

# BINNABURRALODGE

WOONOONGOORA - LAMINGTON NATIONAL PARK | QLD | AUSTRALIA



Master Plan

*- Reset - Reimagine - Recreate -*

Final Edition

*Approved by the Board of Directors on 24 July 2022*



**The Binna Burra Master Plan**

**This Master Plan has been compiled by Relative Creative in our capacity as consultants to Binna Burra Lodge. The Master Plan has been a collaborative undertaking and sincere appreciation and thanks is given to consultants Medhurst Architects who provided all rendered drawings in this document and to the Binna Burra leadership team who provided much of the information and text. Most importantly, a sincere thank you to all of the community and stakeholders who provided feedback throughout the process.**

The information, statements, statistics, material and commentary (together the “Information”) used in this Report have been prepared by Relative Creative from material provided and approved by Binna Burra Lodge. Relative Creative has relied upon the accuracy, currency and completeness of the Information provided to it by Binna Burra Lodge and acknowledges that changes in circumstances after the time of publication may impact on the accuracy of the Information.

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**We acknowledge and pay respect to  
the land and the traditional practices of  
the families of the Yugambeh Language  
Region of South East Queensland and  
their Elders past, present and emerging.**



For thousands of years, First Nations people lived in this area, managing and using its rich natural resources. Known as Woonoongoora in the Yugambeh language, the mountains of Lamington National Park are sacred and spiritual, places to be nurtured and respected

The Yugambeh family groups are identified as the Wangerriburra, Birinburra, Gugingin, Migunberri, Mununjali, Bollongin, Minjungbal and Kombumerri. They shared language, ceremonies, celebrations and economic exchange, using both the open forest and rainforest. Evidence of their occupation has been found in various parts of the park, including the Kweebani (cooking) cave near Binna Burra.

The arrival of Europeans changed the First Nations peoples’ lifestyle forever.

In 2021, the Binna Burra Lodge Reconciliation Action Plan (RAP) was officially accredited by Reconciliation Australia. The RAP acknowledges and pays respect to the past, present, and future Traditional Custodians and Elders of this land and the continuation of cultural, spiritual, and educational practices of First Nations peoples.

## Binna Burra’s vision for reconciliation.

As the current generation of stewards of the Binna Burra Cultural Landscape, we acknowledge the contribution of Lamington National Park to the wider pattern and evolution of Queensland’s history and heritage which extends for tens of thousands of years before colonial settlement of this area.

We recognise the world is a different place from the way it was when Binna Burra was founded in 1933. We recognise the histories, stories and living knowledge of Aboriginal peoples and cultures of the Binna Burra surrounds should be a stronger component to the future Binna Burra narrative.

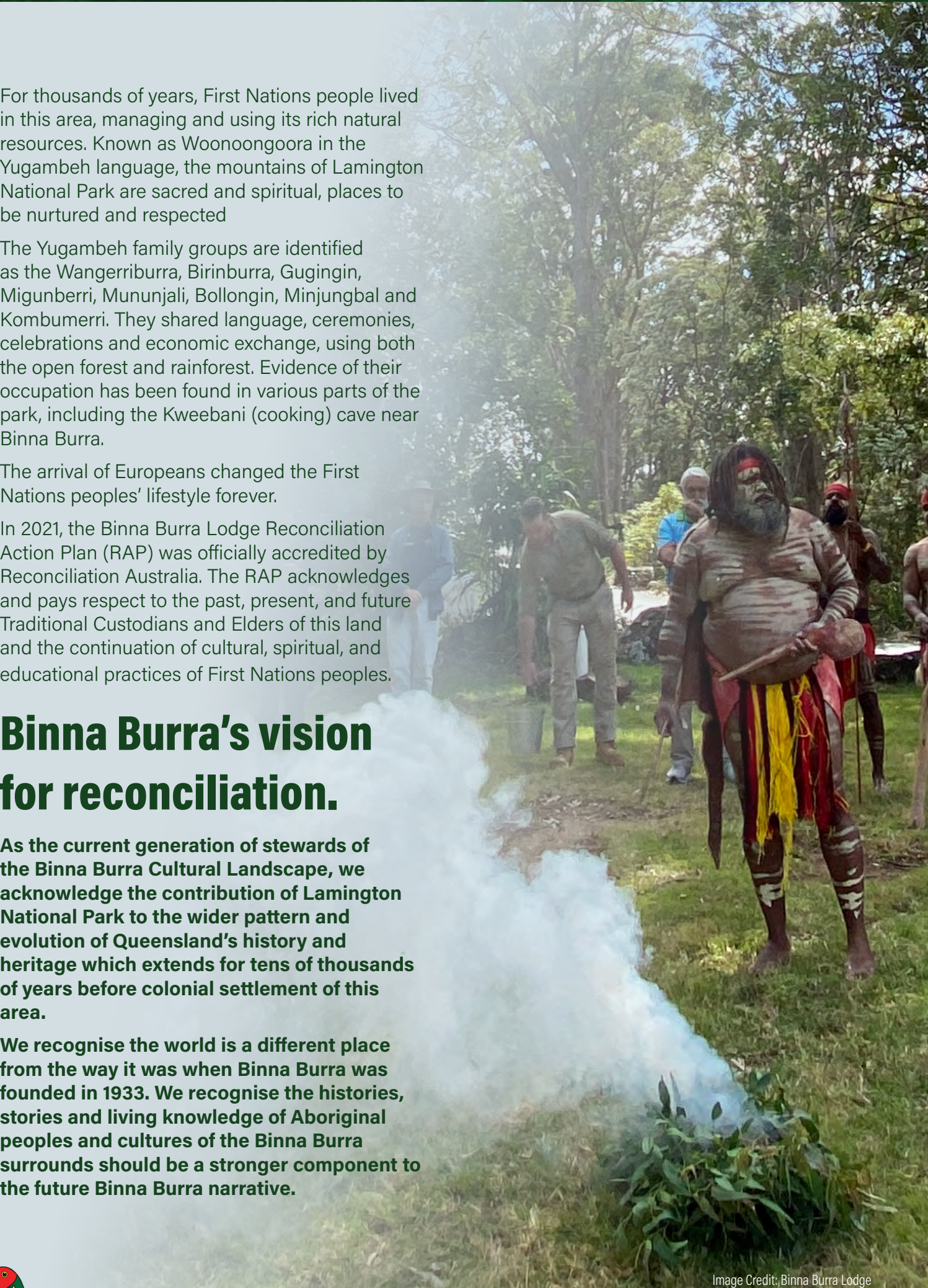


Image Credit: Binna Burra Lodge

## Contents

|   |    |
|---|----|
| Binna Burra’s Vision for Reconciliation                 | 4  |
| Master Plan Process & Principles                        | 6  |
| Progress since the Bushfire                             | 8  |
| Strategic Vision  | 10 |
| Core Values & Principles                                | 11 |
| Consultation Summary Diagram                            | 14 |
| Future Opportunities                                    | 16 |
| Binna Burra Master Plan                                 | 18 |
| <i>Precinct 1: Saddle Precinct</i>                      | 20 |
| <i>Precinct 2: Tea House/Campground Precinct</i>        | 22 |
| <i>Precinct 3: Back of House Precinct</i>               | 24 |
| <i>Precinct 4: Meetings, Events and Groups Precinct</i> | 25 |
| <i>Precinct 5: Mt Roberts Precinct</i>                  | 26 |
| <i>Precinct 6: Sky Lodges Precinct</i>                  | 28 |
| <i>Precinct 7: Tiny Wild House (TWH) Precinct</i>       | 30 |
| <i>Precinct 8: Discovery Forest Precinct</i>            | 32 |
| <i>Precinct 9: Adventure Activities Precinct (AAP)</i>  | 32 |
| <i>Precinct 10: Remote Bush Campsite Precinct</i>       | 33 |

*“Binna Burra has never been an ordinary company, it has the status of a company but it is a fellowship of nature lovers.”*

*David Lahey, passed away 2 January 1985, son of Romeo Lahey.*





# Master Plan Process & Principles

**The process for this Binna Burra Lodge Ltd (Binna Burra) Master Plan document has been ongoing since immediately after the devastating 2019 bushfires.**

It was guided by the review of the 2008 Master Plan, significant shareholder and stakeholder feedback and input to future plans for Binna Burra post the 2019 bushfires, a background summary report that was tabled at the November 2020 AGM, shareholder consultations following the AGMs in 2020 and 2021, draft editions available on the Binna Burra website which invited shareholder comments and a range of other stakeholder and individual shareholder consultations from late 2019 to mid 2022. These processes form the basis of this final Master Plan

approved by the Board of Directors of Binna Burra on 24 July 2022.

The core principles and values refined and agreed upon over the past few years confirm that Binna Burra will continue its legacy to focus on providing access to Woonoongoora (Lamington National Park) as well as providing a unique setting for a range of ecotourism, adventure, wellness and special event activities surrounded by and within a world heritage listed rainforest environment.

## A turning point in Binna Burra's long history

### The 2019 Bushfire at Binna Burra

For a week before the bushfire finally made its way to Beechmont and Binna Burra, a number of families of staff at Binna Burra were active in volunteer rural fire services. Binna Burra staff were also preparing for the worst. Binna Burra is a caring and nurturing organisation and the safety of its staff and guests was paramount, hence the decision to do a voluntary evacuation two days before the bushfires actually reached Binna Burra.

Early on Sunday morning, 8 September 2019, Binna Burra Lodge and pioneer cabins were destroyed when the wildfire raged up into Woonoongoora (Lamington National Park). The fire took the jobs of some 60 staff, most of whom had to be retrenched, as well as the management of 4,000 forward bookings, including 15 planned weddings, most of which had to be refunded. With the tremendous support of federal, state and local government agencies, within ten days of the fire 100 per cent of Binna Burra staff who were retrenched had some alternatives organised in terms of new jobs, training or Centrelink arrangements. Mental health counselling was also provided.

It took one year before visitors could be welcomed back onto the Binna Burra side of Woonoongoora (Lamington National Park) in September 2020.

The ongoing recovery of Binna Burra wasn't possible without the support of PALs (Partnerships, Alliances, Linkages) from near and far who felt a connection to the place, its history, and its landscape. The **Australian Government** supported Binna Burra's recovery with substantial funds to repair the single access public road, grants to assist clearing the wreckage from the bushfire, 'making-safe' parts of the landscape, planning and building infrastructure. The **Queensland Government** established its first ever cross-department Recovery Taskforce for a tourism enterprise. Without that strategic, high level coordination between federal, state and local government agencies over six months, the Binna Burra side of Woonoongoora (Lamington National Park) would not have reopened one year after the bushfire devastation. Our local **Scenic Rim Regional Council** played an important role in a range of key planning applications

for building approvals and supporting funding applications to the Australian and Queensland State Governments. Initially the entire response and recovery process at Binna Burra was guided by the National Strategy for Disaster Resilience – and then along came the COVID-19 pandemic and severe wet weather and flooding in 2021 and 2022 that had to be factored into the organisation's thinking for the five year recovery strategy.

Following the 2019 bushfires, shareholders overwhelmingly indicated to the Board of Directors that a new Lodge and accommodation should be rebuilt at Mt Roberts on the Binna Burra Cultural Landscape. For more than two years, different options were considered on how to raise the necessary capital for such a rebuild.

### Queensland Government Funding Support

The strategic intent to rebuild a Lodge and accommodation will be fulfilled following the announcement by the Hon. Cameron Dick, Queensland Treasurer and Minister for Trade and Investment, when he tabled the 2022-23

Queensland Budget in Parliament on Tuesday 21 June 2022. On the floor of the Queensland Parliament and on that historic day for the legacy of Binna Burra, the State Treasurer made the official announcement of the Queensland State Government funding support of \$18 million to rebuild a Lodge and accommodation.

On Wednesday 22 June 2022 the Board of Binna Burra and key senior management and consultants met to develop a process for Binna Burra Lodge to:

- Build back different
- Build back with better foundations
- Build a stronger 'Spirit of Binna Burra' for new generations

During the rebuild process, Binna Burra will continue the 'comprehensive approach' to the 2019 bushfire disaster that destroyed the Lodge and cabins and caused significant damage to the Sky Lodges and other infrastructure, resulting in the closure of all onsite business operations for one year.

## A comprehensive approach to disaster management

The four phases of PPRR are not linear nor are they independent of the others

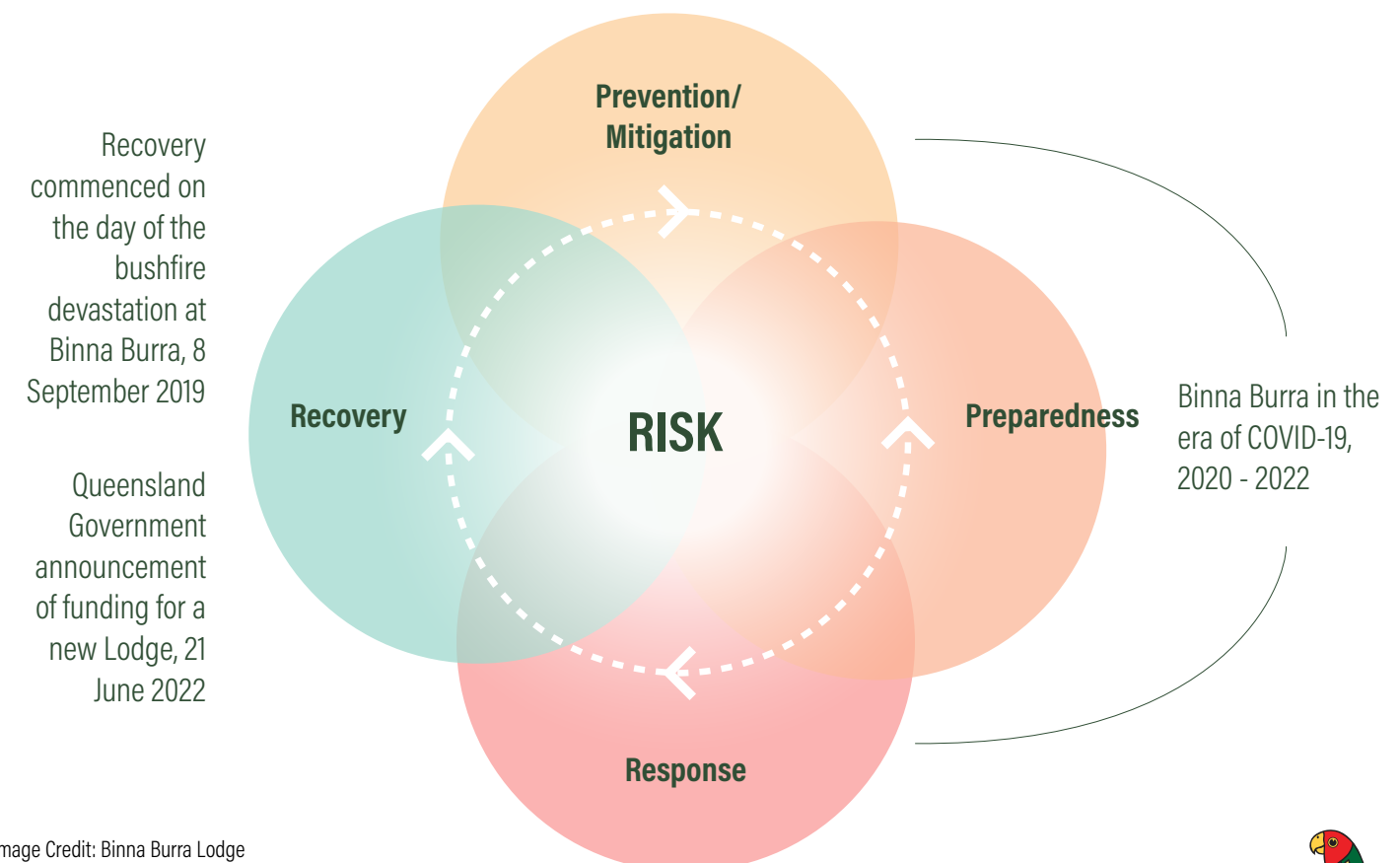


Image Credit: Binna Burra Lodge





## Progress since the Bushfire

### Since the 2019 bushfires, Binna Burra has focused on:

- Gaining financial and other support for agency coordination needed to reopen access to the site and provide visitor services. Visitors were able to return to the Binna Burra side of Woonoongoora (Lamington National Park) one year after the bushfire devastation.
- Keeping Binna Burra solvent in a difficult post-disaster recovery period impacted by the COVID-19 pandemic, road closures and major wet weather and flooding events in 2021 and 2022 in the primary markets of South East Queensland and Northern NSW.
- Sourcing funding to #BringBackBinnaBurra: Apart from the approximate \$35 million of Commonwealth and state funds that were required to repair the single access road into the Binna Burra side of Woonoongoora (Lamington National Park), since the bushfires Binna Burra has submitted or lobbied for funding necessary to recover. To date that has resulted in a total of approximately \$26.5 million - including some \$24 million in government grants to clean-up, make-safe, plan and build replacement or new infrastructure and some \$2.5 million from new shareholdings, shareholder loans or from individual donations.
- Expanding the depleted range of accommodation options including (a) increasing the number of safari tents from 15 to 19; (b) transforming the new Bushwalker's Bunkhouse behind Groom's Cottage; (c) increasing the number of powered sites and improving all the amenities in the campground and (d) designing, sourcing the funding via shareholder loans, building and locating six new Tiny Wild Houses on the ridge down from Windy Corner towards Bellbird Clearing.
- Actively marketing the Sky Lodges accommodation option which has resulted in consistently high occupancy levels which have been very important to Binna Burra's financial viability.
- Increasing the locations and capacity of food options from the upgraded Binna Burra Tea House and the new Bushwalker's Bar at Groom's Cottage as well as mobile food options for events and functions on Mt Roberts and the Pottery Shed.
- Establishing the Heritage Reading Room upstairs in Groom's Cottage.
- Planning new Adventure Activities Precinct to include the via ferrata and other active outdoor activities which will be a core part of the future of the Binna Burra experience.
- Reinforcing the 'Spirit of Binna Burra' with an extensive range of creative events under the banner of the *Arts. Nature. Science.* program and appointing the inaugural Artist-in-Residence at Binna Burra.

"In 1920 Romeo Lahey stood at Mt Roberts and saw possibilities for a guest house and facilities that would enable all people to access, appreciate and protect Woonoongoora. He was an early advocate for Indigenous recognition and biodiversity conservation. Now, more than 100 years later it is our responsibility to continue his legacy."

*Steve Noakes, Chairperson, Binna Burra Lodge Ltd. and Vice Chair, National Parks Association of Queensland.*

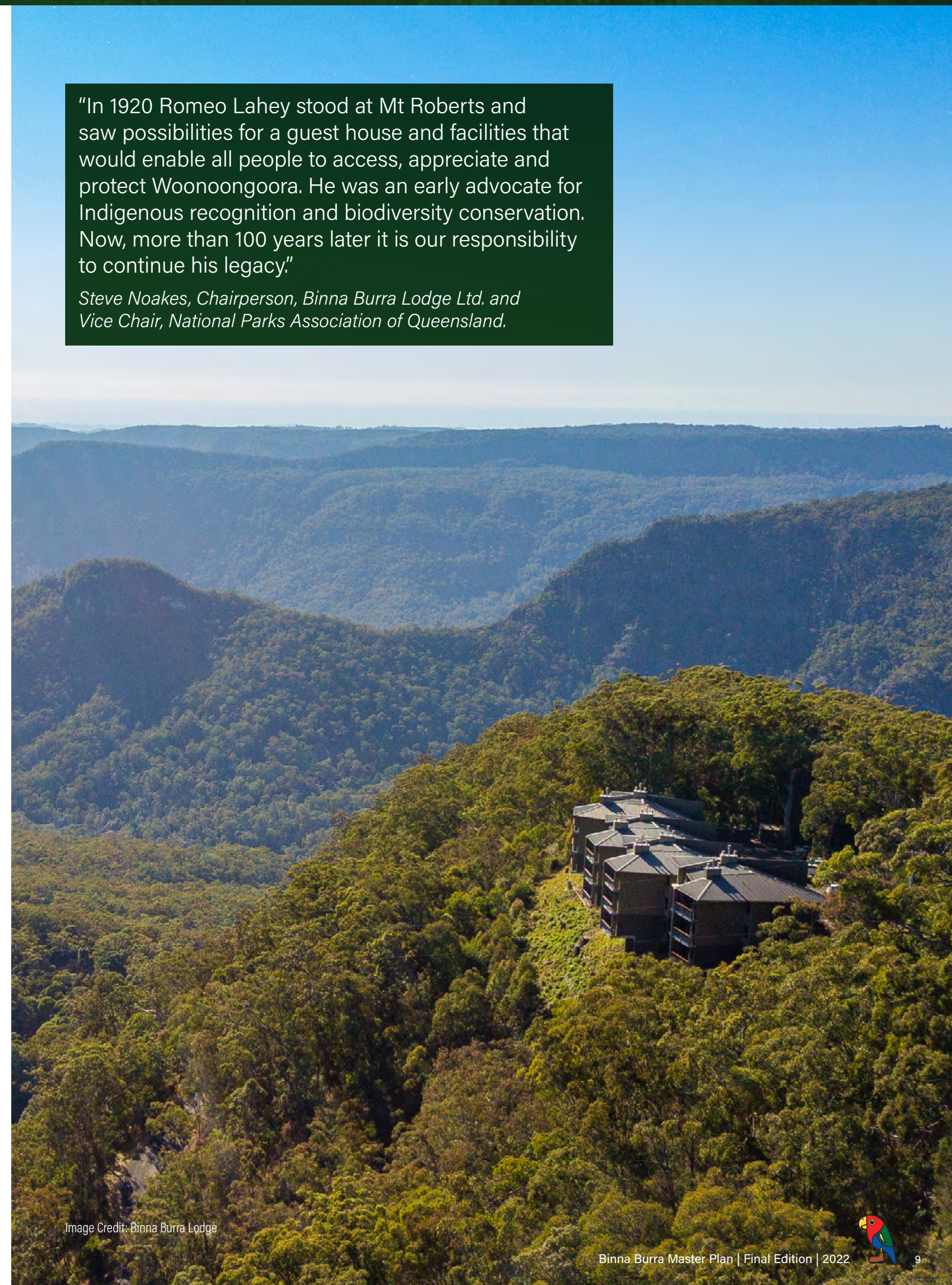


Image Credit: Binna Burra Lodge





## Strategic Vision

*To be a meaningful connection between nature and heritage.*

The vision for the future of Binna Burra will continue to be built from the legacy of the founders, as well as past and present generations responsible for the stewardship of this place.

**Historical context:** Binna Burra was created in the early 1930s when the worldwide depression resulted in high levels of unemployment in Australia. The founders included and sought advice from the business sector, engineers, conservationists, surveyors, farmers, timber workers, academics and scientists to create a public company to build and operate a mountain Lodge.

Incorporated on 3 March 1934, the Objects of the company, Queensland Holiday Resorts Ltd., in the prospectus were stated as: "The Company is being formed with the objects set out in the Memorandum of Association and in particular to provide tourist facilities and accommodation in beauty spots throughout the State of Queensland, and as far as possible to assist in preserving such in their natural state for future generations in accordance with the ideals of the National Parks Association of Queensland."

**"The defining point that makes me so proud of the Binna Burra pioneers in the early 1930s is that personal thoughts of faith, wealth and politics were put aside while the founders sought advice from the big end of town to come up with a plan and a constitution which has resulted in an almost humanitarian outcome."**

*Richard Groom, at 82 years of age in June 2022. One of the children of Binna Burra co-founder, Arthur Groom (1904 – 1953).*

The original constitution states that no individual shareholder could own more than 2.5 per cent of the shares - that continues today. With over 1,300 mostly 'small investor' shareholders, Binna Burra

is Australia's largest ecotourism social enterprise.

Binna Burra has a special association with the life and work of Romeo Watkins Lahey MBE (1887-1967), who was instrumental in the establishment of Woonoongoora (Lamington National Park) and the National Parks Association of Queensland (NPAQ) and of Arthur Groom (1904-53), who was the inaugural Lodge Manager, promoted the Park through his writing and photography and founding Secretary of the NPAQ.

**"There is no way to measure the time and effort Lahey and Groom and the other directors and willing volunteers put into the founding of Binna Burra, each contributing what was available to them."**

*Shirley Lahey, 1999.*

**Summary:** In 2022, the vision for Binna Burra continues to be a meaningful connection between nature and heritage by:

- Providing a gateway to Woonoongoora (Lamington National Park)
- Offering a range of sustainable accommodation, food and beverage, activities and experiences, education and research opportunities and connecting the creative arts with nature and science
- Nurturing, conserving and improving the heritage listed land and buildings of which we are custodians on the Binna Burra Cultural Landscape, listed on the Queensland Heritage Register
- Rebuilding a Lodge and accommodation at Mt Roberts
- Providing good governance and financial stability for all legal entities associated with Binna Burra

## Core Values & Principles

The Binna Burra Vision is achieved through the implementation of core values and principles of sustainability:

### A Spirit of Binna Burra Site

**Recognising and continuing the history, heritage and connection that generations of families and individuals have with their experiences on the Binna Burra Cultural Landscape within the world heritage listed Woonoongoora (Lamington National Park).**

The Spirit of Binna Burra is evident throughout the culture of the organisation, the shareholders and the many volunteers who have contributed for the past 90 years, including the Friends of Binna Burra (FoBBs) founded in the 1980s, the new Binna Burra Foundation (BBF) and many members of the Lamington Natural History Association (LNHA). It is this 'Spirit of Binna Burra' that has kept generations of families and individuals coming back over the past nine decades. The Spirit of Binna Burra is egalitarian, nature and conservation oriented and embedded in camaraderie and good hospitality.

Our future sees a financially sustainable social enterprise with an environmental focus with younger generations among our most regular visitors, particularly those within a two to three hour car drive distance. Binna Burra offers opportunities for wellness, exercise, the creative arts and rest. Our eco-friendly impact will make us a top destination among climate-conscious young people.

### A First Nations Informed Site

**Respecting and drawing on local First Nations knowledge, culture and history and celebrating this, sharing it with staff, stakeholders and visitors alike.**

Commenced in 2021 as a requirement under the Queensland Government funding support for the new adventure activity called via ferrata, this ongoing process was initiated with the development and implementation of a Stretch Reconciliation Action Plan (RAP). The smoking and healing ceremony undertaken on 8 September 2020 at Binna Burra on the one year anniversary of the bushfires was an emotional and spiritual occasion for many. The structure of the Gondwana Opening Festival (2021) engaged a number of First Nations artists and suppliers to present a contemporary understanding of First Nations culture. Increasingly traditional Indigenous names are being used to identify locations across the Binna Burra Cultural Landscape. As originally proposed by Romeo Lahey, Binna Burra supports the traditional name of Woonoongoora as being the predominant name for what has been known as the Lamington National Park since 1915.

The future sees greater engagement of Traditional Owners in sharing their stories and perspectives of the Binna Burra area. Binna Burra fosters a stronger relationship with Traditional Owners. People identifying as part of an Indigenous culture feel welcome to the site as guests, employees or shareholders.





## A Financially Sustainable Site

**Achieving Binna Burra's vision now and into the future by being financially sustainable with profits reinvested consistently with the core values and principles.**

The future sees Binna Burra financially sustainable where land and buildings are owned and cared for. Rather than paying dividends, any surpluses are reinvested back into Binna Burra. Investment is also made to not only maintain and improve infrastructure but also biodiversity conservation and a wide range of education, research and creative arts activities which enhance the connection between arts, nature and science.

Binna Burra will continue its legacy as a leading ecotourism social enterprise that gets the sustainable balance right in terms of its financial viability, social and economic benefits and custodianship of cultural heritage.

## An Accessible & Social Site

**Our past is egalitarian and inclusive, founded in camaraderie and social interactions for all people. This will continue into the future as we adopt 'Universal Accessibility', meaning the design of products and services to be used by all people.**

Accessibility for all is a central part of Binna Burra's responsible and sustainable tourism policy. Accessibility is not only about human rights. It is a business opportunity to embrace all visitors and enhance revenues.

Binna Burra recognises that people with disability are people first – people who have families, who work, and who participate in our communities. Binna Burra acknowledges that as part of human diversity, people with disability want their lives to be respected and affirmed and that many people with disability are proud of being disabled, and want that identity respected.

Binna Burra has historically been egalitarian. This tradition is continued through a mix of accommodation types and price points. Binna Burra continues to offer accommodation to suit a range of budgets and lifestyles from higher-end Sky Lodges to down-to-earth camping. Being able to socialise with all of the different guests at Binna Burra, regardless of where you are staying, is integral to Binna Burra's offering. Common campfire pits provide informal open-sky places for people to connect. The reality of the natural landscape at Binna Burra does provide challenges for mobility and we will always consider ways to improve access where possible.

## A Site of Climate Resilience

**Almost a century ago, our beginning was radical with forward looking appreciation of traditional cultural and biodiversity conservation views. Our future will continue that legacy. Our landscape inside Woonoongoora (Lamington National Park) continues to be under threat from climate change. Implementing resilience plans alongside efforts to reduce our own carbon footprint is our responsibility to this place and the planet.**

What we will do:

- Strengthen the measurement and disclosure of CO2 emissions in our overall business
- Accelerate the decarbonization of all our individual operations
- Encourage our local community and tourism sector in carbon removal

The future sees a Binna Burra prepared and adapted for a future of climate change impacts. It will continuously improve its integrity as a global leader in ecotourism.

The future sees increased water capturing measures being installed to recycle wastewater and reuse stormwater. Strong relationships with local producers means all kitchens have a closed loop of produce and food waste, creating more jobs for locals. Improved environmental performance will be when we have a zero waste site.

## A Zero Waste and Emissions Site

**Achieving zero emissions means releasing no greenhouse gases to the atmosphere at Binna Burra (no carbon dioxide (CO2), no methane, no nitrous oxide or other greenhouse gases.) It will also reduce bushfire risk and ensure Binna Burra stays at the leading edge of sustainable tourism practices to ensure we can maintain the natural environment that surrounds us, instill good habits in our employees and visitors through reducing, recycling, reusing and repurposing resources to show leadership in the field.**

The future sees installation of more solar panels, electric car park lots and alternative ways to get to Binna Burra (for example by bus) which will help reduce onsite emissions. Reduction of food miles will also be key to this. Where feasible, all company vehicles will transition to electric or hybrid energy sources.

Future infrastructure will focus on the creation of a walking village, making it safe and easy to get around the site without a car.

Zero waste can be achieved through encouraging guests to reduce waste by bringing reusable items, eliminating single use plastics and ensuring guests have options to recycle and compost their waste.

## A Site where Science Matters

**Even before the establishment of Woonoongoora (Lamington National Park) in 1915, science has underpinned the understanding of the natural resources of the mountain rainforests surrounding Binna Burra. We will strengthen our collaboration with all levels of education and research institutions to uncover and share the wonders of all branches of science relevant to Binna Burra. We will strengthen the connections between the creative arts, the natural environment and scientific knowledge.**

Scientifically informed core policies, such as no interference with native animals, will remain central. The future continues the legacy of this place for learning and knowledge exchange. Primary, secondary and tertiary education excursions will offer unique learning experiences, while researchers will find the infrastructure, accommodation, services and organisational collaboration offered by Binna Burra a world-class environment to conduct work to create new knowledge for current and future generations. The *Arts. Nature. Science.* program will reintroduce activities which underpin the 'Spirit of Binna Burra.'

Image Credit: Binna Burra Lodge





The Consultation Summary Diagram gives an overview of key feedback during the consultation processes for this Master Plan. The following pages utilise the Consultation Summary Diagram shown here as a tool to highlight and facilitate future workshoping and the benchmarking of progress against the areas in the diagram.

The Spirit of Binna Burra is key to the continued success of Binna Burra as a place for the 'big nature' connection with Woonoongoora (Lamington National Park). It is often described as being present in adequate and quality local food, like-minded company, a good fire, a warm bed, camaraderie and a willingness by all to help in times of adversity.

Throughout the sense-making process and consultation with stakeholders and shareholders it became clear that whatever the future of Binna Burra, it must maintain this spirit, taking into consideration what this looks like now and into the next 100 years.

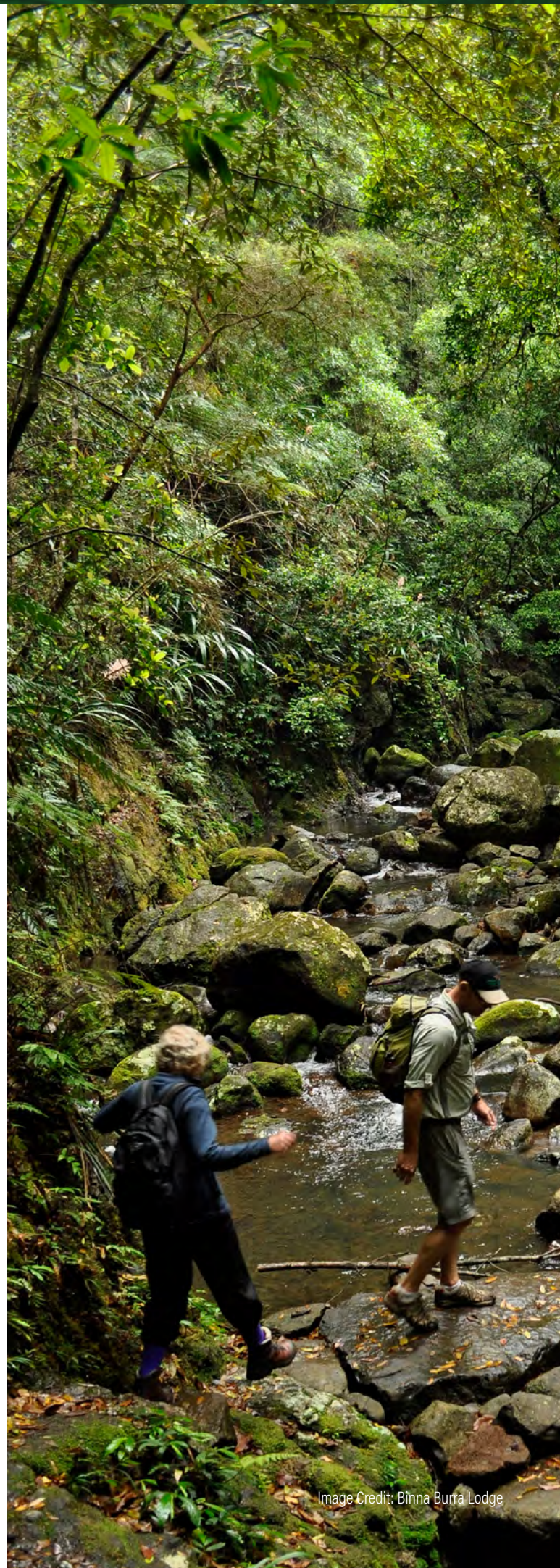


Image Credit: Binna Burra Lodge





# Future Opportunities

*"Like the founders did in the early 1930s, after the 2019 bushfire devastation, it's a new generation's turn to reset, reimagine and recreate Binna Burra, ready for the next 86 years!"*

## 1.1 Future share ownership

Binna Burra is an iconic ecotourism destination 800m above sea level, 65km from Gold Coast International Airport and 115km from Brisbane International Airport. A gateway to the Scenic Rim of the Gold Coast hinterland, Binna Burra owns 32 hectares of land within the Gondwana World Heritage listed ancient subtropical rainforest of Woonoongoora (Lamington National Park).

In 2021/2022, a 12 month Offer Information Statement (OIS) was promoted to current and potentially new shareholders at \$1 per share with a minimum purchase of 500 shares. That rare opportunity to become a Binna Burra shareholder resulted in the number of shareholders expanding from 866 before the 2019 bushfires to 1368 shareholders (June 2022). Binna Burra has been described as "Australia's largest ecotourism collective" made up of a mostly small scale investors.

The total shares before the 2019 bushfires was 1,559,316 and after the OIS was completed in April 2022 the total number of shares was 2,834,575. As at June 2022, 486 shareholders (about one-third) had 500 or less shares. Over half the shareholders had less than 1,000 shares. Over 90% have 5,000 or less shares. The top 10 shareholders (0.7%) have between 20,000 to 70,600 shares (Top 10 total: 386,368 shares).

Traditionally, shares in Binna Burra have been tightly held by generations of families who have handed down their shares to the next generation. Future Boards may consider another OIS for a specified purpose to raise capital and as a result expand the number of issued shares.

## 1.2 Future Opportunities

Binna Burra will continue to focus on providing a gateway to Woonoongoora (Lamington National Park). We will do this by offering a range of sustainable accommodation, food and beverage, activities and experiences, education and research opportunities and connecting the creative arts with nature and science.

We will continuously look for new opportunities to nurture, conserve and improve the heritage listed land and buildings of which we are the custodians of on the Binna Burra Cultural Landscape, listed on the Queensland Heritage Register.

We will rebuild a Lodge and accommodation at Mt Roberts to replace that which was lost in the September 2019 bushfires.

We will do all the above by providing good governance and financial stability for all legal entities associated with Binna Burra.

## 1.3 Principles to guide the development of a new Lodge and accommodation at Mt Roberts

**Binna Burra will adhere to an inclusive and consultative process, based on setting clear objectives which will include:**

- Acknowledge there is a **collective responsibility** from all involved in leadership functions in organisations connected to the Binna Burra Cultural Landscape – includes the Board of Binna Burra Lodge Ltd, the Board of the not-for-profit Binna Burra Foundation Ltd (includes Friends of Binna Burra), senior management staff, key stakeholders who have a long and/or strategic interest in the rebuilding of an iconic ecoLodge at Mt Roberts and the Lamington Natural History Association.
- Finalising and then delivering on the precise **terms and conditions of the funding** from the Queensland State Government.
- Assess which **legal entities** will be involved in receiving the funding, managing the funding, owning and/or managing the new building asset, running the business operations in the new building etc.
- Establish a core **Lodge Construction Committee** (LCC) to plan and oversee reconstruction logistics.
- Clearly articulate the management structure and determine its scope of authority, accountability, responsibility, delegated powers, and stakeholder communication systems - which should be **clearly defined and regularly communicated to all stakeholders**.
- Ensure appropriate governance policies and procedures are in place for financial and procurement **transparency** and continued **cohesion** amongst all stakeholders to rebuild a Lodge and accommodation.
- Have mechanisms to **meet the expectations** of our state political leaders, the government agencies responsible, Binna Burra shareholders and other stakeholders.
- Stay true to our **Advanced Ecotourism certification**: *Australia's leading and most innovative ecotourism products that operate with minimal impact on the environment and provide opportunities to learn about the environment with operators who are committed to achieving best practice, using resources wisely, contributing to conserving the environment and helping local communities.*
- Commit in the design, build and operations of a new Lodge and accommodation to the Ecotourism Australia **Climate Action Certification** program '... dedicated to reducing carbon emissions and assuring travellers that certified products are backed by a commitment to sustainable practices related to addressing climate change.'



Image Credit: Binna Burra Lodge



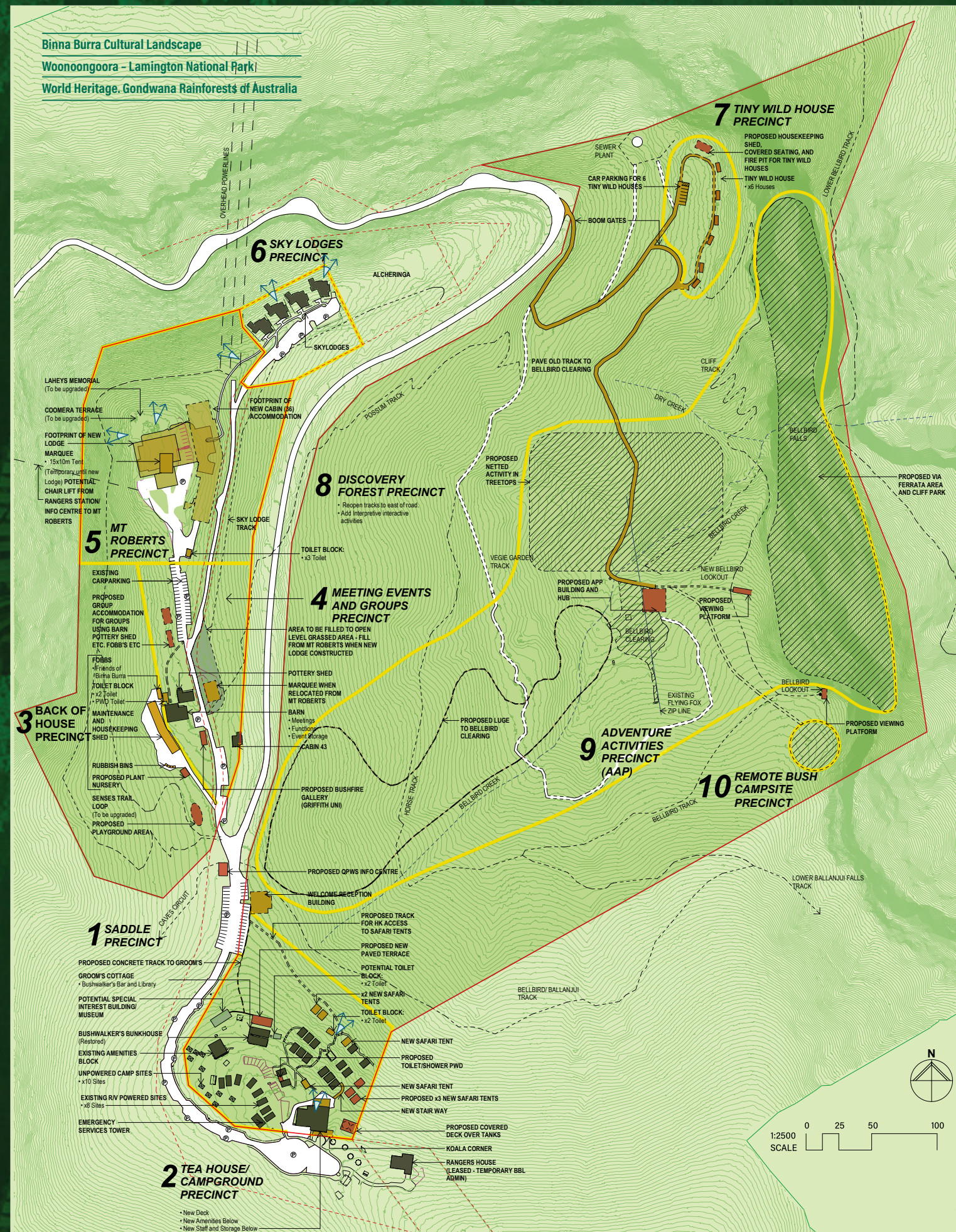


# Binna Burra Master Plan

The Master Plan for the Binna Burra Cultural Landscape is a dynamic long-term planning document that provides a conceptual layout to guide the future growth and development of the overall site.

Consultations on the new Master Plan for the Binna Burra Cultural Landscape have continuously occurred since the 2019 bushfires. It builds on the last Master Plan from 2008 and now includes ten themed precincts:

1. Saddle Precinct – incorporates a new Welcome Building funded by a Commonwealth government bushfire recovery grant.
2. Tea House/Campground Precinct – has received substantial upgrade since the reopening of Binna Burra in September 2020. Now the Tea House extensions, the four new safari tents, infrastructure improvements through the campground and safari tents, and the Bushwalker's Bar at Grooms Cottage have all been completed.
3. Back of House Precinct – behind the Barn – this is where the new housekeeping and maintenance shed building will go – it is fully funded by a Commonwealth government bushfire recovery grant.
4. Meetings, Events and Groups Precinct – includes the Pottery Shed and the Barn area.
5. Mt Roberts Precinct – for a new Lodge and accommodation. Now funding has been confirmed by the Queensland State Government contribution of \$18 million.
6. Sky Lodges Precinct – all repaired and fully operational since the bushfire damage.
7. Tiny Wild House (TWH) Precinct – opening in late 2022 due to the generous support of shareholders who advanced \$100,000 loans.
8. Discovery Forest Precinct – reopen tracks to east of road and will add interpretive interactive activities in the forest on Binna Burra land.
9. Adventure Activities Precinct – includes the via ferrata and adventure activities.
10. Remote Bush Campsite Precinct.





## Precinct 1

## Saddle Precinct

Consistent with the 2009 Binna Burra Master Plan is the concept of a Welcome/Reception Building in the saddle area. This is the first building the guests will see as they drive up the hill and where they will stop to check in whether staying at the new Lodge, campground, Tiny Wild Houses or Sky Lodges. The 2009 Binna Burra Master Plan had the Welcome Building on the western side of the road. With the additional carparking added to the saddle in 2020 by Queensland Department of Transport and Main Road (TMR), it now makes sense to locate the Welcome Building on the eastern side of the road. The upper level of the 2-storey building will have two reception areas, one for Binna Burra accommodation (new Lodge, Sky Lodges, Tiny Wild Houses and campground) and a separate reception for the Adventure Activities Precinct. The Binna Burra reception desk will have adjoining offices for marketing and events. The lower level will be the main administration centre for Binna Burra. This building will be constructed during 2023 with support from the Australian Government's Black Summer Bushfire Recovery (BSBR) Grant.

The western side of the road at the saddle, on land owned by TMR, is proposed by Binna Burra as an ideal location for a new Queensland Parks and Wildlife Service (QPWS) Information/ Interpretation Centre. Having cars stop on the saddle to find more information (e.g. walking tracks, maps) will reduce the current congestion at the turn around area in front of the Tea House.



1 PERSPECTIVE - NORTH EAST



3 PERSPECTIVE - SOUTH EAST



2 PERSPECTIVE - NORTH WEST



4 PERSPECTIVE - SOUTH WEST

Image Credit: Medhurst Architects



Image Credit: Binna Burra Lodge





## Precinct 2

## Tea House/Campground Precinct

In the 12 months from the bushfire in September 2019 to the road being reopened in September 2020, various upgrades to the Campground Precinct included:

- 15 safari tents - replacing all canvas tents, furniture, decks and adding sandwich panel roofs to the 11 tents that didn't already have them
- Campground – adding underground power and water to the 8 powered sites, installing two Tesla charging points and paving 12 carparks in the campground

Immediately post-bushfire in 2019, it was clear that the Tea House would become the operational heart of Binna Burra for the foreseeable future. As such, the front of the Tea House was upgraded to include a reception, retail area and additional storage for the kitchen. These works were funded via part of the Queensland Government's Attracting Tourism Fund (ATF) Grant.

Further works were then funded from the Binna Burra share raising. These works included:

- Repurposing Grooms Cottage (as the heart of the remaining heritage buildings at Binna Burra) to be a Bushwalkers Bar downstairs and small library and studio upstairs)
- Upgrading the Bunkhouse to become the four room Bushwalker's Bunkhouse
- Upgrading the internal areas of the Tea House including a new fireplace, new floor and furniture
- Koala Korner was also created outside the Tea House

With funding jointly provided by the Australian and Queensland Governments through Category D of the Disaster Recovery Funding Arrangements (DRFA), the Local Economic Recovery Program (LERP) provided two new decks on the Tea House; new amenities, First Aid Room, storage and staff facilities under the

Tea House, four new safari tents and two small toilet blocks (one at the lower level safari tents and one at Mt Roberts).

Whilst the Welcome Building is being constructed it is planned to install a concrete pathway along the western tree line from the saddle carpark up to Grooms Cottage, as well as form a level grass-based track from the saddle carpark to the lower level safari tents, as access for housekeeping golf buggies.

There is also room for a special interest building/museum to be located to the west of Grooms Cottage. As one example, this could be the heritage listed Lahey House, currently located at St. Lucia, Brisbane.

Future plans include a new deck over the two water tanks to the east of the Tea House. This would provide additional outdoor dining and event space adjacent to the Tea House.

Since reopening in 2020, Binna Burra has leased (from QPWS) the Rangers House (to the east of Precinct 2) for use by the Binna Burra administration staff (upstairs) and maintenance (downstairs). Binna Burra will move these operations to the Welcome Building and Back of House Precinct once constructed.

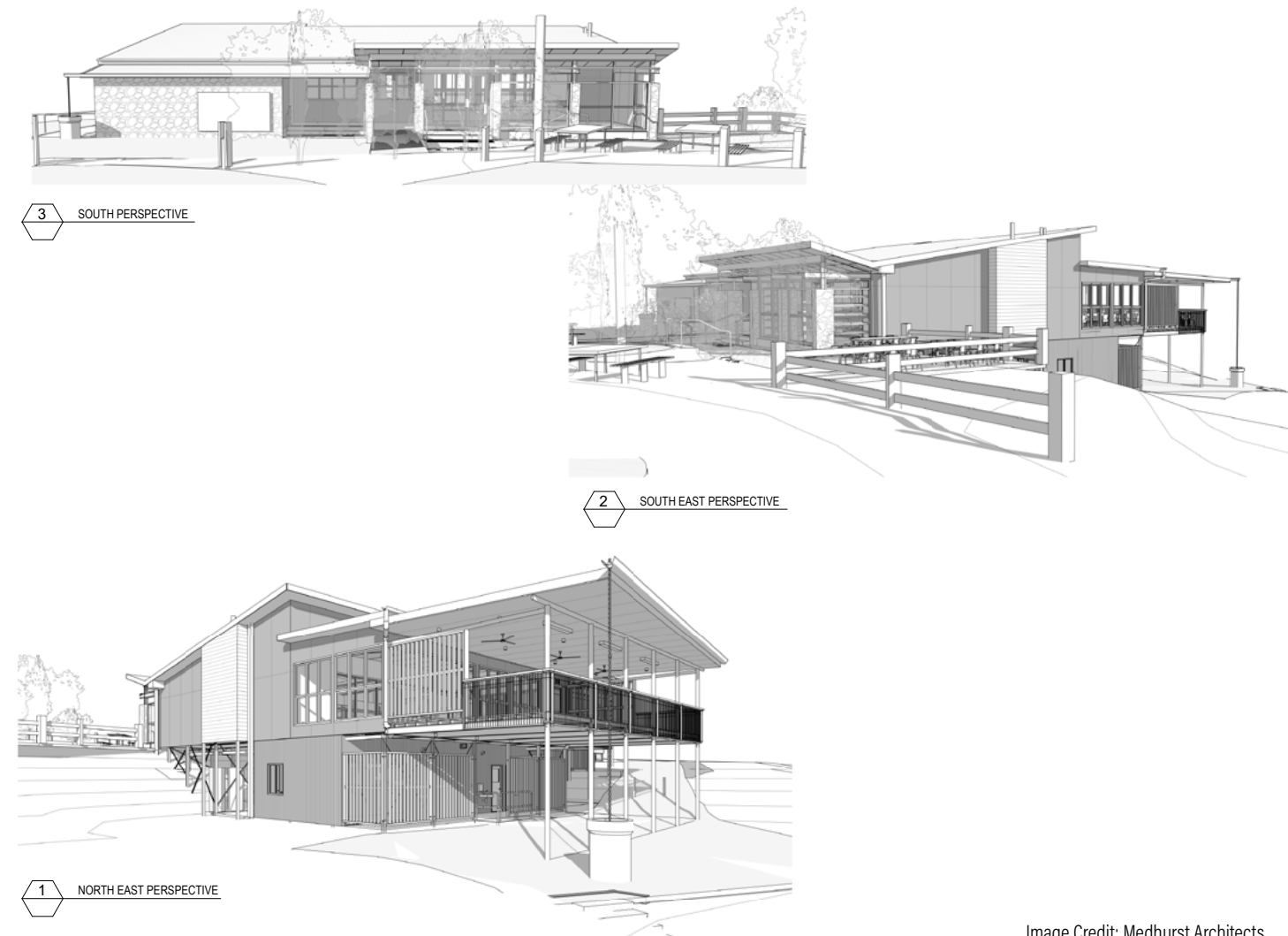


Image Credit: Medhurst Architects



Image Credit: Binna Burra Lodge



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## Precinct 3

## Back of House Precinct

The flat area to the west of the Barn was expanded with rock and fill from the 2020 roadworks and is currently being used as a temporary storage area. This larger flat area will be used for a range of back-of-house functions. A maintenance shed will be constructed on the northern end, a housekeeping shed on the southern end with staff facilities in between.

These sheds will be constructed in 2023 with support from the Black Summer Bushfire Recovery (BSBR) Grant.

This Back of House Precinct will also include space for large rubbish bins, recycling, and a potential plant nursery.



2 External Perspective 1 - Presentation



3 External Perspective 2 - Presentation



Image Credit: Binna Burra Lodge



Image Credit: Medhurst Architects

4 External Perspective 3 - Presentation

## Precinct 4

## Meetings, Events and Groups Precinct

After Binna Burra reopened in September 2020, the Barn was initially used as the Bushfire Gallery and since then as the housekeeping space. Once the new housekeeping shed in the Back of House Precinct is completed, housekeeping will move to the new facility. The Barn will then be upgraded to be used for meetings, functions and event storage.

New toilets will be constructed in 2023, just to the north of the Barn (funded by the Black Summer Bushfire Recovery (BSBR) Grant).

The Pottery Shed has been reroofed and repainted (funded by a Queensland Government Heritage Grant) and had a new floor installed. It will continue to be used for small group meetings and functions.

Future plans include constructing new group accommodation on the terrace where Old Bill's Cabin/Bliss Massage was located.

Cabin 43 (Forestry Hut) survived and has been renovated internally to be suitable for long-term occupancy. Since reopening in 2020, Cabin 43 has been used as accommodation for a full-time Duty Manager. If alternate accommodation can be sourced for the Duty Manager, Cabin 43 could be returned to guest accommodation.

The plan for the area to the east of the road to Mt Roberts, between Cabin 43 and the track to the Sky Lodges (which was previously the nursery and Discovery Forest) is that when a new Lodge is constructed on Mt Roberts, soil from these earthworks will be used to create a large level area at this site. Once this level area is formed, the current marquee that is on Mt Roberts will be transferred down to this site and the balanced level area will be grassed so that the marquee and grassed area will form another event/function space.

Carparking for events, meetings and groups will be either side of the access track up to Mt Roberts, in the same location that was previously used for Lodge guests.



Image Credit: Binna Burra Lodge



## Precinct 5

**Mt Roberts Precinct**

The bushfire destroyed the old Lodge and 42 cabins that sat on Mt Roberts. After the Lodge was demolished, the site was grassed with water and power supply reinstalled for events. A marquee was installed on Mt Roberts for events and functions until a new Lodge can be built. At that stage the marquee would be relocated to the area described in Precinct 4.

One outcome of the six months Government Task Force after the bushfire was a 'like for like' approval for Binna Burra to rebuild up to the same gross floor area (GFA) lost in the fire. In the three years following the bushfire, Binna Burra engaged in a long-term feedback process with stakeholders and shareholders to provide input on the design of a new Lodge and accommodation. The proposed design is based on this input and feedback whilst keeping within the approved GFA.

As Precinct 7 will have six new Tiny Wild Houses (TWH) which will count as part of the approved GFA, it was decided that the design of the new Lodge and accommodation would be for 36 new accommodation rooms, rather than the original 42.

Plans for the new Lodge include replacing the overhead powerlines that run along the track to the Sky Lodges with underground power.

In the new Lodge design, Coomera Terrace will connect back into the new Lodge, Lahey's Memorial will get an upgrade and Win's Garden (part of the former Win Bristow Garden Walk) will remain. Both features are noted on the Queensland Heritage Register for the Binna Burra Cultural Landscape.

Binna Burra acknowledges the Queensland Government funding support of \$18 million to rebuild the Lodge and accommodation.



Image Credit: Medhurst Architects  
Please note images are drafts  
from the ongoing design process.



## Precinct 6

**Sky Lodges Precinct**

The architecturally award-winning Sky Lodges were completed in December 2011. Consisting of 24 accommodation units including studios and one- and two-bedroom apartments across four by three level buildings, each is privately owned. Binna Burra leases 18 of the Sky Lodges and manages these on behalf of the owners. The value of these management rights is reflected in Binna Burra's financial reports. Built to modern environmental and bushfire standards, the Sky Lodges survived the 2019 bushfire relatively unscathed. The Insurance Council of Australia now use the Sky Lodges as a role model of how to build in a bushfire prone area.

The Sky Lodges have provided crucial income for Binna Burra since reopening and will continue to do so in the future.



Image Credit: Binna Burra Lodge



## Precinct 7

## Tiny Wild House (TWH) Precinct

Since reopening in 2020, Binna Burra has struggled to break even. This is in large part due to the loss of the accommodation income from 42 cabins. The Scenic Rim Regional Council (SRRRC) supported the concept of having tiny houses at Binna Burra as a relatively quick way to help fill the gap of missing accommodation. Early versions of the Binna Burra Master Plan showed up to 15 TWHs scattered around the property.

Subsequent research confirmed that whilst most guests supported the TWH concept, many were not comfortable with using composting toilets (which also require regular maintenance). From a practical and operational perspective, it also made sense to locate the TWHs close to each other in the one precinct. The outcome is the proposed TWH Precinct sitting above Bellbird Cliffs and looking east to Ships Stern Range. Each TWH is on wheels, and will be connected to sewer, power and water. In the event of an approaching bushfire, each TWH can be disconnected from services and towed to a safe zone at the saddle.

Many of the standard tiny house designs were not relevant to the TWH Precinct nor compliant with Occupational Health and Safety (OH&S) requirements for Binna Burra housekeeping and other operations. Accordingly, the six TWHs have been specifically designed and built to suit Binna Burra's location and purposes. They have been designed to target couples, however as the site will also have a communal shelter shed and fire pit, the precinct is also appropriate for groups.

The six TWHs have been funded via shareholder loans and will be operational by the end of 2022.

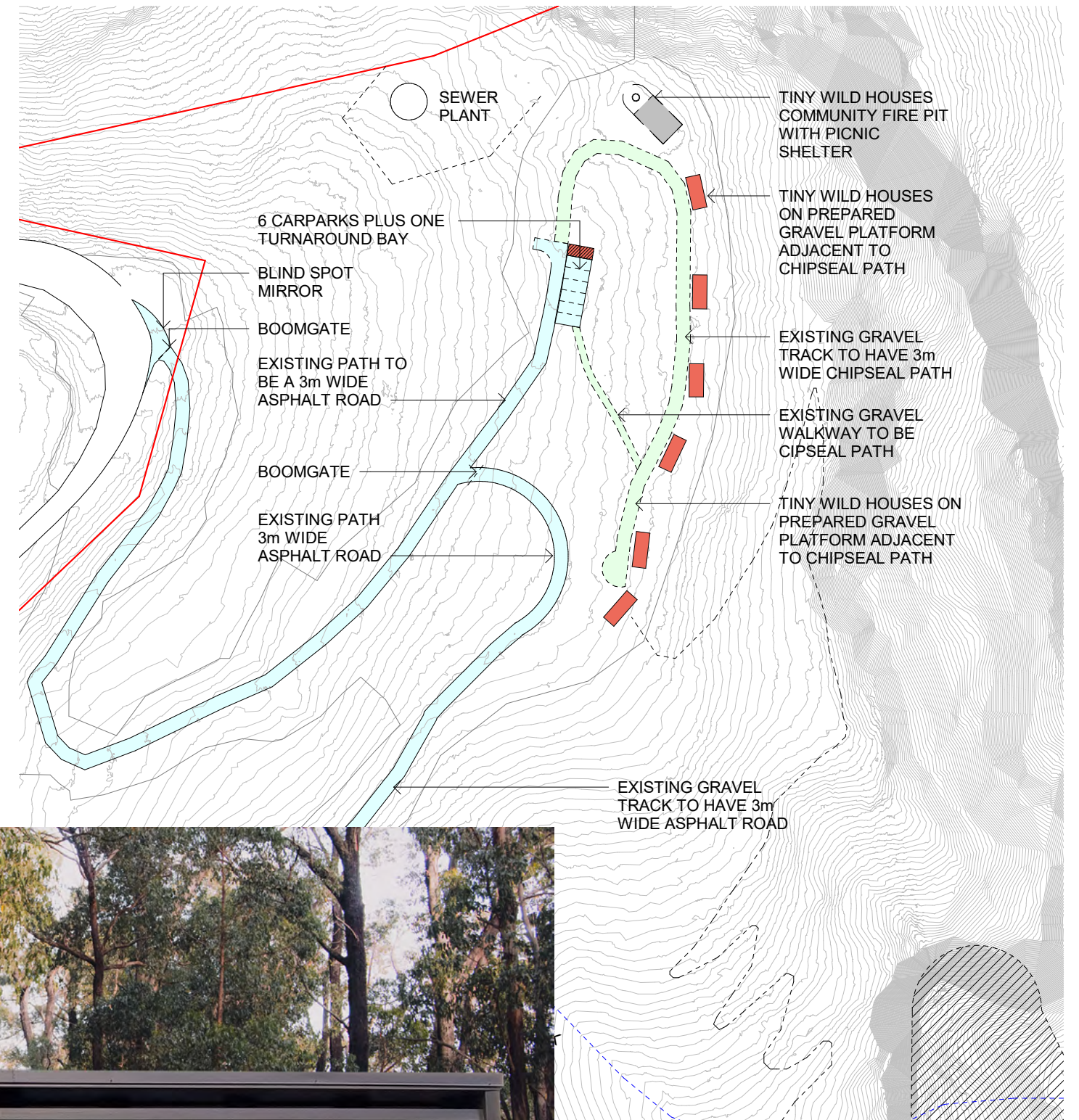
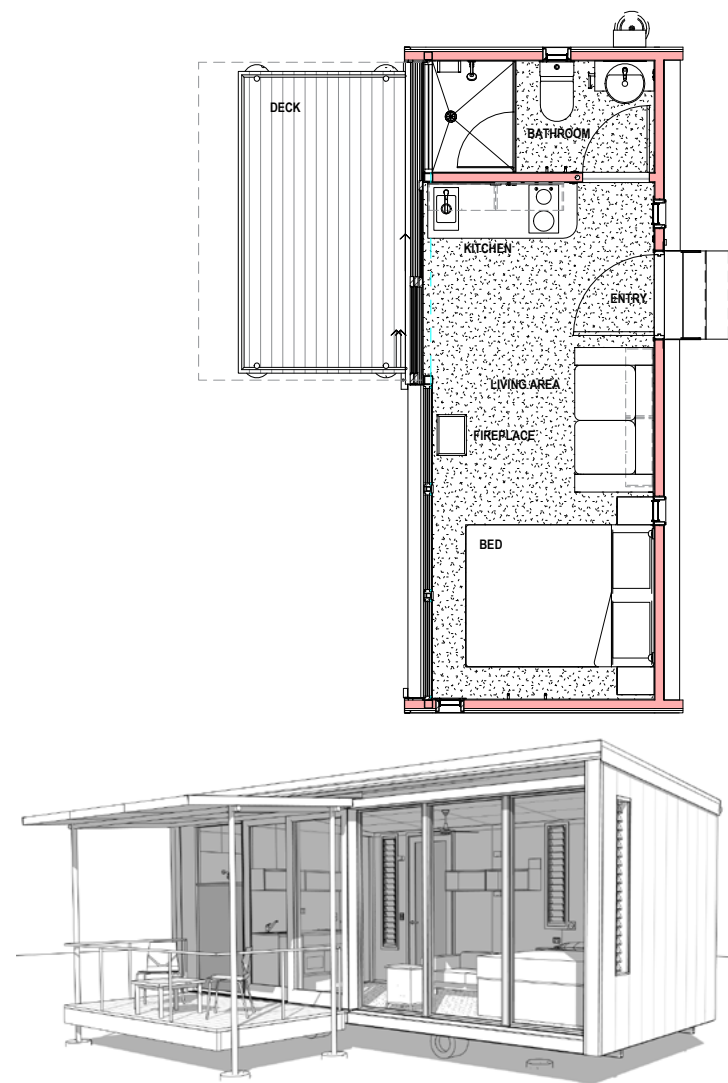


Image Credit: Medhurst Architects





## Precinct 8

## Discovery Forest Precinct

This precinct essentially consists of the land east of Binna Burra Road that is not covered by the TWH Precinct, the Adventure Activities Precinct (AAP), or the Remote Bush Campsite Precinct. It is proposed to reopen the old tracks on the east side of the road and add interpretive signage and activities. It is anticipated that these projects will be managed by Binna Burra Foundation (BBF) which amongst other things now incorporates the Friends of Binna Burra (FOBBs).



Image Credit: Binna Burra Lodge

## Precinct 9

## Adventure Activities Precinct (AAP)

After a nine month application process and immediately before the bushfire, Binna Burra was awarded an Attracting Tourism Fund (ATF) Grant to build a new climbing activity on the Bellbird Cliffs called via ferrata. As the bushfire significantly damaged the cliff, Binna Burra was able to access funding from the Disaster Recovery Funding Arrangements (DRFA) to help with the clearing and scaling of the cliffs to make safe for future activity.

Whilst these clearing and scaling works were underway, the Binna Burra Master Plan process evolved to suggest an expansion of the via ferrata activity to a larger AAP. The AAP concept was put out to tender and a company was selected to lease the AAP area and operate a range of activities which currently include a Cliff Park (incorporating via ferrata), a netted activity up in the treetops, a luge through the forest from the saddle down to Bellbird Clearing and a new walking track more directly connecting the saddle to Bellbird Clearing.

Bellbird Clearing will become the hub for these activities.

The ATF Grant also contributes to the cost of paving the existing track down to Bellbird Clearing (to provide all weather access for staff) as well as providing water and underground power to Bellbird Clearing.

## Precinct 10

## Remote Bush Campsite Precinct

Over the last 10-20 years, a trend that has emerged is commercial companies offering guided bushwalks. Binna Burra is somewhat unique in that it is private property surrounded by National Park and some wonderful walking tracks.

Specialised commercial bushwalking companies need a place for their walking groups to stay overnight and prefer to use a relatively private site. Binna Burra has selected an area just south of the old Bellbird Lookout as the site of a remote bush camp. This remote bush camp would have a central building for eating and up to eight tented platforms.

It is proposed that this remote bush camp would be leased to a commercial bush walking company. When not being used by the commercial bushwalking company, it is expected that Binna Burra could rent the bush camp to appropriate groups.

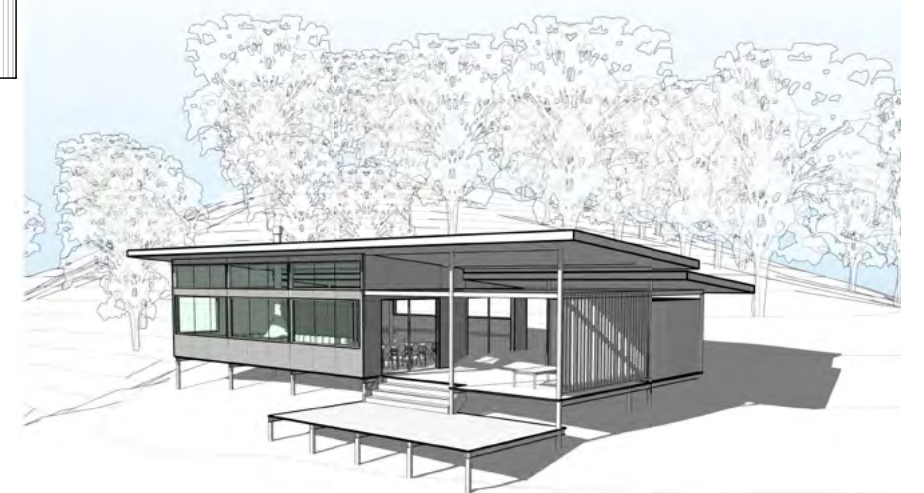
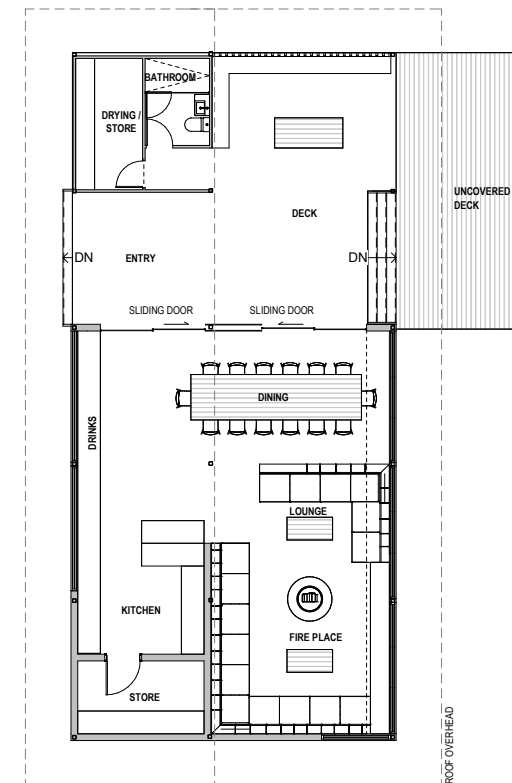
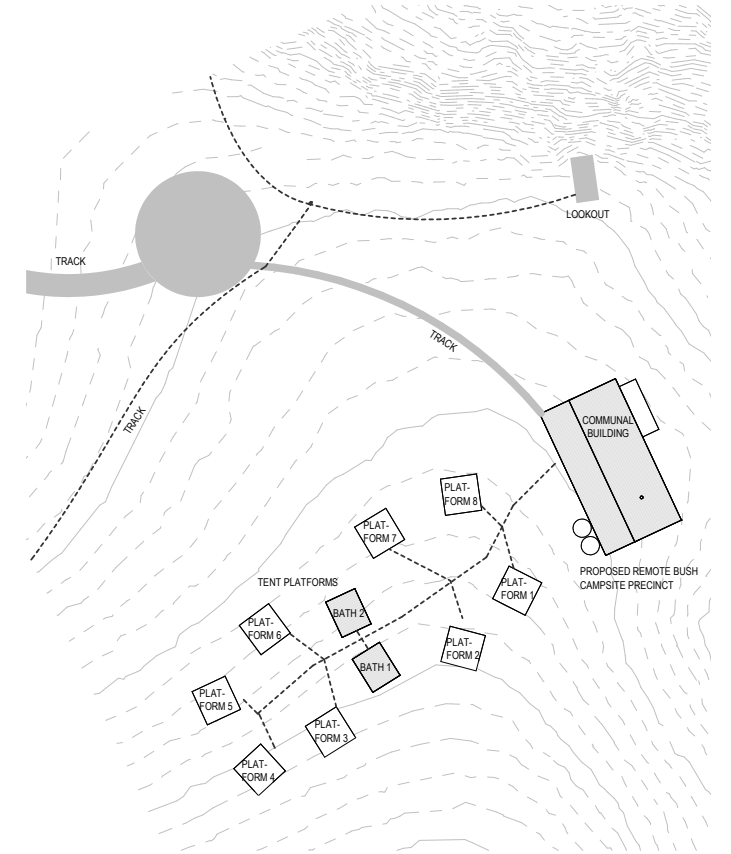


Image Credit: Medhurst Architects





Image Credit: Binna Burra Lodge



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