbird clearing

EEC Centre

Binna Burra Welcome Reception

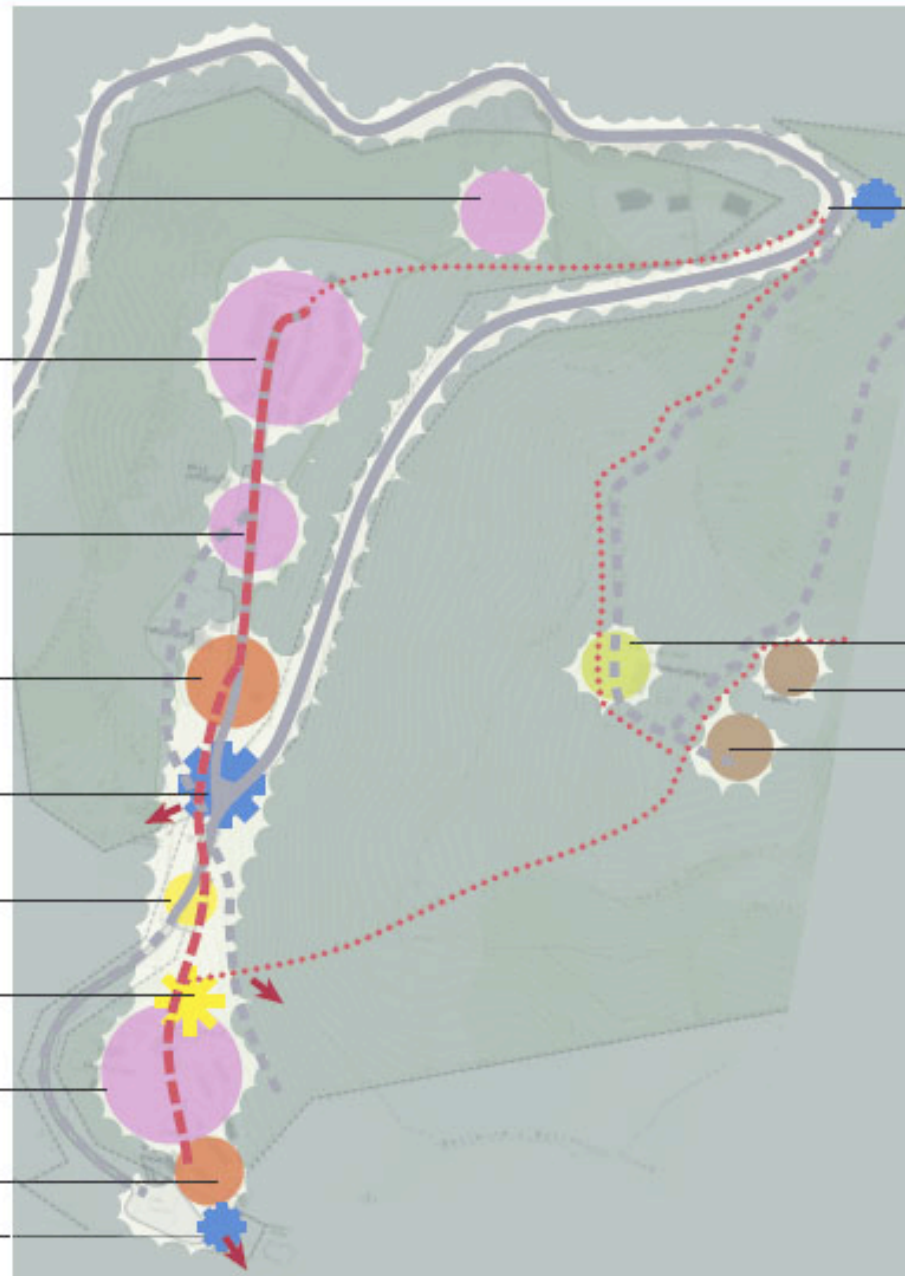
Community Gathering / Picnic

Emotional Heart (Arthur's Cottage)

Campground Hill

Tea House

National Park Entry



Concept master plan



Staging plan

STAGE 1 (2008/09)

TEAHOUSE RENOVATION

Improvements to interior and exterior of the teahouse and Arthur Groom Memorial for the 75th anniversary celebrations.

CABINS ON LOT 1

Generates funds for other development, increases visitor capacity and provides alternative form of accommodation.

STAGE 2 (2010)

WELCOME POINT AND ENTRY

Creates a statement about the new Binna Burra and links the Lodge and the campground. Rationalises visitor bookings and frees up reception space at the Lodge.

STAGE 3 (2011/12)

ENVIRONMENTAL EDUCATION CENTRE

Generates more bush activity and visitors and reinforces the essence of Binna Burra. Encourages school groups back to the site.

STAGE 4 (2013/14)

CAMPGROUND HILL

Major renovations of the campground to improve amenity and provide greater visitor capacity.

YHA

Youth Hostel facilities developed under Teahouse.

STAGE 5 (2013/15)

COMMUNITY HEART

Renovations to Arthur Groom cottage and surrounds to reinstate the historic heart of Binna Burra.

Community gathering/picnic space

Provides a central focus for socialising and gathering of increased numbers of visitors. An additional building provides accommodation for a duty manager, staff, or 'woofers'.

STAGE 6 (2016/17)

SEMINAR CENTRE AND HEALTH HUB

Facilities for larger groups and corporate visitors.

STAGE 7 (2018)

FAMILY CABINS

Extra accommodation for families and corporate groups attending seminars.

THE LODGE

Full renovation to improve amenity and provide greater visitor capacity.



Binna Burra 2028 -

I WOULD LIKE BINNA BURRA TO
RETAIN ITS FRIENDLY, EQUALISING
QUALITIES. IDEALLY IT WILL
KEEP ITS MOUNTAIN TOP CHARM
AND BE VIABLE AS A BUSINESS.
THE FACILITIES ARE WELL
MAINTAINED AND SOME
INNOVATIVE NEW BUILDINGS,
CAR PARKING ETC. HAVE
BEEN PROVIDED WHILST
BLENDING IN WITH THE
EGG LODGE STYLE AND
NATURAL ENVIRONMENT.



