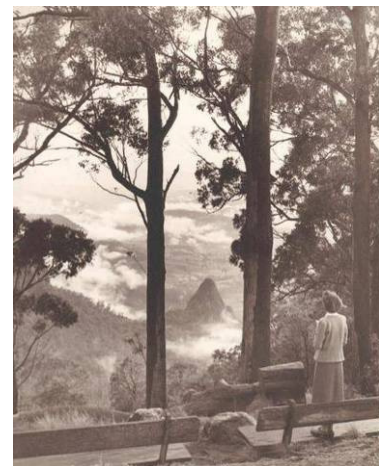
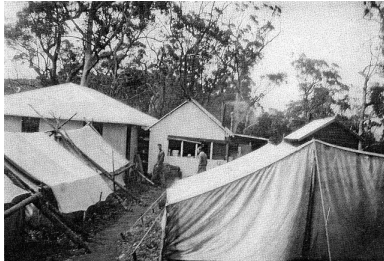


# BINNA BURRA CONSERVATION MANAGEMENT PLAN



# CONSERVATION MANAGEMENT PLAN

**BINNA BURRA  
BINNA BURRA RD  
BEECHMONT Q**

**Prepared for Binna Burra Lodge Ltd  
Funded by the Qld Heritage Grant program**

**May 2010**

**FINAL REPORT**

**Job # : 0947**

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# 1.0 Executive Summary

## 1.1 A CONSERVATION MANAGEMENT PLAN FOR BINNA BURRA

This Conservation Management Plan was funded by a \$15,000 grant under the Queensland Heritage Grant Program, “Living Buildings and Places” administered by the Queensland Department of Environment & Resource Management (DERM). The purpose of the report is to document the cultural heritage significance of Binna Burra, which is listed in the State Heritage Register and one of Australia’s longest established nature-based resorts. In particular the report seeks to clarify the heritage values of the site and its many elements and make recommendations regarding the ongoing management of the site.

The report broadly considers the whole of the listed site but given its complexity, the identified priorities and the available resources, this report is focused on:

- Assessing the Lodge, Cabins and Environmental Education Centre

That is the early Dining / Games Room and Kitchen (now Lounge / Reception and Shop area) and 1970s Dining Room and Kitchen; cabins (some 40 units ranging from the early 1930s cabins to later prefabricated buildings) and the Environmental Study Centre (the former house of Arthur Groom). This includes assessing the significance of each particular element and establishing some guiding principles for ongoing maintenance and repair;

- Providing an Inventory of the elements of the site

Although not originally part of the brief, it became apparent once the commission was underway that a more complete inventory of the site was required to aid in the heritage management of Binna Burra. That Inventory is contained in Appendix 9.3. It includes elements noted in the Entry in the Heritage Register but also a number of others. Although not always complete, it seeks to assess the significance of these elements with a view to both clarifying significance including identifying elements of relatively minor significance which can therefore be treated differently in terms of heritage management obligations.

The report also considers the future development of Binna Burra in broad terms including a review of the 2008 Master Plan and the proposed development of lot 1 RP124596 (Binnaburra Sky Lodges).

## 1.2 MAJOR HERITAGE ISSUES

The major (sometimes inter-related) issues identified include:

- Retaining the integrity of Binna Burra in terms of its heritage values whilst balancing a number of other sometimes competing values notably maintaining and building infrastructure in a very live environment, responding to visitor expectations, availability of resources and skills, whilst remaining true to the founding and sustaining philosophy of Binna Burra;
- Ongoing maintenance and repair of structures particularly timber structures in a rainforest environment;
- Roofing materials (to re/shingle or not to re/shingle?) – a critical maintenance and heritage issue and also an emotional issue for the Binna Burra community;
- The need to clarify the heritage significance of the site and its many elements and to develop appropriate heritage management guidelines;
- Managing the impacts of future development:
  - The Master Plan is predicated on the need to increase the visitor capacity of Binna Burra involving the construction of a number of new buildings and

infrastructure and at least in the short term (pending implementation of a car-free zone) increasing vehicle numbers on site;

- The proposed 'Sky Lodges' - the major issue is the impact of vehicular access currently proposed to be via an existing little used service road, which would require substantial upgrading with potential substantial impacts on the values of the existing resort;
- The listing boundary (which does not currently include lot 1 RP123312 - now part of the Lamington National Park).

### **1.3 RECOMMENDATIONS**

1. That this report and its findings be accepted;
2. In particular it is recommended that:
  - To maintain, enhance and in some cases restore integrity to the site in terms of its heritage values and better use existing resources, that the most significant and intact elements be prioritised for attention. For example some of the earliest cabins such as Cabin 5 could be returned to 'as-built' or as near as 'as-built' as possible including retaining the shingled roof, re-instating original planning, openings and doors etc, removal of intrusive services. Other less significant cabins (such as Cabins 21-29) could be retained as is (with services etc) or alternatively be replaced with new buildings. (Refer Chapter 7 Policy 5);
  - The findings regarding priority maintenance and repair (including for example roofing) be acted upon as soon as possible. (Refer Policy 9);
  - In terms of roofing materials, shingling is a desirable roofing material where it was originally used or where originally intended. Priority of resources should be given to the most significant buildings (eg the early cabins); where sufficient resources are not available for shingling, roofs should be galvanised steel. In other cases, roofs should be of galvanised steel which has the necessary practical and aesthetic qualities. Ad hoc treatment of roofs should be avoided. (Refer Policy 11);
  - Further research be undertaken and material collated from the Binna Burra Archive in relation to elements identified in the Inventory in Appendix 9.3. That the Inventory be used and added to as a management tool for recording other relevant information such as building work to the various site elements. (Refer Policy 7);
  - Options be explored with the Department of Environment and Resource Management for simplifying the management of heritage issues on the site including development of Heritage Management Protocols and / or a Heritage Agreement. (Refer Policy 20);
  - Some aspects of the Binna Burra Master Plan be reviewed in the light of this report. (Refer Policy 18);
  - In relation to the proposed 'Sky Lodges' development, that access to the proposed development site be reviewed to reduce the impact on the heritage values of the existing resort. (Refer Policy 19);
  - That the Entry in the State Heritage Register be amended to reflect the findings of this report including changes to the statement of significance and that the heritage listing boundary be extended to include the whole of the original Binna Burra lands ie to include lot 1 RP123312 which now forms part of Lamington National Park. (Refer Policy 3).

## 2.0 Introduction

### 2.1 BINNA BURRA

Binna Burra was founded in 1933 by pioneering conservationists, Romeo Lahey and Arthur Groom. It was established as a means of bringing people to experience and value the wonders of the Lamington National Park (now part of the world heritage listed Gondwana Rainforests of Australia) and is one of Australia's longest established nature-based resorts.<sup>1</sup> The venture was funded by the formation of a company (Queensland Holiday Resorts Limited now Binna Burra Lodge Limited); the passion and commitment of the company shareholders and others associated with Binna Burra has been a key component of the Binna Burra story.

Binna Burra is located on Mt Roberts 8km south of Beechmont on the Binna Burra Road. It is surrounded by the Lamington National Park. Most of the Lodge buildings and infrastructure are focussed along the ridge, although the state heritage listing extends to the whole of the site. The first buildings were erected in 1934 but the site also includes more recent structures. Built elements range from the main lodge buildings, cabin accommodation and ancillary buildings to the Environmental Education Centre (formerly Arthur Groom's cottage), the camping ground including a recent teahouse and the 3 'Groom houses' erected on the 'house blocks' subdivided in late 1960s. In general terms there are three main building types on the site: the early slab cabins made from tallow wood with shingle roofs; the relocated buildings and buildings constructed from relocated buildings and the newer post war buildings. The site also comprises a number of other elements including memorials, look-outs and landscape elements such as pathways, gardens and signage.

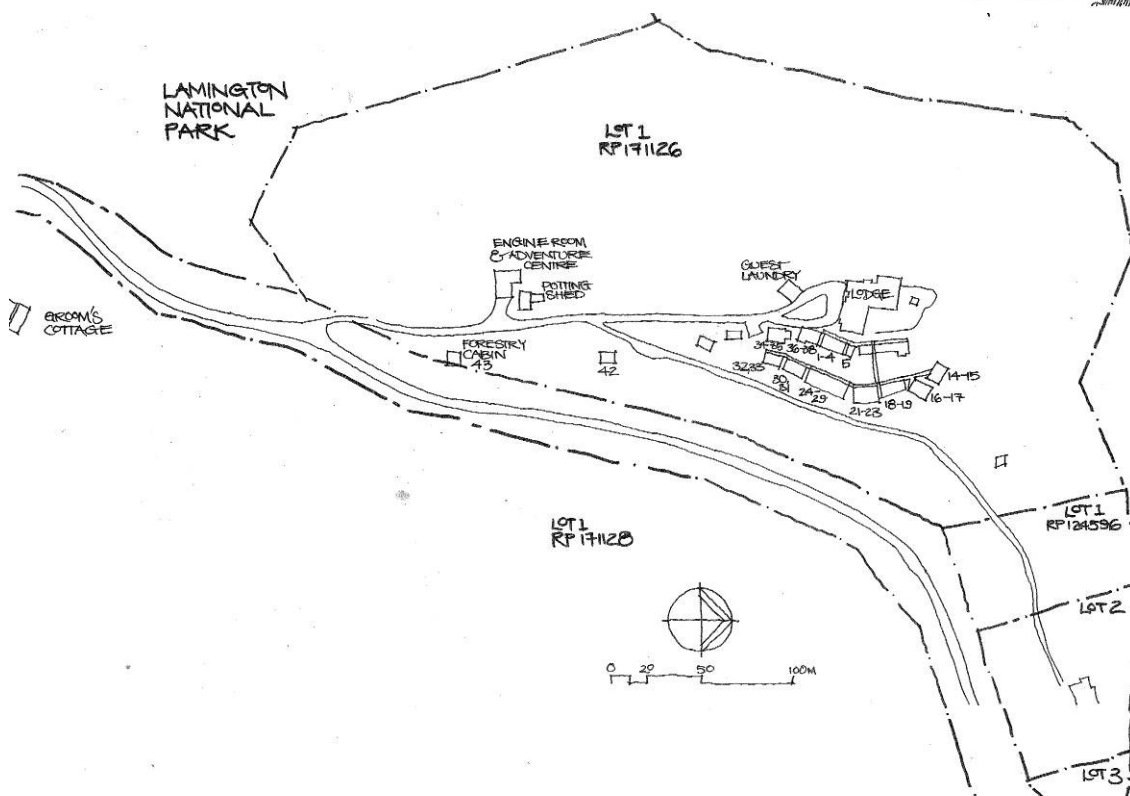
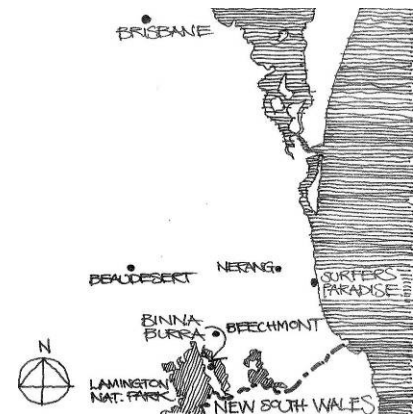


Figure 1. (top) Location plan.

Figure 2. (above) Site plan (partial). Most of the Lodge buildings are located along the ridge with Groom's cottage and the camping ground located to the south of the main lodge buildings and the residential lots lying below the summit to the north east. (See figure 3 for the whole site).

<sup>1</sup> The Gondwana Rainforests of Australia (formerly known as the Central Eastern Rainforest Reserves) is listed for its outstanding natural and scientific values. (Place id #105135)

Binna Burra was listed in the Queensland State Heritage Register as Binna Burra Cultural Landscape in March 2000 (QHR #601899). In 1997 it was listed by the National Trust of Qld (BDS #13) and is also recorded as an indicative place on the Register of the National Estate (RNE #101010). The site is also subject to the provisions of the *Vegetation Management Act 1999*.

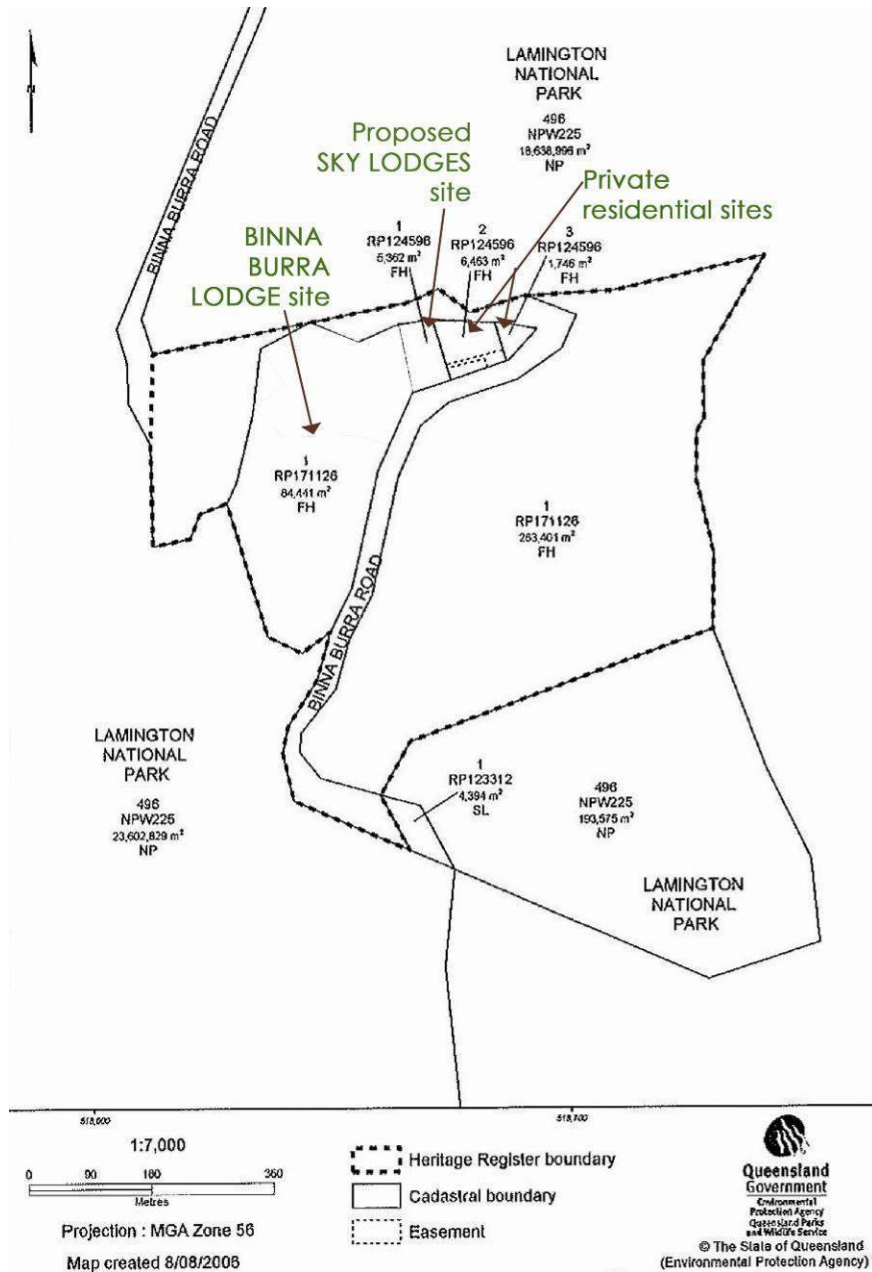


Figure 3. The State heritage listing boundary for Binna Burra includes lot 1 RP171126 (which contains most of the current Binna Burra lands – the majority of the lodge buildings are located within the western section of the lot ie to the west of the road); the residential lots subdivided in the 1960s – lots 1-3 RP124596 (which includes the proposed ‘Sky Lodges’ site) as well as road reserve. (DERM heritage boundary map with RA annotations)

A master plan was prepared for Binna Burra in December 2008 by architects Deicke Richards. That report (further discussed in Chapters 3 and 7; see also Appendix 9.2) identifies a number of key principles and is predicated on the need for new development at Binna Burra so as “to ensure a financially sustainable business providing the public with access to Lamington National Park.” Further development possibilities identified in the Master Plan include the building of apartments on lot 1 RP124596 (one of the lots subdivided from the original lands in the 1960s) for which development approval has recently been granted.

## 2.2 THIS REPORT

This report was funded by a grant of \$15,000 from the Queensland Heritage Grant Program, “Living Buildings and Places” administered by the Queensland Department of Environment & Resource Management (DERM). It was prepared by Riddel Architecture for Binna Burra Lodge Ltd and written by Robert Riddel, Emma Scragg and Susan Hill. The purpose of the report is to document the cultural heritage significance of Binna Burra located at Binna Burra Road, Beechmont described as Lots 1, 2 and 3 on RP124596, Lot 1 RP 171126 and Lot 1 ROAD0.<sup>2</sup>

The particular requirements of the brief are contained in letter to Binna Burra from Riddel Architecture of 27 August 2009 as revised 9 September 2009. Given the size and complexity of the listed site, the relatively modest resources available to fund this report and the priorities identified by the client and DERM, it was agreed that the CMP would focus on:

- The Lodge;
- The Cabins; and
- The Environmental Study Centre (former house of Arthur Groom).

Ongoing maintenance and repair was also identified as a priority on the site; in particular roof treatments (many of the buildings are shingled) and drainage. It was also agreed that the report would include broad policies considering the future development of the site including consideration of the application to develop lot 1 RP124596 and adjoining lands. It is noted however that this does not amount to a detailed assessment as would be required for a heritage impact statement.

A further priority became apparent in the course of the preparation of this report. That is that a more comprehensive survey of the elements of the site was required. Whilst the Entry in the Heritage Register identifies the site as significant for a number of reasons and identifies a number of elements as significant, there is a deal of uncertainty as to what this might mean in terms of ongoing management. Although this report is necessarily limited in scope it has nevertheless endeavoured to give a more comprehensive view including clarifying the significance of the previously identified elements and identifying a number of other elements both significant and less so. More work will be required - for example the ongoing management of the site would be aided by the development of heritage management protocols possibly enshrined in a Heritage Agreement made with Department of Environment and Resource Management and more information should be collated from the Binna Burra records regarding various elements, however this report should provide a foundation for that future work.

The report was prepared in accordance with the *Australia ICOMOS Charter for the Conservation of places of Cultural Heritage Significance* (the ‘Burra Charter’) and *The Conservation Plan: a guide to the preparation of conservation plans for places*

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<sup>2</sup> This correlates with the State heritage boundary which the Entry in the Heritage Register describes as incorporating the:

*Binna Burra resort and part of the road reserve which traverses the resort, including the wide section of the road reserve abutting the northwest corner of Lot 1 on RP171126, which then follows an easterly path before turning south and southwest, before finally turning east again toward Lamington National Park.*

(QHR #601899; refer map attached to Entry – see figure 3)

Essentially the boundary includes the land originally purchased in the early 1930s; the exception to this however is the lot sold to Queensland National Parks c1978 (lot 1 RP123312). This lot is considered later in this report – see Chapter 7 Policy 3 which recommends that it be included as part of the heritage listing.

of European Cultural Significance.<sup>3</sup> It also took note of the guidelines provided by the Department of Environment and Resource Management (contained in the schedule to the agreement between Binna Burra and DERM).

The report includes an annotated history (chapter 3) based on an unpublished history of Binna Burra held in the Binna Burra Archives as well as other material including published sources and material held as part of the extensive Binna Burra Archives. Although the DERM guidelines provide that the history from the Entry in the Heritage Register should be used in these grant funded reports, in this case more information was required in relation to the development of the site, particularly as it related to the prioritised buildings. Chapter 4 considers the physical evidence of the place itself in broad terms but should be read in conjunction with the Inventory in Appendix 9.3; chapter 5 considers the significance of the place including updating and expanding the significance identified in the Entry in the Heritage Register. This chapter also includes a Schedule of Items of Significance. Chapter 6 considers the condition of the fabric in broad terms and includes a Schedule of Priority Work (as required by DERM guidelines). Chapter 7 contains the conservation policies and guidelines developed in the light of the identified significance of the place, the requirements of the *Queensland Heritage Act 1992* as well as the particular issues related to Binna Burra. The references are contained in chapter 8 and the appendices in chapter 9. Appendix 9.3 contains the Inventory of the various elements of the site. This includes (in most cases) a short history, description, statement of significance, statement of condition and recommended priority works. The Inventory is cross-referenced to other chapters and should be read in the context of the broader findings contained in chapters 5, 6 and 7.

### 2.3 ACKNOWLEDGEMENTS

Thanks to Binna Burra in particular to FOBBs, Josephine Weir who co-ordinated the project on behalf of Binna Burra and to Keith Weir, who together with Josephine, acted as our guides during to the report team's stay at Binna Burra; to Tony Groom (who generously loaned photographs from his collection); Lesley Hutley and Shirley Lahey, Archivists, for generous use of material from the Archive and for reviewing the history section of the document, to the Binna Burra Board in particular to Chairman Hal Morris and Director, Robert McDowall for comments on the draft report and to Binna Burra Mountain Lodge for providing accommodation during our stay. Thanks also to the Cultural Heritage Branch of the Department of Environment and Resource Management for access to the material held on the site file; and John Oxley Library and National Library for the use of photos.

### 2.4 ABBREVIATIONS

BB	Binna Burra
DERM	(Queensland) Department of Environment & Resource Management
FOBB	Friend of Binna Burra
JOL	John Oxley Library
NTQ	National Trust of Queensland
QHR	Queensland Heritage Register

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<sup>3</sup> The Burra Charter can be viewed at [www.icomos.org/australia/](http://www.icomos.org/australia/); James Semple Kerr, *The Conservation Plan: a guide to the preparation of conservation plans for the places of European cultural significance*. 5<sup>th</sup> edition. Sydney: National Trust of Australia (NSW), 2000.



## 3.0 A history of Binna Burra

This chapter provides a contextual history of Binna Burra with a particular focus on those elements of the Binna Burra story which relate to the built elements, the major focus of this report. As noted earlier most of this section takes the form of an **annotated history** based on a recent unpublished history of Binna Burra held at the Archives (compiled by Tony Young and Shirley Lahey). This in turn draws on the published works of Arthur Groom and Harry Throssell, as well as material held in Binna Burra Archive.<sup>4</sup> The chapter follows the periods established by Young and Lahey, but has been edited and where appropriate, annotated to provide a means of focusing on the built elements whilst still providing the background to understanding Binna Burra including the people who have been significant in establishing and continuing Binna Burra as well as its symbiotic relationship with the National Park.<sup>5</sup> In the text, pertinent changes to the site and its elements have been put in 'bold'; at the end of each section is a list of identified new elements and changes to elements from each period.

### 3.1 THE BEGINNINGS

*The beginnings of the Binna Burra Mountain Lodge of today appear to date from 1920 when Romeo Lahey (who was then a working director in the family sawmilling business at Canungra) engaged some ex-servicemen to clear the Old Cedar Road in the upper Coomera River Valley so that visitors could see Lamington National Park.<sup>6</sup> During the work in the valley, he noticed Mt Roberts, the bluff on which Binna Burra Mountain Lodge now stands, and immediately recognised its potential as land that “commanded a striking view”.<sup>7</sup> Convinced of its possible use as the site for a tourist lodge, Romeo then attempted to buy the land, however his approaches to the owner were rejected. The matter was laid aside, but not forgotten ...*

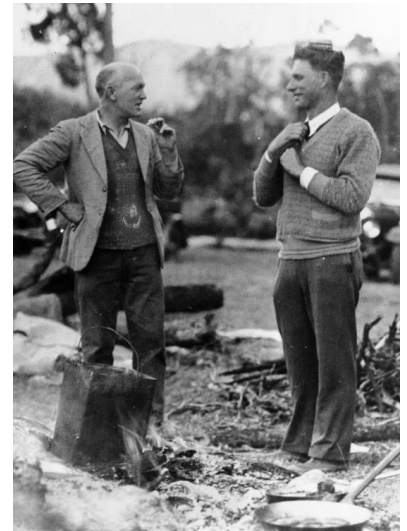


Figure 4. Romeo Lahey and Arthur Groom. (JOL)

<sup>4</sup> Tony Young and Shirley Lahey (comp), “Binna Burra Mountain Lodge. A brief history” (unpublished manuscript forming part of a CD compiled by Tony Young and Linus Bagley, “Binna Burra Mountain Lodge and Lamington National Park” held Binna Burra Archives); Arthur Groom, *One Mountain After Another*. Adelaide: Rigby Ltd, 1977; Harry Throssell, *Where the Beech Trees Grow: The story of Binna Burra*. Brisbane: Binna Burra Lodge, 1984. Other useful published works include J Keith Jarrott, *History of Lamington National Park*. JK Jarrott and The National Parks Association of Qld (Inc), 1990. Considerable material is also held in the Binna Burra Archives (refer Reference section).

<sup>5</sup> In terms of additional dates and other information regarding the chronological development of the site, a “Binna Burra Timeline” and “A history of the cabins” (both prepared by Binna Bura Archives) have been extremely useful and are reproduced in the Appendices.

<sup>6</sup> Romeo Watkins Lahey (1887-1968) was instrumental in having Lamington National Park proclaimed in 1915. He is described in his entry in the *Australian Dictionary of Biography* as an engineer, timber merchant and national parks advocate. Lahey also saw service in both world wars. According to the ADB, Lahey was “an imaginative engineer ... [who] worked mainly in south-east Queensland in a private capacity and for the extensive Lahey sawmilling enterprises.” Later he became director and managing director of his family’s companies, Brisbane Timber Ltd and Laheys Pty Ltd managing Lahey’s activities at nearby Canungra. Lahey was one of the founders of the Qld National Parks Association (1930) and the ‘Save the Trees’ campaign (1936). He gave several gifts of land to the national estate including land incorporated into Lamington National Park. At Binna Burra, a memorial stone to Lahey has been placed on the front lawn. Members of the Lahey family have continued the close association with Binna Burra. (Betty Crouchley, “Romeo Lahey” in *ADB* vol 9 Melbourne University Press, 1983, 644-5)

<sup>7</sup> In fact it appears from Lahey’s writings recorded in Shirley Lahey’s history of the Lahey family that this was the second time Lahey had seen Mt Roberts. (Shirley Lahey, *The Laheys: Pioneer Settlers and Sawmillers*. Taringa: S Lahey, 2003, 326)

*In 1925, Arthur Groom began his exploration of the mountains of south east Queensland.<sup>8</sup> This eventually culminated in his similar discovery of Mt Roberts in 1929 and the recognition of its amazing tourist potential. He approached the O'Reilly family at Green Mountains with the possibility of putting together another resort at the Mt Roberts site, but although they looked at Mt Roberts, nothing ever came of the inspection.<sup>9</sup>*

*The catalytic event which eventually led to Binna Burra occurred when Arthur Groom and Romeo Lahey met in 1930 in Brisbane ... At the ensuing meeting, Romeo was elected as president and Arthur ... secretary ... [of the newly formed state-wide National Parks Association, the first to be created in Australia.]*

*The tale of how Romeo and Arthur camped near Mt Roberts and discussed future plans [“of a tourist chalet with access to the Lamington National Park”] until the early hours of the morning is best left to the relevant chapters of the two main reference books.<sup>10</sup> Suffice to say that directors were appointed and on 13 February 1933, the decision was taken to try to find the money required (3500 pounds or \$7000, but worth far more at the time) in order to take advantage of an ‘option to purchase’ that had been obtained on Mt Roberts. The method employed was to form an unlisted public company and sell shares but the process was slow as this was the time of the Great Depression.<sup>11</sup>*

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<sup>8</sup> Arthur Groom (1904-1953) was also one of the founders of the National Parks Association of Qld (1930). He is formally described in the entry in the *ADB* as “conservationist and author” (his books included “One Mountain After Another” about Lamington Park and Binna Burra) but at Binna Burra his role of manager made him “jack of all trades – guide, entertainer, mechanic, builder of slab huts and sometimes cook”. He was also “a remarkable walker”, “an excellent outdoor photographer” (at least part of his collection is held in the National Archives) and during World War II lectured troops on jungle survival. Although Arthur Groom died in 1953, the Groom family connection with Binna Burra has remained close. (J Keith Jarrott, “Arthur Groom” in *ADB* vol 9, 128-9)

<sup>9</sup> The O'Reilly family had established their own guest house at nearby Green Mountains in 1926.

<sup>10</sup> Arthur Groom's *One Mountain After Another* and Harry Throssell's *Where the Beech Trees Grow: The story of Binna Burra*.

<sup>11</sup> In December 1932 an option was obtained from George Rankin at a cost of £1 for three months. He ended up extending his offer, without extra cost, for one year. In 1933 Lahey, Groom and four others formed a limited company, Queensland Holiday Resorts Ltd, “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 immediate objects of the company included to acquire the Mt Roberts property (described as “2,700 feet above sea level and comprising some 178 acres bordering the Lamington National Park on 3 sides, of which 50 acres was cleared and suitable for farming and to erect a guest house and provide road access.” (Prospectus March 1933) The objects of the company are reproduced at figure 5.

## OBJECTS OF THE COMPANY.

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 immediate objects of the Company are as follows—

1. To acquire an area of approximately 178 acres to the south of Beechmont, bounded on three sides by Lamington National Park, over which an option of purchase is now held by Messrs. Romeo Watkins Lahey and Arthur Groom.
2. To erect, equip, and maintain a suitable Guest House and other facilities for the accommodation and recreation of visitors.
3. To provide motor road access to the Guest House.
4. To carry out dairying and other agricultural operations on the property.
5. To make more easily accessible the natural wonders of the extensive eastern portion of the Lamington National Park, portions of Springbrook, the Numinbah Valley and the whole of Beechmont.

Figure 5. The objects of the newly formed company. (Binna Burra Archives)



To improve matters, the first large camp was held at Mt Roberts on 3 June 1933 and over 100 people nominated and attended.<sup>12</sup>

The success of the June camp revitalised Arthur and Romeo, and Christmas 1933 was nominated as the next major camp. It would be under tents, there would be a cook and there would be daily guided walks at the cost of 5 pounds for two weeks. This cost included transport to and from Brisbane, accommodation, food and all guided services. The vehicle access dirt road had not yet reached the foot of Mt Roberts and so guests and luggage were off-loaded from cars and buses and the last part to the mountain, followed by its ascent, were all made on foot. Getting the guests up the steep hill was a feat in itself - their luggage fared better, it was brought up on a horse-drawn sledge [slide] under the supervision of Bill Muller (later known as 'Old Bill).

And in excellent Lamington wet season tradition, it rained, complete with a howling gale. Arthur considered closing the camp, but the guests wouldn't hear of it - they were having too good a time - and in spite of the difficulties, the cook (Jim Burke) managed to produce hot food and drink throughout the entire period, even at the height of the storms. It was during this time that the **first track was made to Bellbird Lookout** (on Binna Burra land) and a **hoop pine** was planted in the 'saddle' of Mt Roberts to commemorate the **December camp**.<sup>13</sup> With such a success, the future of Binna Burra seemed a little more certain.



Figure 6. Advertisement for the Canvas Holiday Camp at Binna Burra, Christmas 1933. (Binna Burra Archives)

Figure 7. A printed menu from the camp. (Binna Burra Archives)

<sup>12</sup> The camp was organised by the National Parks Association of Qld and is believed to have been held on the top of Mt Roberts (ie the site of the Dining Room).

<sup>13</sup> Bellbird Lookout; refer Inventory, Appendix 9.3. This hoop pine was removed in 2005 due to disease (although the stump remains); a second pine was planted nearby in 1983 to commemorate the anniversary of the camp; refer Inventory, Appendix 9.3.



**Site developments associated with the beginnings of Binna Burra:**

- June camp site (probably located on the top of Mt Roberts / site of Dining Room)
- Access track
- Christmas camp site / hoop pine (since died; second pine planted nearby)
- First track to Bellbird Lookout (unclear if same as now as tracks often slightly re-routed over time)

Figure 8. The Christmas camp site 1933. (Binna Burra Archives)

### 3.2 THE LODGE BEGINS TO FORM (1933 - 1938/9)

After the Christmas 1933 camp, the provisional directors (Romeo Lahey, Arthur Groom, R.G.Groom, P.L.Day and Dr E.O.Marks) met on 29 January 1934, to decide on the future of the Lodge.<sup>14</sup> Arthur and Romeo had been appointed joint managers of the Lodge in that they shared the overall responsibility for Guest House management and comfort of the guests. In practice, the two men's responsibilities were quite distinct: Arthur was appointed resident manager (his services had been initially 'secured for a period of three years') and he concentrated on the daily running of the Lodge. Romeo's principal responsibility was as construction manager, and so he concentrated on Lodge building. They were faced with two facts: first the concept of the Lodge was clearly very popular, but second, financing the Lodge was still a large problem. Various ways were considered to overcome the financial problems and the best options chosen so that on 3 March 1934, the new company of Queensland Holiday Resorts Limited was incorporated. By the time the directors met for the second time in March 1934, the 'Lodge-to-be' was in the process of organising for the Easter weekend.

Getting the luggage up to the Lodge from 'The Dump' was streamlined a little. A **flying-fox** was erected and a **large horse-powered windlass** set up on what is now the Lodge front lawn ... Luggage would be placed on the carrier of the flying-fox at 'The Dump' and the horse would then slowly plod around in a circle and wind up the cable that hauled up the luggage.<sup>15</sup> In the meantime, the guests would walk up the mountain on what was eventually called 'The Sheep Track'.<sup>16</sup>

Although there were two rough foot tracks up the mountain, the one most used by guests more or less followed the route taken by today's access road to Windy Corner and then directly up the slope to the Lodge; the other climbed steeply up the slope that leads from the Information Centre area to the Lodge front lawn - the 'Goat Track'...<sup>17</sup>

By Easter, the **first cabin** (it still exists as **number 5** today) was nearly finished with what came to be Binna Burra accommodation's hallmark: a wooden shingle roof and drop slab walls made of huge pieces of tallow wood from the forests on the Binna Burra property.<sup>18</sup> Construction of more cabins

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<sup>14</sup> Roy Graeme Groom, Arthur's cousin, an accountant; Philip Lewis Day, engineer and Edward Oswald Marks, medical practitioner. The network of family and friends was clearly important eg the secretary for the company was RG Groom & Co (Arthur's cousin's firm); the solicitors were Henderson & Lahey.

<sup>15</sup> Remaining evidence of this early system of transporting goods to the lodge site is discussed in the Inventory, Appendix 9.3.

<sup>16</sup> 'The Sheep Track'; refer Inventory, Appendix 9.3.

<sup>17</sup> 'The Goat Track'; refer Inventory, Appendix 9.3.

<sup>18</sup> The decision to commence construction of lodge buildings was taken in early 1934. This included a dining room and recreation hall (40'x28') and kitchen to be built using materials from buildings purchased in Canungra (£125), 3 slab huts (17'6"x13') costing £75, bathrooms and lavatories and log cabin for cook and staff. There was however an earlier scheme. According to early minutes of the meeting of Qld Holiday Resorts Ltd, architects RP Cummings and Horace Driver were initially consulted to select a suitable lodge site and draw up plans for a guest house. Initial plans were costed at £4,500 with revised plans for accommodation costing £1,000 apparently prepared and intended to be used in selling shares in the company. These were not to be included in the prospectus although Cummings and Driver were listed as associated architects on the cover of the prospectus. However by early 1934 it was decided to revise the building programme with formal approval for the revision sought from those who had subscribed to the company. As a result the much more modest scheme was adopted, which enabled the company to build both more quickly as well as more cheaply. No copies of Cummings & Driver's plans have been located however it is quite possible that the siting of the early buildings, which is very considered may well be in accordance with Cummings and Driver's plans. (Minutes Qld Holiday Resorts Ltd and



and facilities continued as fast as possible. At a board meeting on 29 May 1934 it was noted in the minutes regarding “the indomitable energy and perseverance of Romeo Lahey and Arthur Groom” - both men gave their utmost in order that the Lodge might succeed. By the end of 1934, the **dining-room, kitchen, store, staff dining-room, bathrooms and pit toilets** were all present ...<sup>19</sup>

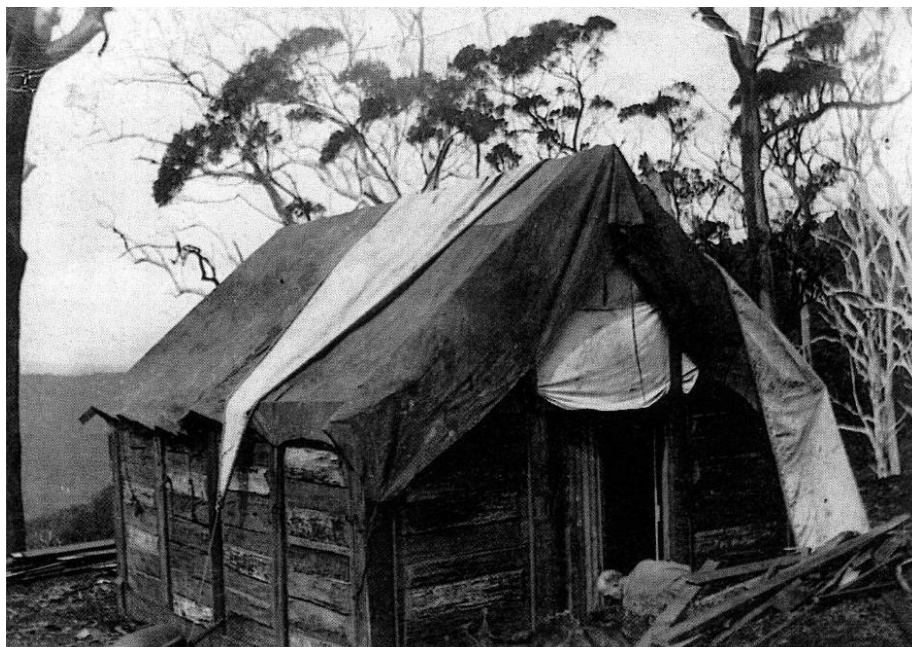


Figure 9. Cabin 5 with its canvas roof prior to the roof being shingled. According to Throssell: “For a long time cabins were used with canvas roofs, because roof shingles had to be dried out for a couple of months.” (Throssell, 68)

memorandum dated 5 February 1934 revising original prospectus, copy held in “Since the Beginning”, BB Archive) It is not known if this earlier scheme also envisaged the slab and shingle buildings which have become the hallmark of Binna Burra.

According to Throssell, Romeo Lahey based his slab hut design on buildings he had seen in Victoria and elsewhere. They “had the great advantage of cheapness because all the materials came from the property, and broadaxemen like Gus Kouskos, Jim Murray and Gordon Rhoades were available with the skills to construct them.” They were also regarded as perpetuating “an early Australian style of housing and fitted in with the natural environment, an important consideration in the underlying philosophy of Binna Burra.” (Throssell, *Where the Beech Trees Grow*, 68)

For more on Cabin 5 see Inventory, Appendix 9.3. According to an unidentified newspaper article the cabin with “its newly cut red shingles” was “visible as a land-mark of Binna Burra for many miles from Beechmont and its environs”. (Photo and caption held BB Archives)

<sup>19</sup> The original Dining Room and Kitchen (now Lounge and Reception Area although much altered; see Inventory, Appendix 9.3) were constructed from materials re-used from Leighton House, a Canungra boarding house owned by the Lahey family. The store, staff dining room and early bathrooms are believed removed / demolished.

Throssell describes the early building programme as “a constant source of worry to the directors in the first years”. By October, in addition to the first buildings, there were 12,000 shingles split

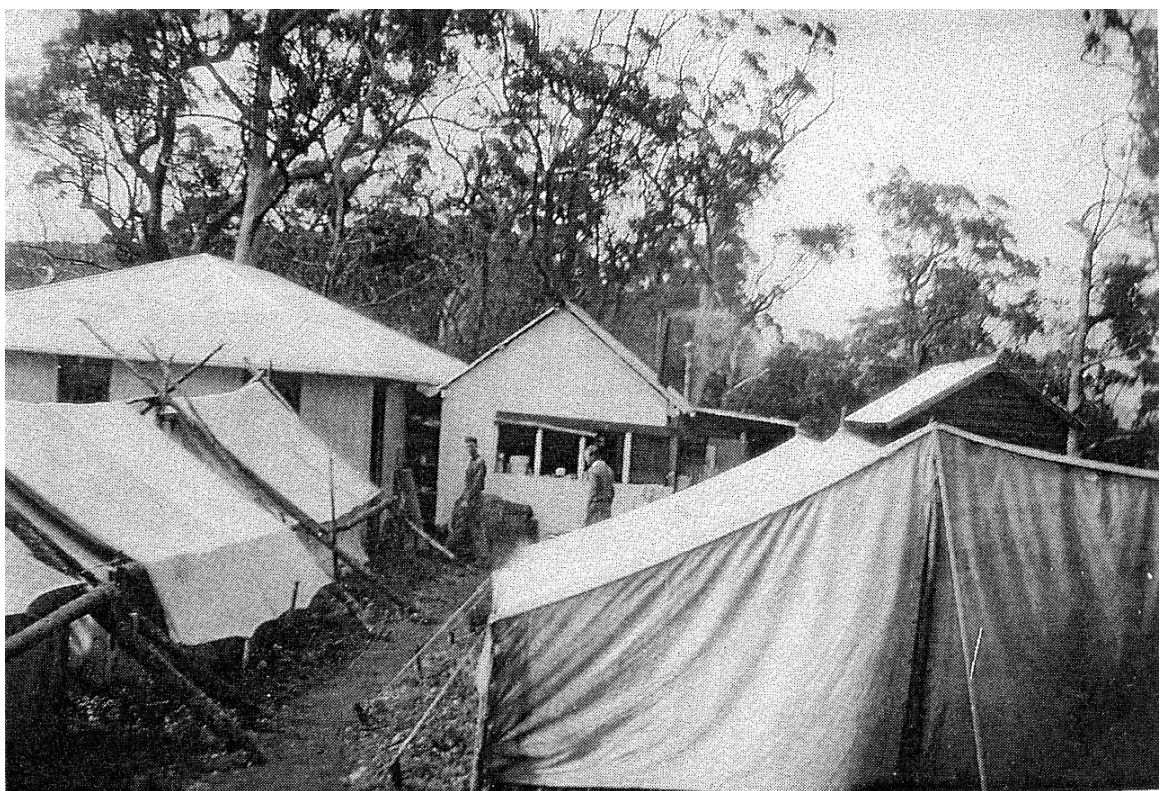
*ready for a 16 person cabin and three smaller ones ... For a long time cabins were used with canvas roofs, because roof shingles had to be dried out for a couple of months. By the second annual shareholders meeting in November 1935, two more slab cabins with accommodation for twenty-two people had been completed [Cabins 1-4 and Cabins 6 & 7] and a further two, plus a shingle cabin [Honeymoon Cottage, Cabin 41], were under construction.*

*Early the next year the four cabin was ready... It was still common for women to stay in cabins and men in tents. (Throssell, 68)*



Figure 10. The Lahey's *Leighton House* at Canungra c1905 provided the materials for the building of the original Dining Room and Kitchen. 2 other houses were also apparently purchased for materials. (JOL)





Figures 11 & 12. Photographs taken in 1934 show (above) Cabin 5 now with shingled roof and Cabins 1-4 almost completed and (below), the Dining / Games Room, Kitchen, Staff Dining Room and tents. (Jarrott 1934)



The original dining-room (now the lounge/reception area) was one of the Lahey's boarding houses in Canungra that Romeo bought from the family company. The particular boarding house brought to Binna Burra was constructed in 1902 and was originally called Leighton House ... Leighton House was dismantled and taken to Binna Burra during 1934 along with other material that came from the Canungra sawmill.<sup>20</sup> Most of the new timber material came from the Binna Burra property and numbers of Lahey's sawmill staff with experience in using broad axes for splitting slabs or shingles were now employed by Romeo to help with building construction.

One of these was Gus Kouskos, later to transfer to the National Parks service and become one of the most respected rangers and overseers of the Park. By the end of 1938, there was **cabin accommodation** for 44 guests and this became 54 a year later.<sup>21</sup>

Other buildings and names still present at Binna Burra date from this stage. Romeo suggested that native plants be used to name the cabins and until recently, the various types were still called Casuarina, Banksia and Acacia style accommodation.<sup>22</sup> (Banksia style cabins have now disappeared and only Casuarina and Acacia accommodation remains.) Some special building was undertaken by Romeo for his own use. He obtained the 'reject shingles' and built a **small cottage (with a dirt floor)** which he intended for use by his family. Unfortunately, Romeo's family never got to use the cottage because it was so eminently 'lettable' and capable of providing income for the rapidly forming lodge. Romeo's original cottage is now known as 'Honeymoon Cottage' ...<sup>23</sup>

Another of Romeo's projects was also designed to provide him with somewhere to stay while visiting or working at the Lodge. In 1936, he added an attic room for himself directly across from what is now the lounge room, but what was then the dining/games room. Originally reached by a small ladder, **Romeo's attic quarters** are still used as Lodge accommodation and are accessed by a small walkway from the path outside the present lounge room ...<sup>24</sup>

Meanwhile, Arthur Groom had laid plans for his approaching marriage to Marjorie Dunstan and after obtaining 'permission to build', he began the construction of a small cottage [**Groom's cottage / Environmental Education Centre**] on the other side of the small mountain saddle which now forms the road junction near the summit of Mt Roberts. Arthur was to use the cottage until his death in 1953.<sup>25</sup> In the meantime, the Lodge was further taking shape to the extent that by the time war broke out in 1939, the Lodge had considerable accommodation facilities but was without electricity and mains water supply. Hot water was still supplied by a wood fired boiler.

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<sup>20</sup> 2 other houses were also purchased from Canungra for £80. ("Binna Burra Timeline")

<sup>21</sup> As noted by Throssell the early accommodation was dormitory-style. He describes "Romeo's first design ... [as] a large four-compartment slab hut with three or four stretcher-beds in each compartment." According to Throssell, although construction of buildings continued, work "on providing more cabins was slow, with expert slab-cutters and shingle-splitters – and the money to pay them – not always easy to find." (Throssell, *Where the Beech Tree Grows*, 68)

<sup>22</sup> From material held in the Archives, it appears that Lahey in fact suggested the use of the names of native fauna not flora.

<sup>23</sup> Now known as Honeymoon Cottage (Cabin 41); see Inventory, Appendix 9.3.

<sup>24</sup> The attic space (now known as Cabins 39 & 40) was constructed above what is now Cabins 1-4; refer Inventory Appendix 9.3. The attic is visible in an early photo of Cabin 5 (see figure in Appendix 9.3)

<sup>25</sup> Groom's cottage now the Environmental Education Centre; refer Inventory, Appendix 9.3. Some changes were made to the cottage to accommodate the expanding Groom family; substantial works were carried out as part of the cottage becoming the EEC.



Figure 13. “The ... photograph shows the cottage as it was when in use by Arthur Groom. The photograph was taken from a position on what is now the Lodge access road and quite near to the present Maintenance Building [now Barn]. Old tree stumps from the early timber felling and ‘clearing for pastures’ are still very visible. The group of people is standing more or less in the bottom of the saddle where today’s road junction separates to go either to the Lamington Teahouse or the Lodge. The small building to the right of the group of people was a small dairy/milking shed associated with the original farming use of the Mt Roberts property but also was used by the Lodge for its own small dairy herd. Since the photograph was taken, considerable tree growth has occurred and there are large trees to either side of the cottage and to its rear. In 1980, the cottage was rebuilt and a second storey expanded. It now is used as an environmental study centre and schools or natural history organisations use the building for accommodation during trips to the Park.” (Young & Lahey)

*... Games and entertainment were also usual at night after dinner, and the evening’s events were made public in Arthur’s ‘daily notices’ ...<sup>26</sup>*

#### **Site developments associated with the formation of the lodge 1933-1938:**

- The ‘Dump’, flying fox and horse powered whim
- The ‘Sheep track’ and ‘Goat track’
- Staff dining room, bathroom and pit toilets (demolished / removed)
- Dining / Games Room (now Reception area)
- Kitchen (now Shop)
- June 1933, first building – humpy (rebuilt Easter 1934)
- Cabin 5
- Cabins 1-4 (1935), 6 & 7 (1935), 8 & 9 (1938) and attic cabin
- Groom’s cottage (Environmental Education Centre)
- Honeymoon cottage (Cabin 41)

<sup>26</sup> Information was actually given in Arthur’s ‘Orders of the Day’ which came around at breakfast time.

### 3.3 THE LODGE, 1938 - 1953

Track construction within the Lamington National Park now began to accelerate and this in turn began to impact positively on the Lodge. Bill Muller had cut the first track on Binna Burra property to Bellbird Lookout but Romeo had also begun to extend some access tracks into the park for visitors. Shortly afterwards, Government officers saw what a benefit the tracks were to the public enjoyment of the Park and implemented policies to further their development. Romeo's own writings best explain the situation (the words in square brackets are added to explain people or positions at the time):

"... [I] pioneered the walking tracks for 5 miles. Then when Mr Grenning [Director of Forests] saw what a godsend they were to the National Park he took them over as Government policy. So I took over the supervision and the layout of the tracks for 3 miles more for Mr Gentry [ranger]. I with Bill's help pioneered the track to the Coomera Fall ... Bellbird Lookout, Nixon's Creek, the White Caves, and the Aboriginal Cave."

... The actual track building was done by men employed by Binna Burra. Romeo's work became government subsidised and under Gus Kouskos (appointed first sub-foreman of track construction in 1937) the graded pathways were extended to become the total of 180 kilometres of track that can be used today ...

At the start of 1938, the administrative structure of the Lodge still required two joint managers with equal authority: Arthur was resident manager to look after guests and accommodation while Romeo focused on construction.

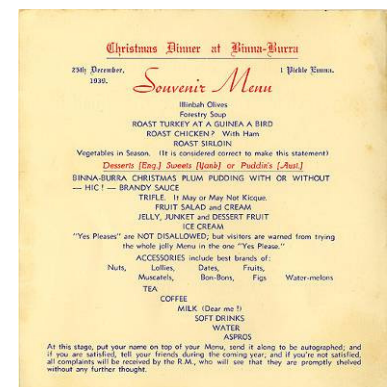
However according to Young and Lahey, the relationship "between these two very dynamic men" was occasionally "somewhat 'rough'". In 1938 / 1939 the matter came to a head with Groom requesting that a single general manager be appointed with the position of works manager to be abolished. However no decision was made by the Board as with the commencement of World War II Romeo accepted a commission in the Royal Australian Engineers and Arthur "(who was not considered fit for active service due to an allergic skin reaction) was authorised to be responsible for the duties of both managers, in effect becoming general manager."<sup>27</sup>

... Meanwhile, in 1940, the Lodge had established many of today's traditions. There was already in the guests the sensation of being part of a large and very friendly community. There was always good food (and plenty of it) and the accommodation was increasingly comfortable. Arthur, however, always had very definite ideas about what guests should be doing; in his opinion, they were there to explore the park and explore it they should ... Some parts of the Lodge were definitely a little primitive by today's standards. Water was still boiled in a large, open-air boiler and reached the kitchen in kerosene tins; washing facilities were quite primitive and guests queued up for a shower. During the war years (1939-1945), the pit toilets previously mentioned still existed and the cabins were lit by kerosene fuelled hurricane lanterns.

But, it is also from these early years that many of today's evening amusements are derived: yarns and stories around the open fire; games;

<sup>27</sup> According to Throssell, major "works were halted by the war, by which time the picture of Binna Burra Lodge was a collection of sturdy cabins and communal facilities, but no electricity, no mains water supply, earth closets, and no hot water except from the wood-fired boiler". (Throssell, *Where the Beech Tree Grows*, 68)

3 additional cabins were completed just prior to the war (now known as **Cabins 8-13**; 1938-9); refer Inventory, Appendix 9.3. In the 1940s **Cabins 24-26** (now called 34 & 35) were erected hurriedly – they were notable for their malthoid (rather than shingled) roof although this was later altered with the addition of attic rooms; refer Inventory, Appendix 9.3.



Figures 14-16. (from top) Images from 1939: Souvenir menu Christmas 1939; Cabins including newly completed 8-13 in foreground; the early kitchen and quarters with temporary tent accommodation still in place. (Binna Burra Archives)

music and songs around the piano; dancing; and fancy dress. The 'ping-pong tables' of the lodge doubled as meal tables and Arthur's skill at table tennis became legendary ...

The early years also saw the adoption of the first Lodge emblem for use on stationery, menus and other items. This emblem was a stylised Albert Lyrebird and it remained (with a few minor changes) the Lodge emblem until replaced in the mid 1970's by the stylised king parrot of today ...

During World War II, the Lodge played an important role in becoming a rehabilitation resource for the nation. Arthur had lost numbers of staff through enlistment, but the Lodge coped with these difficulties. It is due to the staff shortages during World War II that the 'queuing for meals' system was introduced, but it proved so popular and effective that it continues to the present moment. At first people stayed away, thinking it was probably 'unpatriotic' to enjoy oneself at such a time of crisis, but little by little patrons returned and the Lodge continued on. Arthur gained a reputation for never turning away a soldier and in all, about 50,000 troops spent some time at Binna Burra during the war years while on exercises in the Park. Arthur also assisted with the war effort and gave lectures on jungle and desert survival ... The large numbers of people who stayed at the Lodge during World War II also gave a certain amount of financial stability to the Lodge and so for the first time in 1943, Lodge shares paid a dividend. The end of the war saw guest numbers fall again but as the confidence of the general population increased, visitor numbers rose.

During these years, the Lodge tried to be as self sufficient as possible. It ran its own small dairy herd - the **[dairy] building** was near the start of the senses trail ...<sup>28</sup> A **large vegetable garden** was established in the Bell Bird clearing area and at one stage, the Lodge even had its own fowl yard for egg supplies ...<sup>29</sup>

One marvellous source of information about these early years is the series of books that here are collectively called the 'Binna Burra Annals'.<sup>30</sup>

... Romeo resigned from the Board in November 1946 because he disagreed with the Board's policy of timber sales from Binna Burra land. Part of his resignation letter states: "...the destruction of the trees...is completely at variance with the policy advocated to the original shareholders ..."<sup>31</sup>

During late 1946 and early 1947, Arthur supervised the construction of the **vehicular access road up Mt Roberts** [an "immensely important development"].<sup>32</sup> The road was cut along the very steep slopes of the northern face of Mt Roberts and ... was completed in March 1947 and at last the Lodge became directly accessible to both car and bus transport. The road

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<sup>28</sup> The dairy building was apparently associated with earlier farm. It has since been demolished / removed.

<sup>29</sup> Vegetable garden; refer Inventory, Appendix 9.3.

<sup>30</sup> The Binna Burra Annals is generally the term used for the folders of historical and other material held in the Reception / Lounge area which provide a wealth of information on the history of Binna Burra. The 'walk signing in and out books' were also used by guests to record other comments "about their walk, the lodge or points of interest. In many cases the guests also drew pictures, inserted poetry or listed huge amounts of anecdotal material about the Lodge at the time. These are now in poor condition and in urgent need of restoration and preservation, however they are a very rich source of information about circumstances at the Lodge during these early years.

<sup>31</sup> "Romeo did not rejoin the board until requested to do so in August 1954 and he then remained on the Board as a very active member until illness finally forced him to resign in November 1960." (Young and Lahey)

<sup>32</sup> Another important development was the 1947/48 installation of a **sewerage system including new toilets, bathrooms** at a cost of £5,000.



*became 'all-weather' in 1951, but the bitumen surface was not completed all the way to the Lodge until as late as 1969.*

*In 1948, matters of health became impossible, and Arthur was ordered to take time off each week. Profits from the Lodge were falling and the first tariff increases were made. Arthur also married Isla Madge in 1949 and they had a daughter Linda in 1950. It was during the same year that Lodge conditions also became so bad that serious complaints were made to the directors. Arthur made every attempt to make the Lodge more attractive and reinstated guided walks in the Park with Romeo as weekend guide, so that by the end of 1951 the company once more paid a dividend. Arthur's health continued to be a problem, and so the company arranged to place him on leave for six months ... Unfortunately, the numbers of guests then decreased so dramatically that Arthur was on the point of being recalled from leave. In any event, he had to cut his six month's leave to three months and in addition, immediately after his return, face financial problems so serious that the Lodge was on the point of collapse.*

*The next two years were ones of frantic activity for Arthur. The numbers of guests immediately rose after he had returned, and by February 1953 the Lodge was out of danger. Due to Arthur's unceasing efforts, the Lodge was once more profitable, but his health was in a worse condition than before ... There is no doubt that without Arthur at the helm and his enormous love of Binna Burra and what it stood for, the Lodge would not have managed to survive until the early 1950's.<sup>33</sup>*

*In November, Arthur went to Melbourne on company business, intending to visit that city's tourist agencies. During that visit, he suffered a fatal heart attack and died on 14 November 1953. He was buried in his home town of Box Hill. With Arthur Groom's death, an era of the Lodge came to an end, and as events were to show, the Lodge very nearly perished with him.*

#### **Site developments 1938-1953:**

- Cabins 8-13 (1938/9)
- The Dairy (demolished / removed)
- The vegetable garden, Bell Bird Clearing
- Cabins 24-26 (now Cabins 34 & 35)) (1940s)
- Road to Lodge (1947)
- Sewerage and associated works (bathrooms etc)
- Sawmill (1950s)
- Cabins 30 and 31 (1950s)

<sup>33</sup> During the early 1950s a **sawmill** was also apparently constructed:

*A sawmill was constructed for cutting timber for firewood used to heat water for the lodge. It operated in the early 1950s and during this time two slab cabins were also built (Cabins 30 and 31 - one building that was originally three rooms, made into two much later. Ensuite facilities were also later provided.) The mill was run by Wallace McIntyre who was to be appointed manager on Arthur Groom's death. A Rustin [Ruston] Hornsby Diesel engine powered the generator and the sawmill. (QHR)*

Re sawmill and Cabins 30 & 31; refer Inventory, Appendix 9.3.

### 3.4 THE LODGE, 1954 – 1965

*The years following Arthur Groom's death were the worst in the Lodge history. The finances of Binna Burra had been turned around from debt to profit by Arthur during the period from September 1952 to November 1953, but his death triggered a near collapse ...*<sup>34</sup>

*One of the few good things in these late 50s was the unveiling of the Arthur Groom memorial plaque. A popular decision was made to perpetuate Arthur Groom's memory. Friends sponsored the construction of a **memorial** which took the form of a basalt wall, rosewood seat, and a plaque. Company directors (including Romeo Lahey) were among those who laboured to build the memorial and it was opened by Mr V.Grenning (Director of Forests) on 3 February 1957.<sup>35</sup>*



Figure 17. Unveiling of the memorial to Arthur Groom on 3 February 1957; Romeo Lahey centre of photo. (Binna Burra Archives)

*It is probably a mark of the extremely poor financial situation of the Lodge, that a plan was put forward around 1958 to sell timber from Binna Burra's property. This issue had originally been the catalyst that produced Romeo Lahey's resignation from the Board in 1947, and for the Company once more to consider the sale of timber indicates the concern of the directors with respect to the financial situation of the Lodge. The felling went ahead, however irregularities in the disposal of the timber came to light and [an investigation] showed that the Lodge's financial records were in disarray ...*

*By July 1959, the Lodge was in debt by an amount of 1,000 pounds ... but by July 1960 the debt had snowballed to 6,000 pounds ...*

*Faced with these insoluble and unpleasant facts, the directors therefore decided that the Annual General Meeting of the Lodge should take place as soon as possible and that shareholders be informed of the Directors' recommendations that the Lodge be closed and the Company placed in voluntary liquidation. That shareholder's meeting took place at 8 p.m. on 5 October 1960 and, contrary to all expectations, the proposed death of Binna Burra was eventually to lead to its rebirth ...*

<sup>34</sup> As noted by Young and Lahey, the 'crisis years' are more fully documented by Harry Throssell in Chapter 7 of his book on Binna Burra, *Where the Beech Tree Grows*.

<sup>35</sup> Arthur Groom's memorial seat; refer Inventory, Appendix 9.3.

The atmosphere at the Annual General Meeting was tense ... At the conclusion of the chairman's presentation, the meeting erupted.<sup>36</sup> The minutes only record that there was "discussion by the shareholders", however this bland statement does not give the true picture. Speaker after speaker took the floor and emotionally argued against any suggestion that the Lodge be closed ...

The minutes show that the motion was defeated by 28 votes to 10 and four of the seven directors present gave verbal resignations immediately. Vigorous debate then continued but the meeting closed at 10.45pm with no further decisions made and a great deal of confusion ...

Meanwhile, the shareholders were completely unaware of equally dramatic developments elsewhere ...

The next evening (Thursday, 6 October 1960), eight of the directors (including the four who had resigned) met briefly in the office of the Lord Mayor, Alderman T.R.Groom. The business was simple and brief: the positions of the present managers ... would be terminated at the end of the week and Tony Groom would take over as manager with his mother Marjorie as assistant manager ...

## BACK to Binna Burra

"SOMETHING of the spirit of Binna Burra's old days"—that is what Tony Groom (21) and his mother, Mrs. Marjorie Groom, are hoping to restore to Binna Burra Lodge, Lamington National Park. They have been appointed resident managers there.

Formerly Miss Marjorie Dunstan, Mrs. Groom spent holidays at Binna Burra in its early

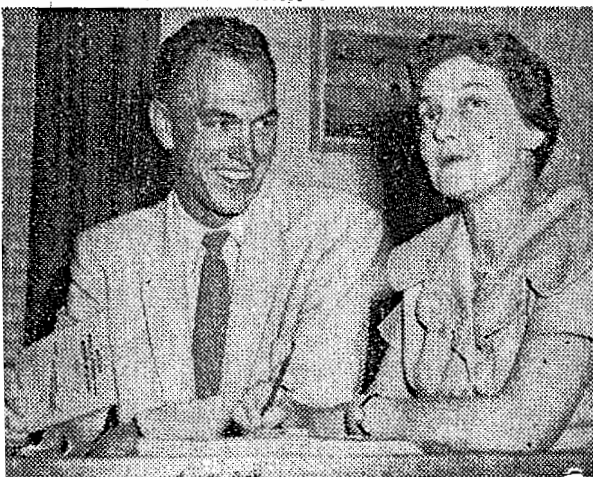
days and lived there for ten years after her marriage to the late Mr. Arthur Groom.

He was resident manager at Binna Burra from its opening in 1932 until his death 20 years later.

Mrs. Groom, who has three sons and one grandson, has been on the Government Statistician's staff for the last 8½ years. Tony has been in a surveyor's office.

His brother Richard (20), who is training as an engineer in Brisbane, plans to spend week-ends at Binna Burra, and assist in guiding parties of visitors.

Guided parties, moonlight hikes, a good quality table, and a general friendly atmosphere are in the plans that Tony and Mrs. Groom have for Binna Burra.



## Holiday resort action

**FOUR directors resigned** following a refusal by shareholders last night to close Binna Burra Lodge, the mountain resort on the Lamington Plateau.

Queensland Holiday Resorts Ltd., shareholders by 28 votes to 10 rejected the board of directors' recommendation for closure.

Last night's annual meeting of the company was held in the Chamber of Commerce rooms and attended by 60 people.

Two of the directors who resigned said they took this action because of the legal position facing directors through the company's mounting losses.

The acting chairman of directors (Mr. G. J. Muller) said the accumulated operating loss to date was £7000.

### Govt. view

Mr. J. L. Groom, a director, said the Minister in Charge of Tourism (Mr. Morris) said the Government was not interested in buying Binna Burra.

After a 130-minute full discussion on the company's operations, the shareholders voted against the recommended closure.

Messrs. G. A. Goldsmid, A. C. Freeleagus, R. J. Muller, and D. F. Robertson thereupon resigned.

Mr. Robertson said he would soon be going overseas for a year. Mr. Goldsmid and Mr. Freeleagus said in view of the legal responsibilities facing directors in such a situation, they could not continue.

Remaining directors are Messrs. R. W. Lahey, G. J. Muller, T. R. Groom, J. L. Groom, and W. J. Mitchell.

<sup>36</sup> The Chairman's stated reasons for the proposed closure "included the fiscal debts of the company, the lack of public interest in Lamington National Park due to competition from the Gold Coast and the Great Barrier Reef, the lack of electricity, the unsealed dirt access road and the likely ongoing falls in numbers of guests."



*Tony recalls the terrible situation that met them when he and his mother arrived. There was only one guest and she was on the point of departure. However, after a little persuasion, she agreed to stay on and that Sunday, there was a special dinner which attracted 60 old Binna Burra friends. The Lodge was in a very bad state. Its maintenance was in tatters and much was so poor that Tony and his mother made a deliberate decision to concentrate on the things that they knew that they could do - putting the buildings and services of the Lodge back into good shape would have to wait until the finances were available. In the meantime they had their biggest asset, Lamington National Park itself. Tony applied his father's essential principles for Binna Burra: give the guests good food (and plenty of it), a comfortable bed and decent facilities and the Park will do the rest. It is a matter of fact that these essential principles are still the underlying foundation on which Binna Burra rests today ...*

*The results were dramatic. The word 'went round' very quickly that the 'Grooms were back'; guest numbers began to rise and the company debt began to fall. In February 1961, Tony was made a director and by July 1961, the company debt had been reduced by 2000 pounds. The flickering candle of Binna Burra once more began to glow with a very clear and bright flame. More of the Groom family were called into the service of Binna Burra and in October 1961, Donn was appointed assistant manager ... Richard also took part in the management of the Lodge and eventually the managerial experience of the three brothers allowed the formation of the system of rotating managers where each of the brothers in turn shared the responsibility for running the Lodge during the period 1965 to 1975. Donn and Richard were also to serve as directors.*

*The additional funds from the very improved circumstances of the Lodge now allowed not only the overdraft debt to be reduced, but also **some improvements** to be made. Some cabins would be transformed into modern, self-contained units. At last mains electrical power reached the Lodge (the old generator could now go into retirement) and a good hot water system was installed. Another activity (outside the Park boundaries) offered at that time was horse riding. The **horse paddock** was down in the saddle near the road junction of today, and part of the old yards is still present at the top end of the Caves Track where it joins the grassed area near the road junction. Horse rides were sometimes as long as two days and guests rode into the Canungra Valley and camped out overnight. The **Horse Track** in the Bell Bird area is also a reminder of these days ...<sup>37</sup>*

*A major upgrade in 1964 was the completion of the last 6.5 kilometres of road to Binna Burra. Although it was only a gravel surface (a sealed bitumen surface was not completed until 1969), the improvement in access to the Lodge was enormous and buses could now easily reach the summit of Mt Roberts.*

*In the meantime, Tony and his mother had spent five years bringing Binna Burra back from the very edge of disaster and forward into a reasonable financial situation ...*

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<sup>37</sup> Horse paddock, yards and track; refer Inventory, Appendix 9.3.

#### Site developments 1954-1965:

- Groom memorial (1957)
- Some cabin improvements including “transformation ...into modern, self-contained units”
- Mains electrical power reached the Lodge
- Installation of a “Good hot water system”
- Duckboards along cabins replaced with concrete (1960s)
- New toilet block (1963)
- Horse paddock, yard and horse track (yards 1963)
- Private road taken over by Main Roads Dept (1963/4)
- New toilet blocks; bath block removed; construction of dam & electric pumping system (1966)

### 3.5 THE LODGE, 1966 - 2001

*From 1966 onwards, the Lodge’s overall progress has been one of steady development although it is interspersed with several major occurrences. This part of the history has been compiled solely by direct reference to the minutes of the Annual General Meetings for each year because these provide summaries of the main Lodge developments that took place during that interval.*

#### 1966 – 1975

*The minutes of AGM's for the years 1966, 1967 and 1968 all have a common thread: acknowledgement of the enormous efforts put into saving and rebuilding the Lodge by members of the Groom family ... Due to the increased popularity of the Lodge, sufficient funds became available to deal with various maintenance procedures and in 1967 at least parts of the Lodge had their electrical wiring replaced. The year 1968 also saw the first moves towards the construction of an information centre by what was then the Forestry Department and it was noted that this would be particularly advantageous to the operation of the Lodge. Other items considered during 1968 were the improvement to the Lodge entrance with the aim of highlighting the natural beauty of the entrance area, and the use of double storey cabins on the top terrace rather than additional cabins being constructed on the bottom terrace.*

*In 1969, the **new water supply line** was completed and at last Binna Burra was certain of adequate and continuous supplies of fresh water for its operations. This system works on a gravity feed method from the upper reaches of the Coomera Valley and it continues to supply all water needs of the Lodge of today. **Three new blocks of self-contained cabins** were completed and tenders had been called for the construction of new main buildings for the Lodge ...<sup>38</sup>*

*1970, 1971 and 1972 saw further steady growth. Improvements to facilities continued with the concentrations being upon waste management,*

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<sup>38</sup> Cabins 14-19 were built of besser brick and slab – the last slab cabins; refer Inventory, Appendix 9.3.

*construction of new cabins, renovation of the facilities in what was then known as the 'rumpus room', and the implementation of an adequate hot water system throughout the Lodge accommodation ...<sup>39</sup> The end of 1972 also saw the announcement that Tony Groom had been awarded a Churchill fellowship to study National Park facilities in the United States of America. Tony's efforts in promoting Binna Burra as a destination for package tours had already had some success with several sets of guests arriving as a direct result of his activities.*

*The events that took place during 1973 are very considerable. The **new Lodge building** was completed and at last a world class dining room, kitchen and conference room were available at Binna Burra.<sup>40</sup> **Upgrading of some cabin facilities** had been completed and approval had been obtained for the development of the camping area at the main entrance to the Park. The camping area developments would include showers, toilets, a kiosk and finally, hostel huts. Tony Groom had also visited the United States of America under the provisions of his Churchill Fellowship and brought back considerable numbers of ideas as to how the operation of the Lodge could be improved. For the Lodge itself, a full time gardener was now employed and a **nursery** had been established which could not only supply the Lodge's needs for plants for its own gardens but also provide some plant sales to interested guests. Finally, a liquor license had been obtained for the new dining room facilities.*

*By 1974, the new Lodge building had been operating for a year and had been very well received by the Lodge guests while at the Park entrance, the **new camping ground and kiosk** were now in operation.<sup>41</sup> One item which continues to the present day also commenced: the purchase of chairs by guests. These are the special chairs for the dining room and the '**chairholder(s)**' can have their name(s) inscribed on the back of the chair to indicate their contribution to the Lodge. Considerable moves towards use of Binna Burra facilities by schools took place during 1975 with the **upgrade of facilities at the Environmental Study Centre** - the old Groom home.<sup>42</sup> 1975 also saw the resignation of Tony Groom as Lodge manager ... [although he remained as a member of the Board of Directors].*

Other work undertaken during this period included the surveying of Blocks 1-3 and easements to the north-east of the Lodge – the intention being that each of the

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<sup>39</sup> The new cabins were the 'Lockwood' prefabricated cabins (now Cabins 32 & 33); refer Inventory, Appendix 9.3.

<sup>40</sup> The new Lodge building included a new Dining Room, Kitchen and Conference Room; refer Inventory, Appendix 9.3.

<sup>41</sup> New camping ground and kiosk; refer Inventory, Appendix 9.3.

<sup>42</sup> Environmental Education Centre (former Groom house); see Inventory, Appendix 9.3. It is not known what works were undertaken at this time. According to other information, the major work (including extending attic and considerable rebuilding) was not done until 1980. At this time also the bunk room was also erected behind the house to accommodate students overnight. The Centre was operated by the Lamington Natural History Association. The QHR Entry describes the Centre:

*Officially opened in 1977, the Centre used an innovations grant from the Schools Commission to provide facilities for school camps. In 1980 the Centre occupied Arthur Groom's former house, renovated to allow for the director's office, a workroom and accommodation for 36 children. In the same year, a full-time teacher was appointed to run the Centre and to develop special teaching programmes for study of the national park. The LNHA became the first such association in Australia to employ full-time staff. (QHR)*



Groom boys would buy one.<sup>43</sup> Both Tony and Donn purchased blocks and **Tony's house** (sometimes referred to as the manager's house) was erected in 1970.<sup>44</sup> Land is also recorded as being sold to the Crown for forestry purposes. Other works are also listed in the 'box' at the end of this section.

#### **Site developments 1966-1975:**

- 3 new blocks of self-contained cabins (Cabins 14-19) on site of old playground (1969)
- Survey of separate blocks 1-3 and easements
- Water line to Coomera completed
- 'A' cabins first occupied
- Manager's house built (Tony Groom) (1970)
- Sale of land to Crown for forestry purposes
- New Toilets (1971)
- New rooms above toilets and shingling of building (1971)
- Old cabins 30 and 31 removed and replaced by Lockwood units (1971)
- Gus's cottage (built on Binna Burra property) acquired by Binna Burra (1972)
- Units built above toilet block (1972-3)
- Kiosk at camping ground (1973)
- New Lodge building - dining room/kitchen (1973)
- Cabins 24, 25 and 26 replaced by 2 2-storey units (now 34 and 35) (1973)
- Perc Bishop builds swing bridge, tree house and cave for kids; Perc's Parade (now Lodge Loop) (1973)
- Construction of new cabins (early 70s)
- Renovation of the facilities in what was then known as the 'rumpus room' (early 70s)
- Upgrading of some cabin facilities completed; approval obtained for development of the camping area at the main entrance to the Park (1973).
- One of the Lower Terrace toilet blocks closed (1974)
- Last original shingles (end cabin 39) [where is this from??] (1974)
- "Upgrade of facilities" (unidentified) at the Environmental Education Centre (1975)

<sup>43</sup> In fact Richard Groom failed to purchase 'his block' and it is this block (lot 1), which together with adjoining land is the proposed site for the 'Sky Lodges'. Lots 2 and 3 are owned by Tony Groom (and are also within the heritage listing boundary).

<sup>44</sup> Tony Groom's [first] house / manager's house; refer Inventory, Appendix 9.3.



Figure 20. The photo shows the Dining Room after the additions in the 1980s. (Binna Burra Archives)

The AGM for 1976 was able to report that the Environmental Study Centre upgrade was finally completed ... For the next year, progress was made in a number of maintenance areas such as **replacement of roofing shingles** and repairs to roofing leaks.<sup>45</sup> There was also a move to replace the simplest cabin accommodation (Casuarina) with better facilities (Acacia style). This reflected a move in guest needs which tended to a preference for motel style accommodation including **ensuite facilities**. One notable point made in the AGM minutes for 1977 is the concern expressed by the Lodge for minimum impact on the environment and the fact that daily checks were being made on both the water supply line (to ensure water purity for the Lodge) and waste water treatment checks to ensure that the outflow was of high a purity as possible. 1978 saw steady progress with some rather interesting highlights. The Lodge was featured on the television program “Peach’s Australia” and although it was felt that the results did not portray the Lodge in as favourable a light as possible, there had nevertheless been an increase in guest numbers. A **new library was opened** and this continues to the present day ...<sup>46</sup>

Somewhere in this interval [according to other sources 1977], the Binna Burra logo was changed from the series of sepia coloured lyrebirds used during the early Lodge years to the stylized king parrot of today ...

In 1979, **considerable cabin renovation** took place which included ‘Honeymoon Cottage’. Richard Groom had been appointed guest activities manager and this had proved very successful with guests ... The most interesting item however deals with the possible acquisition of a 640 acre property adjacent to the Girraween National Park in the Granite Belt ... [which] was approved during 1980 and funded from the **sale of a portion of Binna Burra’s land** to the National Parks and Wildlife Service.<sup>47</sup>

<sup>45</sup> These shingles were apparently from the shingle cutting school was held in 1974.

<sup>46</sup> The new library was established on the upper level of the Dining Room complex.

<sup>47</sup> Neither the Girraween nor Carnarvon Gorge ventures were as successful as hoped and were subsequently sold. Land at the southern end of the ridge (now described as lot 1 RP1233312) was sold to Qld National Parks. This resulted in the entry to the Park being moved to its current location near the kiosk. The original Binna Burra land holding is marked by a stone entry to the Park. The purchase of the Girraween property marked the beginning of the expansion of the Binna Burra concept to other national park areas.

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*changes because of the changing demands of the modern Tourist Industry.*"<sup>49</sup>

*operational position according to the AGM minutes of 1985.*

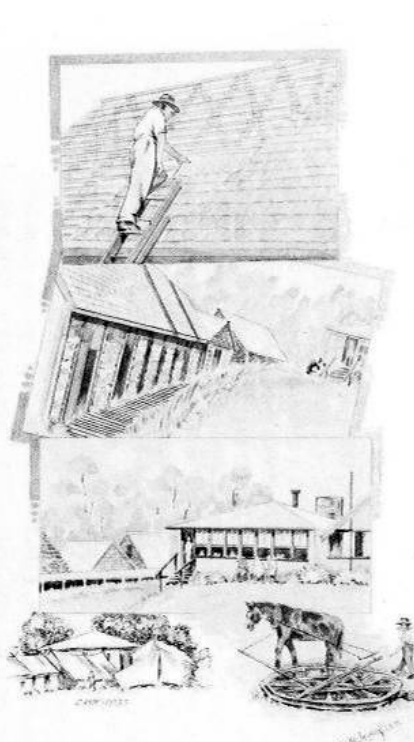


Figure 21. Frank Jesson's 50<sup>th</sup> anniversary souvenir, 1983. (Throssell)

<sup>48</sup> In 1980 substantial works were carried out to Arthur Groom's former house as part of its new life as the headquarters of the Environmental Study Centre. A bunk room was also added behind the cottage to provide accommodation for students. Refer Inventory, Appendix 9.3.

<sup>49</sup> Information Centre; refer Inventory, Appendix 9.3. “The Lamington Natural History Association (LNHA) was created in 1975, a combined operation of Binna Burra, O’Reilly’s and the National Parks and Wildlife Service. Eventually it split into two chapters, one at each resort.” The organisation’s headquarters were located at the Environmental Education Centre, which it also operated. The LNHA has played an important role in the history of both Binna Burra and the National Park.



### Site developments 1975-1985:

- Senses trail opened (1975)
- (Change of company name to Binna Burra Lodge Ltd (1975))
- Outdoor theatre near water tanks (1975)
- Toilet block at campsite (1975)
- Environmental Education Centre opened in Groom's cottage (1976)
- Cabins renumbered (1977)
- Sawn timber cabins on lower terrace replaced by s.c. units (1977)
- Birdbath near covered steps built (1977)
- Some re-shingling, new windows in C cabins (1978)
- Acacia cabins (1978/9)
- Library (new) officially opened (1978)
- Land sold to National Parks service (27ha; c1978)
- Honeymoon cottage renovated (1979)
- Renovation of top terrace cabins – pine lining etc (1979)
- Building works for Environmental Education Centre (rebuilding Groom's cottage and new bunk room; 1980)
- Track to Bellbird Falls (1980)
- Purchase of manager's house (1980/81)
- Dining room extension (1980s)
- LWHA erect 'information centre' at entrance to National Park (c1982)
- Campsite terraces (1985)



Figure 22. In 1980 building works were undertaken to the former Groom's cottage as part of the Environmental Education Centre. The timber bunk houses was erected behind the cottage. (RA 2009)

### 1986 – 1995

Several improvements in overall facilities at Binna Burra took place during 1986. Spa baths were included in the shower block, underground power was extended to the camp site, staff cabins were re-built and re-furnished, **a covered pathway was built from the cabins to the dining room** and the tea rooms at the camp site were upgraded.<sup>50</sup> Capital works at the Lodge itself included a two-way radio system for use on walks and a re-build of the switch room and the auxiliary generator. A personal note in the minutes concerns **Win Bristow** who had reached the age of 80 in July and who was thanked for her untiring efforts in the Binna Burra garden<sup>51</sup> ... At the AGM of 1987, a sad announcement for Binna Burra occurred when Tony Groom indicated that he would be resigning from Binna Burra's board of directors effective 31 December 1987 ... As far as Binna Burra itself, several improvements were being considered which included replacement of the present sewerage lines and system, a new drive way and car park, refurbishment of the dining room bar, installation of a fire warning system, construction of a new main lodge building, upgrading of various cabins and completion of the second stage of the tea rooms to include a restaurant ...<sup>52</sup>

During 1989 [sic], Brisbane hosted the 'Expo' and the minutes of the AGM for that year record that the impact of Expo was quite negative on the operations of Binna Burra and most other tourist destinations ... Binna Burra itself was in the midst of an **upgrading programme**.<sup>53</sup> In 1990 ... Another

<sup>50</sup> Staff cabins and covered walkway; refer Inventory, Appendix 9.3.

<sup>51</sup> The 'Win Bristow Garden' was commenced in 1967; refer Inventory, Appendix 9.3.

<sup>52</sup> It is not known how much of this work proceeded at this time.

<sup>53</sup> It is not identified what this upgrading consisted of.

item noted in those minutes, is the principle of guests paying only for what they choose to select from the Lodge activities rather than an all inclusive tariff which they may not require. This meant that abseiling, ropes course, guided tours etc. all became optional and a graded scale of charges would be applied to cover guest use of these facilities.



Figure 23. In 1989/90 the former Dining Room / Games Room was altered and a porte-cochere entry added. This would appear to be part of the “upgrading programme” referred to as underway in 1989. (RA 2009)

Although FOBBs (Friends of Binna Burra) was established in 1985, the minutes of the AGM of 1991 seem to be the first occasion on which the thanks of the Lodge to that organisation are recorded.<sup>54</sup> Their efforts had resulted in the planting of four hundred and fifty (450) trees outside the Dining Room and the Rockery had been established ... Binna Burra is always very much concerned as to limiting its effects on the environment, and the minutes of the AGM for 1992 indicate that the Lodge began to deal with the very costly exercise of upgrading its waste liquids treatment plant ... The only matter which seems to have caused some debate [at the AGMs for 1994] is a **development plan** (details are not included in the AGM minutes - although they may be present in other Lodge documents) for the Lodge ... however there was some opposition to the plan and it seems to have been rejected as there is no mention of it in the minutes for 1995.<sup>55</sup>

... the AGM of 1995: ... comments from the stockholders reflected comparisons of Binna Burra with O'Reilly's Guest House. It was felt that losses in guest numbers at Binna Burra as compared with the increasing numbers at O'Reilly's might be attributed to their added attractions such as the Canopy Walk, Gardens and Bird Feeding. Conversely, other opinions expressed the view that Binna Burra was preferable because it did not operate on the same commercial basis as O'Reilly's ... The minutes also record that **upgrading of the Cabins on the top terrace** was approved.<sup>56</sup>

<sup>54</sup> The FOBBs were actually formed in 1984 although their first projects were commenced in 1985. The group was formed by 17 shareholders but now includes others – often loyal guests – who have worked on a wide variety of projects at Binna Burra. Junior FOBBs was formed in 2005. There are currently 109 FOBBs and 15 junior FOBBs.

<sup>55</sup> No further details were located regarding the development plan.

<sup>56</sup> It is not known what work this involved.

#### Site developments 1986-1995:

- New water supply line was completed
- Covered walkway (1986)
- Plant nursery
- Cabin renovation
- Information centre opened as a joint venture between LNHA and QPWS (1988 – located off site)
- Upgrading of cabins (including those on top terrace)
- Onsite tents introduced (1988)
- Reconstruction of Games Room; addition of porte cochère (1989/90)
- (Company name changed to Nature Australia Ltd (1990))

#### 1996 – 2001

Oasis Lodge at Carnarvon was sold during 1996 and Binna Burra now consisted only of the Mt Roberts 'nucleus' and the property at Girraween. In 1997, the **Adventure Playground** for children was completed and became fully operational.<sup>57</sup> A very pleasant result for Binna Burra was that the National Trust had surveyed Binna Burra and had placed the Lodge cabins on its register. There were also moves to list Binna Burra with the Department of Environment Heritage Register, however these aspects were not yet concluded. A major item of importance to the operation of the Lodge is the noting that the Directors were uncertain as to the [Queensland] Government's commitment to track maintenance in the Park. The AGM minutes of 1998 record considerable activity. The company business plan indicates major efforts to improve both Lodge and guest facilities including cabins, the conference centre, the library, a 4WD passenger vehicle, a new computer system and a kitchen and waste management upgrade. An interesting note for the AGM of 1999 is that due to changes in Queensland Company law, stockholders now became shareholders in the company. (Although it is not noted in the minutes, the **upgrading of the facilities at the Park entrance** was completed somewhere during the period 1997 - 1999 and full use of the **new Lamington Tea House** began.)<sup>58</sup>

The property at Girraween was also sold during 1999 as the minutes indirectly indicate its disposal. The year 2000 brought the Olympics to Australia and the inevitable detrimental effects to tourism destinations such as Binna Burra ...

The year 2001 saw Binna Burra firmly cement its position in the ecotourism world. Green Globe Certification was obtained and Binna Burra became the first establishment in the south east Pacific region to reach this level of environmental sensitivity. Although tourist problems in Australia (eg. the Ansett and HIH Insurance collapses) had impacted negatively on Binna Burra (as well as other tourist chalets), the Lodge continued to operate satisfactorily. Early 2002 also saw the re-opening of the Coomera Circuit [closed after land slip] and the re-establishment of its scenic, water-falls route as one of the highlights of a stay at Binna Burra. It is expected that the remainder of 2002 will produce equally satisfactory results and that in the coming years, Binna Burra Mountain Lodge will continue to provide world-

<sup>57</sup> Adventure Playground; refer Inventory, Appendix 9.3.

<sup>58</sup> Lamington Tea House; refer Inventory, Appendix 9.3.



*class environmentally sensitive accommodation and facilities to guests who wish to enjoy the beauty of Lamington National Park.*

#### **Site developments 1996-2001:**

- (Company name changed back to Binna Burra Lodge Ltd)
- Adventure playground (1997)
- Teahouse opens – major addition to 1970s kiosk (1998; destroyed by fire 2005)

### **3.6 MORE RECENTLY**

#### **An overview**

The following recent history is provided by Binna Burra:

*Despite the early optimism of 2002, the events of the previous decade had in fact taken their toll on the financial resources of the company. The experiment with Nature Australia and subsequent disposal of the properties left the company with little or no reserves. The next few years saw a series of crippling events.*

*The sad loss of life in the Childers backpackers fire in June 2000 meant that authorities closed accommodation that was potentially unsafe. At Binna Burra, it was decided to close the attic rooms (cabins 36-40) as a precaution. The upper floor of the Arthur Groom Cottage was also closed and the attached bunkhouse was limited to just six occupants per room. Unfortunately, these steps reduced lodge capacity by some 25%. Coupled with the downturn in occupancy caused by the Sydney Olympics and the failure of Ansett, the Lodge suffered a series of losses from 1999 onwards with each year's loss larger than the previous year's. The only temporary relief was in 2004 when the "manager's house" was sold reducing that year's loss to only \$110,000.*

*Then in May 2005, the unimaginable happened. During the night, a possum started an electrical fire in the teahouse. The fire spread and the building quickly burnt to the ground. While the building was insured, the replacement teahouse cost more than the insurance payout ... and the reduced trade, together with the cost of temporary buildings while the new teahouse was being built, added to the losses.*

*By 2007, the auditors expressed uncertainty about the ability of the company to continue as a going concern "based on the poor operating result and liquidity position". The Board of Directors was faced with the unpalatable option of selling the lodge and winding up the company. The Chairman, Ian Sainsbury, instigated discussions with the O'Reillys Board to merge the company into O'Reillys. A sale to O'Reillys or to a venture capitalist would require a change to the company constitution which limits the shareholding by any person and their associate to just 2½%. Shareholders were clearly unhappy with the proposal and at the somewhat fiery AGM of 18<sup>th</sup> November 2007, a new Board was elected.*

*The new Board, led by chairman Hal Morris, worked with the Lodge staff and FOBBs and shareholder volunteers to turn the business around. Assisting Hal were Binna Burra stalwarts, Richard Groom and Barry Davies. The situation had many parallels to the crisis of the late 1950's when Richard's brother, Tony worked with their mother Marjorie Groom to restore*

*the business. Costs were cut even further while trying to stem the reduction in revenues. The recovery plan saw buffet dinners and the traditional communal dining re-implemented. Tariffs and menus were simplified and other actions taken to return the Lodge to being a family friendly, middle market experience. During 2008, the new Board explored options to raise working capital including borrowing funds from shareholders. Sale of the vacant "Lot 1" was rejected but a joint venture development of that same land was considered.*

*Shareholders proved to be supportive of the various initiatives and came forward with many of their own suggestions. As the company moved past the immediate crisis, it was quickly recognised that a master plan for Mt Roberts was needed in order to deliver coherent developments rather than haphazard improvements.<sup>59</sup>*

## Masterplanning

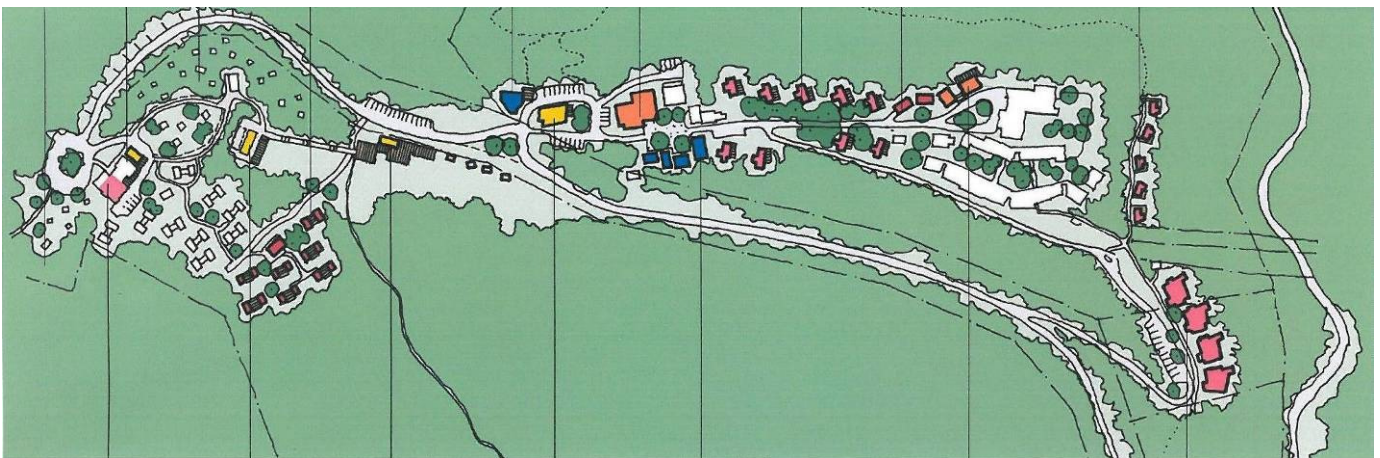
In December 2008, a Concept Master Plan was prepared by architects Deicke Richards. The masterplan is predicated on the need for new development / increasing the density of accommodation on the site, but also acknowledges the 'village' qualities of the Lodge. With this in mind, the reduction of cars on the mountain top is proposed. In its own words the Master Plan:

*recognises the importance of new development at Binna Burra to ensure a financially sustainable business providing the public with access to Lamington National Park. A mix of accommodation types, and cultural and nature-based activities to suit a wide variety of visitors is desirable ...*

*The layout encourages pedestrian movement and greater social interaction to reinforce the sense of community. It proposes a transition towards a traffic-free environment (except for access and servicing) in the long term ... to be achieved by slowly reducing car parking spaces and introducing alternative transport to the mountaintop.<sup>60</sup>*

The plan "formulates a preferred development scenario for Binna Burra over the long term, to support the lodgment of a DA to Council" and proposes a deal of new building on the site including a number of new buildings (both for accommodation and other uses); realigned entry road, welcome point and reception; reconfiguration of the camp ground and an upgrading of the teahouse and memorial park area.

Figure 24. Siteplan as envisaged by the 2008 Master Plan. The proposed new buildings are colour coded with accommodation shown in pink. (Deicke Richards)



<sup>59</sup> This section prepared on behalf of the Binna Burra Board February 2010.

<sup>60</sup> Deicke Richards, *Binna Burra Master Plan Report*, December 2008. Extracts from the Plan are reproduced in Appendix 9.2.

### **‘Sky Lodges’ development**

In 2009 a development application was approved in relation to the proposed 4 ‘Sky Lodges’ to be erected on lot 1 RP 124596 and adjoining land on the spur located below the Lodge.<sup>61</sup> The development is a new approach for Binna Burra in that they are proposed to be jointly owned by both Binna Burra and individual owners but managed as part of the resort.

In relation to the “Sky Lodges” development, the Board noted that:

*The harsh reality faced by the Board was that the cash injection from the joint development was vital for the survival of the company and the Lodge. Importantly, the new units would provide a sorely needed facelift to attract conference and other groups whose expectations are higher than the “rustic” cabins that the Lodge offered.*

*This was confirmed by an ASIC audit at the end of 2009 where the corporate regulator reminded the directors of the need to be vigilant about expenditure and the need to increase cashflow (by increasing revenues and decreasing costs).*



Figure 25. Perspective from ‘Sky Lodges’ brochure. (Binna Burra)

### **Shingle appeal**

A ‘shingle’ appeal has also been launched to raise funds for re-shingling the buildings of Binna Burra. Blackbutt shingles sourced from the Port Macquarie area are about to be tested.

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<sup>61</sup> Both the Master Plan and the Sky Lodge application are considered in the Policy section of this report (chapter 7). Refer Policies 17-19 in particular.



#### **Site developments 2001- :**

- LNHA hands over Environmental Education Centre (2002)
- First Hoop Pine tree dies (2005)
- Teahouse burns down / temporary teahouse (2005)
- Workshop relocated, old Workshop converted and known as Barn (2005)
- Illinbah seat shelter built by FOBBs (2005)
- Attic cabins decommissioned (2006)
- Dining Room / Library renovated, mural removed (2007)
- New teahouse open (2007)
- Binna Burra memorial to Romeo Lahey erected on the front lawn (Direction Finder; 2008)
- Plans approved for joint venture apartments on lot 1 RP 124596 and adjoining land (2009)
- Conversion of Forestry Hut to accommodation (2009)
- Masseuse leases Bill's Cottage (2009)
- New hot water system (2009)
- Attic cabins recommissioned (2009)
- Construction of Donn Groom's house on lot 2 of house lots (?)

## 4.0 Physical evidence

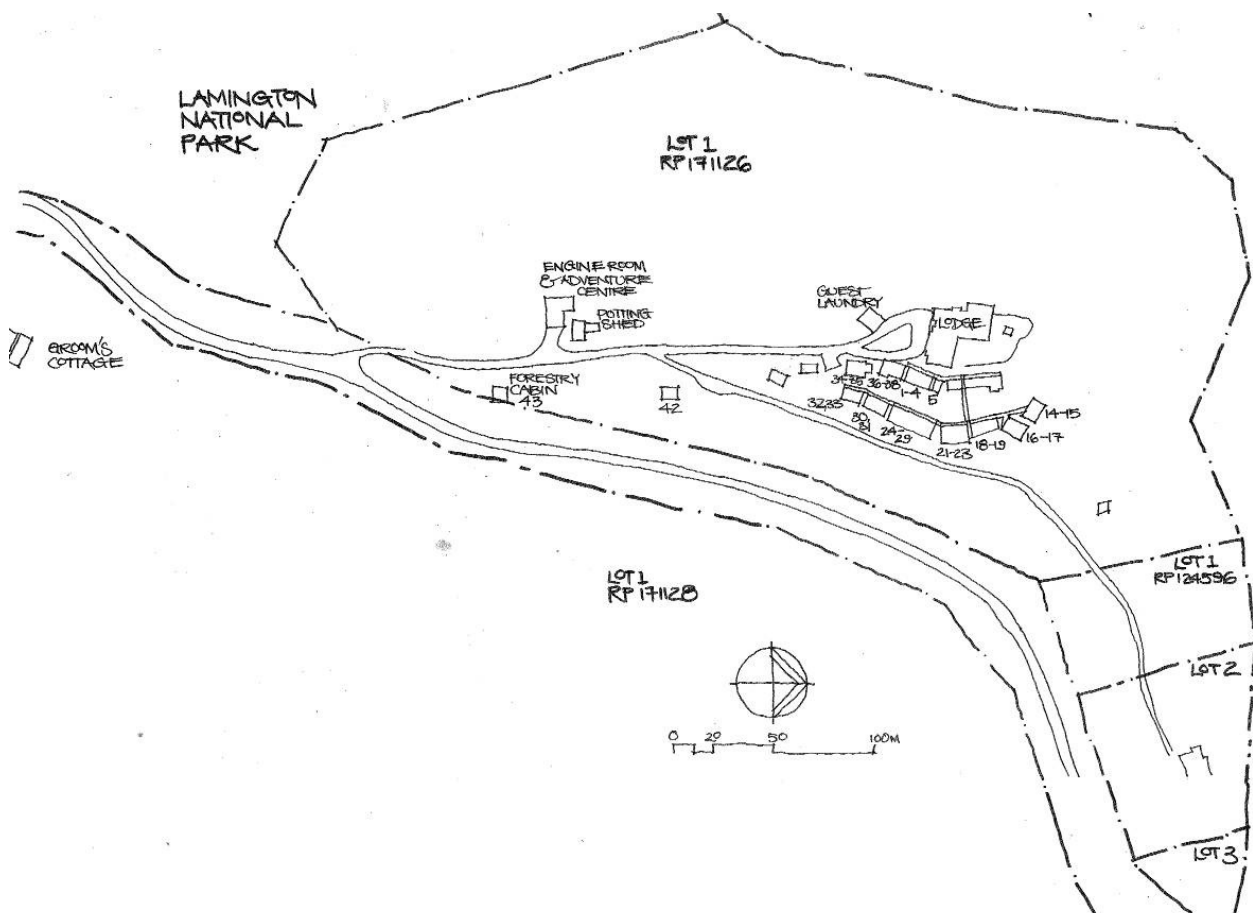
This chapter provides a general overview of the fabric of the place itself including identifying in general terms original and otherwise significant fabric. As noted earlier, given the number of elements on the site, the individual assessment of the various elements is included in the Inventory in Appendix 9.3 with which this chapter should be read. Binna Burra was inspected in November 2009.

### 4.1 IDENTIFICATION OF EXISTING FABRIC

#### 4.1.1 The site

Binna Burra is located on Mt Roberts 8km south of Beechmont on the Binna Burra Road. It is surrounded by Lamington National Park. The Binna Burra site extends from the entrance to the National Park at the southern end of the site, through the camp ground down to the saddle and down to the east to Bellbird Grove and along the ridge to the north to the main lodge buildings and residences down the north-east spur. In the 1930s the site included cleared farming land although since then much of the vegetation has re-grown - generally however areas around buildings are more cleared. Most of the buildings associated with the lodge are located along the ridge.

Figure 26. Site plan (partial). Most of the Lodge buildings are located along the ridge with Groom's cottage and the camping ground located to the south of the main lodge buildings and the residential lots lying below the summit to the north east.



#### 4.1.2 The elements of the site

The site is comprised of a number of different elements ranging from buildings and other structures such as memorials to landscape elements and garden areas, pathways and roads, camp sites and signage. These are more fully described in the Inventory in Appendix 9.3.

In general terms the site can be arranged in four zones:

- The main lodge complex

That is the original Dining Room and Kitchen (now Reception Area and Shop), the 1970s Dining Room and Kitchen and the cabins some single storey, some with attic arranged in two terraces below the lodge proper (to the east) with others more sporadically arranged to the south as well as various ancillary buildings as well as gardens, paths and other landscape elements.

- The Environmental and Education Centre (formerly Arthur Groom's cottage) and camping ground area.

- The house blocks (lots 1-3) to the north-east of the Lodge

Currently there are 3 houses erected on 2 lots with separate access direct to the gazetted road (ie not via the Lodge). The third lot (and adjoining land) is the site for the proposed 'sky lodges'.

- Area to the east of the Lodge

This includes the Bellbird Grove area, sewerage treatment plant and shed.

In terms of the buildings these can be considered in general terms in three major groups:

- The original and early slab cabins made from tallow wood with stringy bark shingle roofs

This group includes for example the earliest cabin Cabin 5, Cabins 1-4 and Cabins 6-12. These are generally intact although original shingles have been replaced, some have attic rooms added, some new doors and windows and new services introduced. Some later cabins were also built in a similar way (including Cabins 30 and 31 from the 1950s). The Environmental Education Centre (formerly Arthur Groom's cottage) is another variation in that although of slab construction it did not originally have a shingle roof. It has been substantially modified;

- The buildings constructed from materials recycled from relocated buildings

The original Dining / Games Room and Kitchen now Reception Area and Shop – both now much modified; and

- The newer post war buildings

This group includes the 1970s Dining Room, Library and Kitchen; later cabins including prefabricated Lockwood and Loganholme units – some clad in slabs, as well as the 3 houses erected on lots 2 and 3 to the north-east of the Lodge). This post war group also includes a number of buildings using local stone.



#### ***4.2 ANALYSIS OF EXISTING FABRIC***

Overall the site has evolved over time however from the beginning the centre of the Lodge's activities has been focused along the ridge. The early planning of the site is still evident although there have been some changes for example to the road but the arrangement of the lodge buildings notably the relationship between the lodge proper and the accommodation cabins remains intact. A number of the early buildings remain. Early cabins, despite some modifications (eg the planning of some has been changed, changes to openings, door, windows, addition of bathrooms) remain essentially intact particularly as to their overall form and structure. The early Dining Room and Kitchen are more significantly changed; Groom's cottage has been extensively re-built for use as the Education Centre. Of the more recent building, the 1973 Dining Room has been added to but is generally very intact. The three houses erected on lots 2 and 3 were not inspected but appear very intact.

Refer also Inventory, Appendix 9.3.

## 5.0 Assessment of cultural significance

This chapter outlines the cultural heritage significance of Binna Burra. The statement of significance from the Entry in the State Heritage Register and the National Trust citation are reproduced but some additional comments are also made.

### 5.1 INTRODUCTION

Cultural heritage significance is essentially the term used to describe what is important about a place. It is formally defined in the *Queensland Heritage Act 1992* in section 4:

*cultural heritage significance, of a place or feature of a place, includes its aesthetic, architectural, historical, scientific, social or other significance to the present generation or past or future generations.*

The ‘aesthetic significance’, of a place, is defined to include its “visual merit or interest”.

As outlined in the Burra Charter, cultural significance is embodied in the place itself, its fabric, setting, use, associations, meanings, records, related places and related objects. Places may have a range of values for different individuals or groups. Section 35 of the Heritage Act outlines particular criteria to be considered in assessing the cultural heritage significance of a place:

- (a) the place is important in demonstrating the evolution or pattern of Queensland’s history*
- (b) the place demonstrates rare, uncommon or endangered aspects of Queensland’s cultural heritage*
- (c) the place has potential to yield information that will contribute to an understanding of Queensland’s history*
- (d) the place is important in demonstrating the principal characteristics of a particular class of cultural places*
- (e) the place is important because of its aesthetic significance*
- (f) the place is important in demonstrating a high degree of creative or technical achievement at a particular period*
- (g) the place has as strong or special association with a particular community or cultural group for social, cultural or spiritual reasons*
- (h) the place has a special association with the life or work of a particular person, group or organization of importance in Queensland’s history.*

In this instance the ‘place’ is Binna Burra Cultural Landscape meaning the Binna Burra site as defined by the Qld Heritage Register listing (ie the original Binna Burra lands less the portion which became part of Lamington National Park) but also sometimes including all of the original Binna Burra lands. Refer also to the Inventory in Appendix 9.3 in relation to significance of particular elements of the site.

## 5.2 QUEENSLAND HERITAGE REGISTER STATEMENT OF SIGNIFICANCE

The Entry in the Queensland Heritage Register for Binna Burra Cultural Landscape contains the following statement of significance, based on criteria A, E and H:

### Criterion A

*Binna Burra is important in the course of Queensland's natural and cultural history. The lodge buildings and guest cabins exhibit a high integrity of features significant to the development of a nature-based tourism resort. The design and structure of the resort conform to its aims of providing tourist facilities and accommodation within an area of outstanding beauty, while assisting in preserving such in its natural state. Binna Burra is important in the consolidation and expansion of tourism to Lamington National Park.*

### Criterion E

*Binna Burra is part of the World Heritage listed Central Eastern Rainforest Reserves of Australia [CERRA] and contains the internationally famous Binna Burra Mountain Lodge which takes advantage of spectacular panoramic views of the surrounding countryside. Aesthetic responses to this place capture its distinctive physical features. Artistic works evoke the feeling of being deep within the rainforest amidst any of the numerous waterfalls or looking out from mountain to mountain. Icons of the region are Egg Rock and Turtle Rock and the McPherson Range all of which have inspired aesthetic works for more than six decades.*

*Internationally acclaimed poet Rodney Hall wrote his 1970 poem about Binna Burra and important Queensland-born artists such as Vida Lahey depicted this region as did the international artist Lois Beumer in her watercolour Rainforest Tangle [1986]. Artists' camps were held in the 1930s in order to take advantage of the inspiration afforded by the scenic views. The internationally acclaimed writer and photographer Arthur Groom wrote his 1949 work One Mountain After Another about Binna Burra. The adjacent McPherson Range which contains Cavern Falls, Triple Falls and Tooloona Creek inspired a number of well known photographers including Arthur Groom, Doug Spowart and the early intrepid photographer, Charles Ernest Stanley Fryer. Romeo Lahey also took glass plate photographs at the outset of World War I, as an adjunct to his campaign for the area to be reserved as a national park.*

*The nationally acclaimed landscape paintings of the area by William Robinson further illustrate the significance of this whole Lamington region in terms of aesthetic value as does Raymond Curtis's 1989 orchestral work Journey Among Mountains. This region has a very high profile in tourist literature covering the area - its aesthetic value widely recognised by tourists and the local community.*

### Criterion H

*There is a long and strong association of the place with Romeo Lahey who was significant not only in establishing Binna Burra but in having Lamington National Park gazetted in 1915, following early work begun by RM Collins.*



### 5.3 NATIONAL TRUST STATEMENT OF SIGNIFICANCE<sup>62</sup>

The National Trust citation states that Binna Burra is significant:

- 1. For its social significance to many people as a rest and recreation area from 1933 to the present, especially during World War II. It played an important part in the rehabilitation of soldiers, as a place of recuperation and of education.*
- 2. For demonstrating the use of timber slab and shingle construction and as an intact example of past technologies. It is also helping to preserve the old skills of shingle splitting, adzing and slab making.*
- 3. As the area contributes to a wider understanding of Australia's natural history and the preservation of its endangered species.*
- 4. For demonstrating how the ideals of two men could be transformed into a successful venture with a minimum of capital and a maximum of work and bush skills. This original enthusiasm for the ideals and the site has been maintained to the present. The integration of the buildings and the site is also important.*

### 5.4 ADDITIONAL COMMENTS RE SIGNIFICANCE

These comments are made in addition to the Entry in the Heritage Register and the National Trust citation. They encompass criteria A, E, G and H.

#### **An early eco-resort**

Binna Burra is clearly significant as one of Australia's early eco-resorts. Its founders, Romeo Lahey and Arthur Groom were significant figures in the early conservation movement with Binna Burra a very practical expression of their commitment to the ideals of National Parks Association and the promotion of Lamington National Park in particular, with which Binna Burra shares a symbiotic relationship.

Binna Burra has developed over time, but the early planning of the resort is generally intact with most of the built infrastructure located along the ridge with the main lodge buildings set above two terraces of cabin accommodation. Although somewhat changed, the early slab timber and shingled roofed cabins in particular Cabin 5 (the first cabin), Cabins 1-4, Cabins 6-12 are considered highly significant. The original Dining Room and Kitchen (now Reception Area and Shop) have been considerably altered but their footprint / siting remains intact. The focus of this area as the 'heart of the Lodge' has been enhanced by more recent building, the 1970s Dining Room, Library and Kitchen.

The early development of Binna Burra was characterised by a lack of resources, difficulties of access and the need to build facilities, but there was also considerable ingenuity, passion and a 'can-do' and 'make-do' attitude. Much of this is true today and although in some instances it has resulted in some very ad hoc building it has also meant that things got built. The choice of early building materials – timber slab and shingle – was a response to those conditions. Constructed with materials available on site the early buildings were relatively inexpensive to build and although modest, they had considerable aesthetic qualities. A number of other buildings both early and later are a testament to that process (including the Honeymoon cottage (Cabin 41) built of left over materials and Cabins 30 and 31 also built by Romeo Lahey but somewhat later in the 1950s).

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<sup>62</sup> This statement of significance has also been adopted in the Register of the National Estate entry for Binna Burra.

Other elements of the site including the establishment of more recent facilities including the Environmental Education Centre, the camping ground and the Senses Trail are important in demonstrating the evolution of Binna Burra as an 'eco-resort' and its response to new ideas in education to make the National Park more accessible.

### Aesthetic values

As noted above Binna Burra has considerable aesthetic values – both natural and man-made. The mountain-top forest setting is an integral part of the Binna Burra experience. The integration of the buildings on the site is also important. In the case of the early buildings this was achieved by a combination of careful siting and also materials – the cabins being built of slab timber and timber shingles. A later family of buildings was constructed of stone with a mixture of shingled and iron roofs.

Some of the later buildings also have architectural significance including the 1970s Dining room and Kitchen (with later Library additions) which is a good example of a mountain resort building type of its time and with very intact interiors. The houses constructed on lots 2 and 3 to the north-east of the Lodge although not inspected internally also appear to have considerable aesthetic qualities.

Views from the site are important and in some cases spectacular. For example the view across the valley from the Dining Room, views to the north-east (although somewhat compromised by electrical wires and towers) and views to the east from Groom's cottage. Views within the site are also significant; the view from Groom's cottage along the ridge to the Lodge and vice versa is historically important. Over time however with the growth and re-growth of vegetation a number of these views have changed.

As noted in the Master Plan, the main Lodge area retains a village quality evidenced in the planning, low scale buildings, mainly pedestrian pathways, landscaping, gardens and other elements. This generally 'low intensity' development is important aesthetically but is also part of the historical intention that any development be consistent with maintaining the natural values of the place including those of its neighbour, the National Park.



Figure 27. View from the Lodge area to Groom's cottage. This photograph is undated but believed to be c1940. Views along the ridge are significant. (Binna Burra Archives)



Figure 28. Watercolour showing view from Binna Burra (former Cabin 13) to the east. (B Silcock, Binna Burra Archives)

### **The people associated with Binna Burra**

As noted earlier, Binna Burra is closely associated with the lives and work of Romeo Lahey and Arthur Groom. Both were important figures in the wider conservation movement but their relationship with Binna Burra was very personal and they remain much revered within the Binna Burra community for their respective roles as founders and builders of Binna Burra. There are also a number of others who have played an important role in the life of Binna Burra including other members of the Lahey and Groom families, other directors and share holders (including founding directors and shareholders), staff and friends (now formally known as FOBBs) as well as other organisations closely associated with Lamington National Park including the various government agencies (Department of Forestry, Qld National Parks and Wildlife) and the Lamington Natural History Society.

The company originally formed to fund the establishment of Binna Burra, Queensland Holiday Resorts Limited (now Binna Burra Lodge Limited) and its particular corporate structure has also been instrumental in influencing the development of Binna Burra. Many of the families of original shareholders remain associated with the company. They and the company itself are all significant in terms of the role played in the history of Binna Burra as well as in the history of the wider conservation movement in Queensland.

### **The social significance**

As a 'gateway' to Lamington National Park, Binna Burra has by its very nature considerable significance to the many people who have visited the area. For those who have stayed at the Lodge, the main lodge buildings (the Dining Rooms, Library and Kitchen buildings – both current and former) have particular significance as the social heart of the resort, where historically good food and company has been an important part of the Binna Burra experience.

### **A note on intactness**

Binna Burra has evolved over more than 70 years and as a functioning resort and business will continue to do so. Over that time there have been a number of changes however despite this the Binna Burra established by Romeo Lahey and Arthur Groom remains readable but is often somewhat compromised. Due to the nature of the materials used, many of the buildings have had elements replaced over time (roof shingles, covered walk roofs, windows) and spaces and parts upgraded to meet modern demands (en-suites, robes, decks, larger door openings, new security doors, new windows). However, particularly with the cabins, their character is essentially retained. The former Dining/Games Room (now Lounge/Reception) is however unrecognisable but may retain the original footprint and the much loved Groom's cottage seems to be fully reconstructed from the ground up. (Both buildings however have immense symbolic importance within the Binna Burra story and to those closely associated with Binna Burra.) The overall planning of the site and in particular along the main spine with the Lodge on the crest of hill and two terraces of cabins below and associated buildings to the south either side of the ridge stretching towards the Grooms' cottage, camping area and entry to the National Park remains very intact.

The original Binna Burra lands included lot 1 RP123312, now part of the Lamington National Park (but not part of the Entry in the Heritage Register). Its connection with Binna Burra is marked by a pathways and the stone arch which originally marked the entry from Binna Burra to the Park. Although no longer in the ownership of Binna Burra, it is nevertheless part of the Binna Burra story and considered significant.



## 5.5 SCHEDULE OF SIGNIFICANT ELEMENTS

The elements of the site have been considered in terms of the following levels of significance:

- A High significance
- B Significant
- C Minimal or no significance
- Int Intrusive

The elements of Binna Burra have been assessed in broad terms as follows although comments in the Inventory should also be referred to:

### A High significance

Elements of high significance including those evidencing original / early fabric and / or relatively intact siting, footprint, form, planning, materials, interiors, original openings and original fittings and / or a combination of those qualities. In particular the following are identified as of high significance:

Original and early planning of site (layout of original / early buildings along the ridge with the Lodge marking the northern end with cabins below and Groom's cottage to the south, terracing, paths, gardens, views etc)

Lounge, Reception (former Dining/Games Room and Kitchen) – footprint only (as much modified)

Shop (former Kitchen)

Dining room, Library and Kitchen

Cabins 1-4

Cabin 5

Cabins 6-7

Cabins 8-13

Cabin 41 (Honeymoon Cottage)

Cabin 43 (Forestry Cottage)

Old Bill's Cabin

Christmas Camp 1933 site

Commemorative hoop pine

Goat track

Sheep track

Flying fox (remains of)

Arthur Groom memorial

Site of old vegetable garden (although not located)

Bellbird Clearing

Bellbird Lookout

Environmental Study Centre (former Arthur Groom cottage; although much modified)

Bunk house (part of ESC)

Camp ground and kiosk area site (but structures including amenities blocks and kiosk is C; see also Groom memorial)

Former entry to National Park (now part of Lamington National Park)

3 'Groom' houses on lots 2 and 3 (although only viewed from outside)

## **B Significant**

Elements of significance including those evidencing early and relatively intact siting, footprint, form, planning, materials, interiors, original openings, original fittings etc but generally less intact than 'A' or otherwise less significant. In particular the following are identified as of significance:

Lounge, Reception and Shop (former Dining/Games Room and Kitchen) – historically and socially significant but much altered; intact as to footprint

Cabins 14-15

Cabins 16-17

Cabins 18-20

Cabins 30 & 31

Cabins 32 & 33

Cabins 34, 35 and stone battery room

Amenities block and Cabins 36-38

Cabin 42

Guest laundry

'Pottery' shed

Win Bristow Garden

Engine room and Adventure Centre

Environmental Playground

Horse paddock and track

## **C Minimal or no significance**

Former shower / amenities

Cabins 21-23 (Logan Units) (but siting is significant)

Cabins 24-29 (Logan Units) (but siting is significant)

Sewerage treatment plant and shed

Layout and structures of camping ground and kiosk area (except Groom memorial and information centre) but siting is significant

## **D Intrusive**

Some services eg electricity poles and wires

Unsympathetic replanning and modification of early buildings

Insertion of a number of contemporary fittings and services to early buildings eg internal linings, bathrooms, new openings, aluminium windows, later doors

Exotic plantings

Ad hoc signage



Figures 29-30. Some intrusive elements: power poles on the spur to the north-east of the main Lodge buildings; ad hoc signage affixed to an earlier sign. (RA 2009)

## 6.0 Condition

This chapter outlines in very broad terms the condition of the buildings and site features of Binna Burra. Understanding the condition of the place informs what policies are required to conserve the place and establish a priority for works. This chapter is based on inspections undertaken by Riddel Architecture in November 2009. It does not however amount to a full condition survey, which would be beyond the scope of this report. The chapter should be read in conjunction with the Inventory in Appendix 9.3.

### 6.1 GENERAL STATEMENT OF CONDITION

With buildings spanning from 1934 to the present, and in a moist rainforest setting, maintenance is an ongoing focus for Binna Burra. Shingle roofs are the major failing element in the buildings and require urgent and immediate repair / replacement. The earlier cabins and Groom cottage retain their original slab walls and framing despite the challenges of drainage, damp and termites. Ground levels and drainage need to be maintained to ensure longevity of the timber buildings

The main lodge buildings appear in generally sound condition but as elsewhere, shingles are badly weathered.

Non-native plantings exist in some areas.

### 6.2 PRIORITISED SCHEDULE OF WORKS

Refer to “priority works” section of Inventory listings (see Appendix 9.3), but generally the following types of work are noted as a priority:

- Repair / replacement of roofs;
- Maintain ground levels and drainage;
- Cabins 30 and 31 - structural members need repair / replacement;
- Remove non-native plantings;
- Signage – remove ad hoc signage.

## 7.0 Conservation Policies

This chapter contains conservation policies developed to guide the future management of Binna Burra. These are based on an understanding of the cultural heritage significance of Binna Burra (as outlined in chapter 5 and in the Inventory) as well as a consideration of other factors affecting the future of a place including its physical condition (discussed in chapter 6 and the Inventory in Appendix 9.3); the owners' needs including maintaining Binna Burra as a working resort; external constraints including its inclusion in the Queensland Heritage Register and so subject to the provisions of the *Queensland Heritage Act 1992* and future development of the site. In line with the brief, the policies are related to the whole site but with a particular focus on the Lodge buildings, cabins and Environmental Education Centre as well as a broad consideration of the future development of the site.

### 7.1 DEFINITIONS

These definitions are taken from Article 1 of the *Australia ICOMOS Charter for the Conservation of places of Cultural Heritage Significance* (the 'Burra Charter'):

'Place' means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views.

'Fabric' means all the physical material of the place including components, fixtures, contents, and objects.

'Conservation' means all the processes of looking after a place so as to retain its cultural significance.

'Maintenance' means the continuous protective care of the fabric and setting of a place, and is to be distinguished from repair.

'Repair' involves restoration or reconstruction.

'Preservation' means maintaining the fabric of a place in its existing state and retarding deterioration.

'Restoration' means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material.

'Reconstruction' means returning a place to a known earlier state and is distinguished from restoration by the introduction of new material into the fabric.

'Adaptation' means modifying a place to suit the existing use or a proposed use.

### 7.2 POLICIES

These are divided into general principles related to issues concerning the management and use of the place as a whole as well as policies related to particular elements of Binna Burra and its setting. These policies all have their roots in good conservation practice as laid out by the *Burra Charter* which should be read in conjunction with this chapter; the particular policies outlined here are those of particular relevance to Binna Burra and refined to take account of the particular circumstances of the place.



### 7.2.1 General principles

#### The Burra Charter

In Australia, the *Australia ICOMOS Charter for the conservation of places of cultural significance* is the widely accepted and adopted standard for heritage conservation practice. The Charter, known as the *Burra Charter*, was prepared by the national organisation, Australia ICOMOS (the Australia National Committee of the International Council on Monuments and Sites). The Charter sets out the principles and processes of conservation, with an emphasis on a logical and disciplined approach to the conservation of places. It can be viewed at [www.australiaicomos.com.au](http://www.australiaicomos.com.au).

The basic principles of the Charter are:

- the place is important;
- understand the significance of the place;
- understand the fabric;
- significance should guide decisions;
- do as much as necessary, as little as possible;
- keep records;
- do everything in a logical order.

This conservation management plan is part of the process and the above principles should form the basis for the ongoing management of Binna Burra.

#### *Policy 1: Burra Charter*

*The conservation and management of Binna Burra is undertaken in accordance with the principles of the Burra Charter.*

#### The Queensland Heritage Register and *Queensland Heritage Act 1992*

Binna Burra is entered in the State Heritage Register (QHR #601899). The *Queensland Heritage Act 1992* contains certain procedures relating to the development of a place entered in the Heritage Register. These procedures are linked with the provisions of the *Sustainable Planning Act 2009* (SPA), but may be additional to other local planning requirements. Broadly speaking, under SPA, applications for major development will be made to the local Council, which in turn will refer the application to the Department of Environment and Resource Management (DERM), which administers the *Heritage Act*.

Some works to State listed places can be dealt with directly by DERM by the granting of exemption certificates. An exemption certificate may be issued for development that:

- is permitted under a heritage agreement; or
- will not have a detrimental impact on the cultural heritage significance of the place.

There are also classes of development which have been defined as 'general exemptions'. These are listed at [www.derm.qld.gov.au/cultural-heritage/owning-a-heritage-place/general-exemptions](http://www.derm.qld.gov.au/cultural-heritage/owning-a-heritage-place/general-exemptions). No application is necessary for these works, which includes for example maintenance work and work of a minor nature providing they are carried out in accordance with the departmental guidelines.

*Policy 2: Queensland Heritage Act 1992*

*The conservation and management of Binna Burra is undertaken in accordance with the provisions of the Queensland Heritage Act 1992 and the Sustainable Planning Act 2009.*

The Binna Burra site comprises many different elements. The preparation of this report has enabled a more complex understanding of the site than was possible in preparing the Entry in the Heritage Register. Some additional elements have been identified as significant; the significance of others previously identified has also been clarified (see Schedule of Significant elements listed in Ch 4) and further comments are made in terms of the significance of the site (Ch 4). It is also the finding of this report that the whole of the original Binna Burra portion is significant and accordingly that lot 1 RP123312 which now forms part of the National Park should be entered in the Heritage Register as part of the Binna Burra listing. (refer Inventory, Appendix 9.3).

*Policy 3: Amendments to Entry in the Heritage Register*

*That the Entry in the Heritage Register (statement of significance, history and description) be revised to take account of the results of the recent research as outlined in this report including adding additional points of significance, additional elements of significance and that the heritage boundary be extended to include lot 1 RP123312 ie all the original Binna Burra lands.*

**Retaining the significance of the place**

As discussed in chapter 5, Binna Burra is significant for various reasons. It is important not simply to acknowledge that the place is significant but also that action should be taken to maintain and where appropriate enhance that significance.

*Policy 4: Retaining the significance of the place*

*The significance of Binna Burra should be retained and enhanced by ensuring:*

- *that the elements contained in the Schedule of Significant Elements together with the grounds and setting of Binna Burra are conserved in accordance with the 'Burra Charter'. Elements identified in the Schedule as of high significance should not have their significant aspects altered. Elements identified as of significance could be modified subject to consideration of significant aspects. Elements identified as of minimal or no significance can be altered. Elements identified as intrusive could be removed and replaced with more appropriate elements. Refer also to the Inventory in Appendix 9.3 for further discussion of elements of significance;*
- *that any development or changes to the place do not diminish the significance of the place.*

**Retaining and enhancing the legibility of the heritage values of Binna Burra / focusing on the early core**

Binna Burra has evolved over more than 70 years, and as a functioning resort and business, will continue to do so. It was founded and built with a community of spirit and purpose and a commitment to the environment. The development of the site has also involved a deal of 'making do' - sometimes as part of a philosophy of frugality and using what is there (at the time of first building in the 1930s this was much to do with necessity with transport of materials a major issue) but also particularly at

various times in Binna Burra's history about limited resources and having to build or repair quickly. In some cases it has meant that work and planning has been somewhat ad hoc.

Finding a balance between the founding and sustaining philosophy of Binna Burra, maintaining and building infrastructure in a very live environment, responding to perceived visitor expectations and available resources and skills, whilst maintaining the heritage values of Binna Burra, is an ongoing process. At this point Binna Burra still remains legible as the dream shared by its founders and what became the wider Binna Burra community, however this has been somewhat compromised and care needs to be taken that future changes do not overwhelm what is so valued in the idea that is Binna Burra.

Prioritising the most significant elements (as indicated in the Schedule of Significant Elements) is recommended as a means of retaining and enhancing the legibility of the heritage values of the site whilst also freeing up other areas for future development. As a first stage the focus should be on the early core of Binna Burra – making it more readable – the early planning, the early lodge buildings (albeit the original Dining / Games Room is much modified), the early cabins. In terms of the cabins, some of the earliest such as Cabin 5 could be returned to 'as-built' or as near to 'as-built' as possible including retaining a shingled roof; re-instating original planning, openings, doors and windows; removal of intrusive services. Conversely other less significant cabins (eg Cabins 21-29) could be retained as is (with services etc) or alternatively be replaced with new buildings.

*Policy 5: Retaining and enhancing the legibility of the heritage values of Binna Burra / focusing on the early core*

*Balancing competing demands will always be an issue however care needs to be taken that future changes do not overwhelm the significance of Binna Burra. Priority should be given to maintaining and where appropriate restoring the integrity of the heritage values of the site in particular the early core of Binna Burra including relationships between elements, landscapes, setting, views and the elements themselves.*

*The most significant and intact elements (such as Cabin 5 the earliest cabin and Cabins 1-4) should be considered for restoration and where necessary, reconstruction.*

### **Continuity of use**

Continuity of use is an important component of maintaining the significance of a place. Binna Burra's founding purpose was to "erect, equip, and maintain a suitable Guest House and other facilities for the accommodation and recreation of visitors" and "to make more easily accessible the natural wonders of the extensive eastern portion of the Lamington National Park".

*Policy 6: Continuity of use*

*Binna Burra's founding purpose and use should be continued.*

### **Equitable access**

Achieving equitable access in this environment is a difficult issue but one that should be addressed.

*Policy 7: Equitable access*

*Providing equitable access achieved with a minimum of impact should be considered as part of the greater masterplanning of the site.*

## Interpretation

The interpretation of places of significance is an important part of the conservation process. At Binna Burra, there is already a deal of existing interpretation including signage, display of historic photographs and other material from the Binna Burra Archive.

Over time some of the interpretation (eg signage) has become ad hoc. Consideration could also be given to other forms of interpretation eg given the wealth of material held in the Archive, a series of small publications would create a fine and more permanent record of the Binna Burra story. Making the more significant elements such as Cabin 5 more 'readable' would also make a major contribution to aiding in the interpretation of the site.

### *Policy 6: Interpretation*

*Means of interpreting Binna Burra should continue to be developed and refined; ad hoc interpretation should be avoided. Improving the legibility / revealing the significance of highly significant elements such as Cabin 5 should be considered.*

## Review of and access to the Conservation Management Plan

### *Policy 7: Review of and access to this report*

*This Conservation Management Plan should be reviewed every five years or sooner if a substantial change has occurred or is planned. More detailed studies of significant elements of the site are recommended particularly if changes are proposed.*

*The Inventory in Appendix 9.3 should be treated as an organic document and added to as further research is undertaken and material collated from the Binna Burra Archive and other sources. The Inventory could be used and added to as a management tool for recording other relevant information such as building and maintenance work related to the various site elements.*

*A copy of this report should be lodged with the Heritage Branch of the Department of Environment and Resource Management the John Oxley Library, the local Council Library and at Binna Burra (including on the Binna Burra website).*

## Qualified personnel

The repair of significant fabric frequently demands specialist skills and experience. Inappropriate work to fabric can not only result in damage, but also create greater problems in the long term. Equally important, the design of new elements requires special skills to ensure compatibility and that they are distinct from earlier fabric.

### *Policy 8: Qualified personnel*

*Work undertaken to the historic fabric should be done by persons with relevant training and experience. The design of contemporary elements should be undertaken by persons with the appropriate experience and skills so that new elements do not compromise the significance of the place.*

## Maintenance and repair

The importance of regular maintenance of the site cannot be underestimated. A lack of maintenance and attention to potential threats can quickly result in deterioration



Figure 31. Care needs to be taken with signage. Here an early signpost has a deal of competition. (RA 2009)



of the fabric particularly so with timber building fabric in this rainforest environment. Water penetration, white ant / termite damage, clogged drains and gutters and accumulation of leaf material are all common problems experienced by the built elements at Binna Burra. At Binna Burra, maintenance work is undertaken by staff but also by volunteers under the FOBB programme. Resourcing is an issue. Regular maintenance and inspection of the site should continue to be a priority to ensure that damage and deterioration to existing fabric, particularly significant fabric, is minimised.

*Policy 9: Maintenance programme*

*A regular inspection and maintenance program for the buildings and other areas should include regular termite inspection and control (bait box program), check all timber stumps and antcaps, check for rust in steel stumps / posts; inspection of and clearing of roofs and rainwater goods, maintenance of site drainage, control of vegetation and addressing any drainage issues to buildings.*

*The maintenance programme should be co-ordinated by a nominated staff member.*

*Items identified in Chapter 6 as priority work (including roofing, ground levels, some structural repair, non-native plantings and ad hoc signage) require attention.*

## **Materials and methods of repair**

In the repair of buildings and other elements, the use of correct materials is important to retain the significance of Binna Burra, and is also often the most cost effective in the long term. The use of inappropriate materials and incorrect methods of repair can result in irreversible damage to fabric and additional expense. In some instances (for example in relation to repair of shingled roofs) this will need to be weighed with other matters including available resources, available materials and skills, durability and longevity of materials.

*Policy 10: Specification of materials and methods of repair*

*When materials are required for repair to significant fabric, they should be the same or similar to that used in the construction of the building. In some circumstances (eg considering available resources, materials and skills as well as durability and longevity of materials), it may be appropriate to consider alternative materials and methods of repair. Expert advice should be sought as to the correct specification of materials and methods of repair.*

*Refer also Policy 11 (re roofs).*

## **Roof repairs and new roofs – to shingle or not to shingle**

Originally the roof treatments varied according to building construction – the slab buildings had shingled roofs of iron bark, the buildings constructed from re-used materials were roofed in galvanised iron. The exception to this was Groom's cottage although it is said that the iron roof was a pragmatic decision with shingles being the preferred material. Many of the later buildings have also been shingled – although until recently hardwood shingles were not available. The recently launched Shingle Appeal seeks to use hardwood shingles sourced from New South Wales. The roof shingling is an emotional issue within the Binna Burra community.

Other issues to be considered include: the availability of materials and the necessary skills (which has always been an issue on the site); the rainforest environment; the poor condition of a number of shingled roofs – some are in need of urgent repair; damage to other building fabric caused by ingress of water; visitor expectations (shingled roofs even those in good repair will still allow moisture to penetrate); the aesthetic integration with the setting provided by the shingling; distinguishing between new structures and the earlier core of buildings.

*Policy 11: Roof repairs and new roofs – to shingle or not to shingle*

*Repair, or where necessary, replacement of roofs should be undertaken as a priority to protect other building fabric.*

*Where it was originally used or where originally intended, shingling is a desirable roofing material although this may be dependent on the available resources.*

*Priority of resources should be given to the most significant buildings (eg the early cabins). Where sufficient resources are not available for shingling, roofs should be galvanised steel. If necessary, galvanised steel sheets could be placed over the shingles as a temporary measure.*

*In other cases, roofs should be of galvanised steel which has the necessary practical and aesthetic qualities.*

*Ad hoc treatment of roofs should be avoided.*

### **Removal of fixtures and fittings**

The removal of significant fixtures and fittings may be necessary for several reasons. The situation may arise where the replacement or repair of a damaged item of value is not immediately possible. An option is the removal of the item and the insertion of a temporary replacement. The existing item should be stored and properly catalogued.

*Policy 12: Removal of fixtures and fittings*

*When significant fixtures and fittings are removed, they should be stored in a secure location preferably on site and catalogued.*

### **Reinstatement of original fixtures and fittings**

A number of original fixtures and fittings have been replaced with inappropriate pieces eg original doors and windows in many early cabins have been replaced.

*Policy 13: Reinstatement of original fixtures and fittings*

*Inappropriate fixtures and fittings could be removed and reinstated with carefully researched elements.*

## **7.2.2 Conserving the Lodge, Cabins and Environmental Education Centre**

### **The Lodge buildings**

The following conclusions are based on the available evidence however more research needs to be undertaken and material held at Binna Burra including the drawing collection is likely to reveal more information.

The original Dining / Games Room (Reception) is much altered with only the footprint of the early building remaining. The original Kitchen (Shop) is also much modified but more intact. Both are important as part of the earliest form of the Lodge. The current Dining Room, Library and Kitchen has considerable social and aesthetic significance. The siting of the Lodge buildings on the high point of the ridge and their spacial relationship with other parts of the resort, notably the terraces of cabins but also the facilities to the south, is important.

*Policy 14: The Lodge buildings*

*The hierarchical siting of the Lodge buildings and the spacial relationship between them and the other parts of the resort should be respected and retained. Views from the Lodge to other parts of the site and beyond should be protected.*

*On available information any changes other than those impacting on the footprint of the original Dining / Games Room (Reception) would not be considered as damaging significance.*

*Major changes to the original Kitchen (Shop) or current Dining Room, Library and Kitchen would need to be carefully assessed and further research undertaken.*

*Further research should be undertaken in particular further material (architectural drawings, building records, photographs) should be sourced from the Binna Burra Archive and other records.*

**The cabins**

Some cabins are more significant than others. Generally the cabins associated with the early phase of Binna Burra are the most significant (eg Cabin 5, Cabins 1-4) but other later cabins such as the Romeo Lahey built Cabins 30 & 31 (1950s) and Cabins 32 & 33 (the Lockwood prefabricated units) are also of significance. Most have layers of changes including re-planning, changes to door and window openings, insertion of bathrooms and other facilities, addition of decks.

Peeling back the layers of some of the changes would substantially enhance their significance although this would need to be balanced with other factors including available resources and required accommodation standards. However the early cabins are clearly valued by the Binna Burra community and restoring their integrity would enhance their value including arguably their appreciation by guests. Correspondingly less significant cabins could be upgraded or replaced.

Other cabins such as the former Forestry Cabin (Cabin 43) and Old Bill's cabin although not part of the original Binna Burra accommodation also have considerable significance.

*Policy 15: The cabins*

*The planning of the two terraces of single story cabins (some with attic space) should be retained. Views (generally to the east and north-east) should be respected.*

*The early cabins are generally the most significant. In broad terms, the upper terrace of cabins should be retained as an intact group.*

*A number of other cabins (including a number of more recent cabins) are also identified as significant and should be retained.*

*Peeling back the layers - some of the most significant early and intact cabins such as Cabin 5 could be returned to 'as-built' or to as near as 'as-built' as possible including retaining the shingled roof, re-instating original planning, openings, doors and windows etc, removal of intrusive services. Such work would need to be balanced with other considerations such as fire and Council tourist accommodation regulations, accommodation standards and in the context of the overall management of the resort. Other less significant cabins could be retained as is (with services etc) or alternatively be replaced with new buildings.*

*Cabins of little significance (such as Cabins 21-29) could be replaced but in a compatible and similar scale. New work should however be distinguished from the earlier.*

*Further research should be undertaken in particular further material (architectural drawings, building records, photographs) should be sourced from the Binna Burra Archive and other records.*

### Environmental Education Centre (Grooms's cottage)

Groom's cottage has considerable significance to the Binna Burra community. It has however been considerably modified with little original fabric remaining. Its role (together with that of the adjoining Bunk House) as the home to the Environmental Education Centre represents another important phase in the development of Binna Burra.

#### *Policy 16: Environmental Education Centre (Grooms's cottage) and Bunk House*

*The siting, setting, footprint and planning of the cottage is generally intact and should be retained.*

*Other changes could be accommodated but further research should be undertaken.*

*The Bunk House should be retained in its current location and form.*

*Views particularly to the north and east should be protected.*

*Further research should be undertaken in particular further material (architectural drawings, building records, photographs) should be sourced from the Binna Burra Archive and other records.*

### 7.2.3 Future development of the site

#### Master plan

A master plan was prepared for Binna Burra in December 2008 by architects Deicke Richards (refer previous discussion in Chapter 3; refer extract in Appendix 9.2). The Plan is predicated on new development at Binna Burra being necessary "to ensure a financially sustainable business providing the public with access to Lamington National Park." It identifies a number of key principles (village character, "connectivity", a walkable village, a car-free future, precinct variety, a "memorable entry experience" and proposes the Groom cottage as "the heart" of Binna Burra").

The Plan outlines a number of future possible works. Proposed additional accommodation includes 4 apartment buildings on lot 1 below the Lodge (now an approved scheme – discussed below); 5 single storey cabins below the Lodge, 2 double storey dormitory cabins on the roundabout and 9 additional bush cabins near the existing car-park. Other developments include a health hub; seminar centre; realigned entry road; welcome point and reception; community hall; community meeting area over existing car park; re-establishment of Arthur's cottage as a venue for public use including removal of bunk house; reconfiguration of campground hill; works to teahouse; reworking memorial park including reducing the size of the car-park.

The plan is generally extremely sympathetic to the heritage values of Binna Burra (although it is noted that "the heart" of Binna Burra would be considered to extend beyond Groom's cottage to all of the early core of the Resort). In particular the Master Plan respects the 'village along the ridge' and the pedestrian character of the 'village'. Although a deal of new building work is envisaged, this is generally of modest scale and sited with some care, although the removal / relocation of some significant elements (eg the Bunk House, Old Bill's cottage) is more problematic. The impacts of the increased density would be considerably offset by the move towards a car-free village although without this, the impact of more cars is likely to be substantial.



Figure 32. The Master Plan recognises the pedestrian 'village' quality of Binna Burra and is predicated on a car-free village. In earlier times, the Binna Burra bus was a major form of transport to the resort. (Binna Burra Archives)



*Policy 17: Future planning*

*Future planning and development needs to respect the significance of the site including the village character (including its pedestrian nature), early planning, generally modest scale of buildings and integration within the site and setting, as well as significant views to, from and within the site (including the visual connection along the ridge linking the north and south ends of the resort and the views to beyond the site to the east, west and north). New work should be distinguished from the earlier. A different visual palette should be developed to assist this whilst at the same time contributing to visual cohesion.*

*Siting of existing elements is generally part of their significance; removal / relocation of significant elements should therefore be resisted.*

*Policy 18: The Masterplan 2008*

*Whilst generally sympathetic to the heritage values of Binna Burra, the Masterplan should be reviewed in the light of the findings of this report.*

**‘Sky Lodges’**

Development approval for the erection of 4 ‘Sky Lodges’ on lot 1 below the Lodge (discussed in Chapter 3; refer also Appendix 9.2) was recently received (although the conditions of that approval have not been sighted). In broad terms, given that this area of the Binna Burra site is already residential in nature, albeit this involves a significant increase in the intensity of development, this is considered compatible development. Views from the Lodge are not believed to be compromised. The major issue from a heritage perspective is the impact of the vehicular access currently proposed to be via an existing little used service road, which would require substantial upgrading with potential substantial impacts on the values of the existing resort. Access to the adjoining lots 2 & 3 is via Binna Burra Road. In the case of the ‘Sky Lodge’ development this alternative was apparently rejected on the basis of the steepness of the road and the desire to be connected with the resort. Although this is noted, the impacts of establishing a permanent roadway from the Lodge would appear to be substantial and not in line with the intentions of the Master Plan.

*Policy 19: Sky Lodges*

*That access to the proposed development site be reviewed to reduce the impact on the heritage values of the existing resort.*

**Ongoing heritage management**

It is beyond the scope of this report but in terms of the ongoing management of heritage issues on the site, it would be useful to develop more detailed management guidelines which would more clearly articulate and finetune elements of significance, what work could be undertaken, what approvals were necessary. This could take the form of a Heritage Agreement (which would be made between Binna Burra and the Department of Environment and Resource Management) and / or Heritage Protocols utilising the ‘exemptions’ under the *Heritage Act*.

*Policy 20: Ongoing heritage management*

*That options be explored with the Department of Environment and Resource Management for simplifying the management of heritage issues on the site including the development of Heritage Management Protocols and / or a Heritage Agreement.*

## 8.0 References

AUSTRALIAN HERITAGE COMMISSION, Register of the National Estate Place ID: 101010

*Australia ICOMOS Charter for the Conservation of places of Cultural Heritage Significance* (the 'Burra Charter'); see [www.icomos.org/australia/](http://www.icomos.org/australia/)

Material held by BINNA BURRA ARCHIVES including:

“Binna Burra Timeline” (refer Appendix 9.2)

“Birth of Binna Burra 1933-1934” (folder of material)

“Cabin History”

Drawings (select) – undated floor plans Cabins 1-4 and 8 & 9; proposed alterations to Cabin 5 (nd); proposed alterations to Cabins 25-7 1972.

List of drawings (refer Appendix 9.2)

“Romeo W Lahey Memorial Lecture” (folder of material)

“Since the Beginning” (folder of material)

“Some Landmarks in Time” (folder of material)

Tony Young and Shirley Lahey (comp), “Binna Burra Mountain Lodge. A brief history” (unpublished manuscript forming part of a CD compiled by Tony Young and Linus Bagley, “Binna Burra Mountain Lodge and Lamington National Park” held Binna Burra Archives

J Keith JARROTT, *History of Lamington National Park*. JK Jarrott and The National Parks Association of Qld (Inc), 1990.

DEIKE RICHARDS,

*Binna Burra Master Plan. Stage 1 Consultation. Summary of Workshop Outcomes* c2008

*Binna Burra Master Plan Report*, December 2008

DEPARTMENT OF ENVIRONMENT (Australia), World Heritage Listing for Gondwana Rainforests of Australia (Place id 105135)

DEPARTMENT OF ENVIRONMENT & RESOURCE MANAGEMENT (Qld), Entry in the Heritage Register for Binna Burra Cultural Landscape (QHR 601899) and Site File

Arthur GROOM, *One Mountain After Another*. Adelaide: Rigby Ltd, 1977

James Semple KERR, *The Conservation Plan: a guide to the preparation of conservation plans for the places of European cultural significance*. 5<sup>th</sup> edition. Sydney: National Trust of Australia (NSW), 2000.

Peter MARQUIS-KYLE & Meredith WALKER, *The Illustrated Burra Charter, Good Practice for Heritage Places*. Australia ICOMOS Ltd, 2004

NATIONAL LIBRARY OF AUSTRALIA Photographic Collection (Arthur Groom)

NATIONAL TRUST OF QLD Citation BDS 13

John OXLEY LIBRARY Photographic Collection

QUEENSLAND HERITAGE COUNCIL,

*Using the criteria: a methodology. An interpretation and methodological framework for entering places in the Queensland Heritage Register using the criteria established by the Queensland Heritage Act 1992*. Prepared by the Cultural Heritage Branch, EPA. Brisbane: QHC, 2006

Harry THROSSELL, *Where the Beech Trees Grow: The story of Binna Burra*. Brisbane: Binna Burra Lodge, 1984

[www.binnaburralodge.com.au](http://www.binnaburralodge.com.au)

[www.derm.qld.gov.au/cultural-heritage/owning-a-heritage-place/general-exemptions](http://www.derm.qld.gov.au/cultural-heritage/owning-a-heritage-place/general-exemptions)

[www.environment.gov.au](http://www.environment.gov.au)

## 9.0 Appendices

### 9.1 ENTRY IN THE STATE HERITAGE REGISTER (QHR 601899)

#### QUEENSLAND HERITAGE ACT 1992

Entry in the Heritage Register

State Heritage Place



Place ID	<b>601899</b>
Name	<b>Binna Burra Cultural Landscape</b>
Former name(s) / other	
Location	Binna Burra Road BEECHMONT 4211
RPD	Lot 1 ROAD0      Lot 1 RP124596 Lot 2 RP124596      Lot 3 RP124596 Lot 1 RP171126
Local authority	SCENIC RIM REGIONAL COUNCIL
Map Sheet	MURWILLUMBAH
Map Projection	56
Grid	Easting: 518528 Northing: 6881195
Boundary Description	The boundary incorporates the Binna Burra resort and that part of the road reserve which traverses the resort, including the wide section of the road reserve abutting the northwest corner of Lot 1 on RP171126, which then follows an easterly path before turning south and southwest, before finally turning east again toward Lamington National Park.
Other Listings	National Trust of Queensland - BDS 13 Register of the National Estate - 101010 (Indicative)

#### Heritage Significance

**Binna Burra Cultural Landscape** is a place that satisfies one or more of the criteria specified in s.35(1) of the *Queensland Heritage Act 1992* as evidenced by, but not exclusive to, the following statement of cultural heritage significance, based on **criteria A, E and H**.

<b>Criterion A</b>	Binna Burra is important in the course of Queensland's natural and cultural history. The lodge buildings and guest cabins exhibit a high integrity of features significant to the development of a nature-based tourism resort. The design and structure of the resort conform to its aims of providing tourist facilities and accommodation within an area of outstanding beauty, while assisting in preserving such in its natural state. Binna Burra is important in the consolidation and expansion of tourism to Lamington National Park.
<b>Criterion E</b>	Binna Burra is part of the World Heritage listed Central Eastern Rainforest Reserves of Australia [CERRA] and contains the internationally famous Binna Burra Mountain Lodge which takes advantage of spectacular panoramic views of the surrounding countryside. Aesthetic responses to this place capture its distinctive physical features. Artistic works evoke the feeling of being deep within the rainforest amidst any of the numerous waterfalls or looking out from mountain to mountain. Icons of the region are Egg Rock and Turtle Rock and the McPherson Range all of which have inspired aesthetic works for more than six decades.  Internationally acclaimed poet Rodney Hall wrote his 1970 poem about Binna Burra and important Queensland-born artists such as Vida Lahey depicted this region as did the international artist Lois Beumer in her watercolour <i>Rainforest Tangle</i> [1986]. Artists camps were held in the 1930s in order to take advantage of the inspiration afforded by the scenic views. The internationally acclaimed writer and

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photographer Arthur Groom wrote his 1949 work *One Mountain After Another* about Binna Burra. The adjacent McPherson Range which contains Cavern Falls, Triple Falls and Tooloona Creek inspired a number of well known photographers including Arthur Groom, Doug Spowart and the early intrepid photographer, Charles Ernest Stanley Fryer. Romeo Lahey also took glass plate photographs at the outset of World War I, as an adjunct to his campaign for the area to be reserved as a national park.

The nationally acclaimed landscape paintings of the area by William Robinson further illustrate the significance of this whole Lamington region in terms of aesthetic value as does Raymond Curtis's 1989 orchestral work *Journey Among Mountains*. This region has a very high profile in tourist literature covering the area - its aesthetic value widely recognised by tourists and the local community.

**Criterion H** There is a long and strong association of the place with Romeo Lahey who was significant not only in establishing Binna Burra but in having Lamington National Park gazetted in 1915, following early work begun by RM Collins.

### History

In 1930 Romeo Lahey, who had played a significant role in having Lamington National Park gazetted in 1915, met Arthur Groom, a freelance journalist 17 years his junior. It was a meeting destined to form an association for nature conservation in and of national parks. At the meeting the National Parks Association of Queensland (NPAQ) was established. This was the first National Parks Association in Australia and Romeo Lahey was the driving force behind it, both before its formation and for almost the rest of his life. Romeo Lahey was voted in as president and Arthur Groom the secretary.

During their discussions within the NPAQ the two men found they shared similar ideas for the provision of lodges, guest houses or huts close to national parks throughout Queensland, but particularly Lamington. A partnership began between 42 year old Romeo Lahey and 25 year old Arthur Groom. Lahey attempted to buy property owned by George D Rankin at Mount Roberts (now Binna Burra) in 1920. In December 1932 an option was obtained from George Rankin at a cost of £1 for three months. He ended up extending his offer, without extra cost, for one year. In 1933 Lahey, Groom and four others formed a limited company, Queensland Holiday Resorts Ltd, to provide tourist facilities and accommodation in beauty spots throughout Queensland and as far as possible to assist in preserving such in their natural state in accordance with the ideals of the NPAQ. As shares sold slowly due to the Depression it was decided to organise camps at Binna Burra in order to promote the company.

One camp was arranged for one month over the Christmas period of 1933. Accommodation was in tents, a cook supplied meals and there were daily guided picnics into the National Park - all for five shillings a day. The directors hoped that if attendance was good the company would be floated. The limit of 40 was booked out within days so the number was raised to 80. The problem of carting luggage was overcome with the help of Walter Muller (Old Bill) who was to become an identity at Binna Burra for many years. He also worked for the Lahey family company in the Canungra sawmill and on associated roadwork. The weather was mild on the first few days of the camp, however on Boxing Day there was a cyclonic storm that did not let up until after the New Year. Although everything became sodden the campers would not hear of closing the camp down. The camp was extended a further two weeks to a total of six allowing for a week or two of fine weather. During the first Christmas camp a hoop pine tree was planted by Romeo Lahey and used as a Christmas tree. The ceremony was repeated at the 50th anniversary of the camp at Christmas 1983.

On 3 March 1934 Queensland Holiday Resorts Limited, with 97 subscribers and 1880 allotted shares, was incorporated. A flying fox was erected soon afterwards using the engineering knowledge of Romeo



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Lahey and fellow director Lewis Day and Old Bill's previous experience in the coalmining valleys of New South Wales. It consisted of a huge wheel, the whim, laid horizontally at the top of the rise, pulled round by draughthorse to draw a heavy-duty cable on which baggage was strung for its ascent, about 150 metres. At night it was festooned with lanterns. The base of the flying fox was a large tallow wood tree, which is still extant, near the Mains Road toilet facilities, about 1.6 kilometres down the road from the lodge. The top pulley and loading/unloading point was right at the (now) concrete edging just west of recent barbecue facilities. A large eucalypt pointing north-west is thought to be the anchor for the top pulley. The flying fox operated until March 1947 when a road was completed to the lodge, largely by the efforts of Queensland Holiday Resorts Ltd after two years of discussion with the Main Roads Commission. The road became all weather in 1951 when it was taken over by the Main Roads Commission and it was laid with bitumen in 1969.

In 1934, Romeo Lahey bought Leighton House, a boarding house built by the family company in 1902 in Canungra. It was dismantled and brought up to Binna Burra by packhorse and became the dining and recreation room. It is currently used as the reception room. By Easter 1934, the first hut was nearly finished. It had tallow-wood slab walls and a stringybark shingle roof. The 56 guests who arrived for Easter were housed in tents.

Building was difficult as most supplies had to be brought up from Brisbane or Canungra without the benefit of a vehicle road. However, by the first shareholders meeting in October 1934 the lodge consisted of a dining room, kitchen, store, staff dining room, bathrooms and lavatories, flooring and tables for the tents and one dormitory slab cabin. By November staff quarters were built and the first slab cabin constructed for guests. By the second annual shareholders meeting in November 1935, two more slab cabins accommodating 22 people had been completed. By 1939 there was cabin accommodation for 54.

Romeo Lahey based his slab hut design on buildings he had seen in Victoria. They were cheap to build because all materials came from the property. They followed an early style of Australian housing and fitted in with the natural environment, consistent with the philosophy of Binna Burra.

In 1935 Arthur Groom sought permission to build a home on the far side of the saddle from the lodge. It was ready for habitation the following year. Following his divorce from his wife Marjorie, Groom married Isla in 1949, and they continued to live in the cottage. After Groom's death in 1953, the cottage was predominantly used as a staff cabin until 1980.

A sawmill was constructed for cutting timber for firewood used to heat water for the lodge. It operated in the early 1950s and during this time two slab cabins were also built (Cabins 30 and 31 - one building that was originally three rooms, made into two much later. Ensuite facilities were also later provided. The mill was run by Wallace McIntyre who was to be appointed manager on Arthur Groom's death. A Rustin Hornsby Diesel engine powered the generator and the sawmill. The sawmill is currently being renovated and reconstructed as an interpretative device for guests.

Approximately half a hectare was cleared for a vegetable garden to service the lodge in the early years of its operation. To the west of the vegetable garden was an area known Bellbird Clearing. Adjacent to Bellbird Clearing is an area now used as a ropes course as part of the guest activities. The flying fox also passes through Bellbird Clearing.

On 3 February 1957, a memorial to Arthur Groom was unveiled by Mr V Grenning, Director of Forests. Supporters of Binna Burra had donated funds which enabled the memorial to be built on a grassy slope immediately in front of the entrance to the main border track at the Binna Burra end of Lamington National Park. Professor RP Cummings of the University of Queensland designed the basalt stone wall

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and the seat of rosewood, obtained from the property and adzed by Gus Kouskos, and Romeo Lahey designed the brass plaque. The memorial rests close to Arthur Groom's original home overlooking Nixon's Creek and the Numinbah Valley.

One of the features of Binna Burra is the Friends of Binna Burra (FOBBs). Almost since its inception the loyal lodge guests have been keen to improve the site by donating their own time. In many instances this has been rewarded by free accommodation, such as a weekend stay where the guest works one day and has the other for recreation. One such guest, Winifred (Win) Bristow, has been involved with the lodge for over 40 years of her life. She first came to the lodge as a guest in 1940 with her husband and two children. Following her husband's death in 1957, Win visited Binna Burra frequently. Her keen interest in plants led to Tony Groom approaching her in 1967 with a view to establishing a garden in between the terraces of cabins which, for many years, had been a repository for workmen's rubbish from building projects and items some guests no longer wanted. Win used her own garden tools until 1980 when Binna Burra purchased a set. She attended to the garden four times a year on specific occasions and for part of her Christmas holiday visit. By 1982 the overall plants in the garden had reached 672. Win Bristow received recognition for her efforts with a presentation in March 1984, and a plaque has been placed by the FOBBs in the walkway between the terraces of cabins, commemorating her efforts.

In 1980 Arthur Groom's former house was refurbished and extended for use as the headquarters of the Environmental Study Centre. The Lamington Natural History Association (LNHA) was created in 1975, a combined operation of Binna Burra, O'Reilly's and the National Parks and Wildlife Service. Eventually it split into two chapters, one at each resort.

The LNHA headquarters is located at the Environmental Study Centre. Officially opened in 1977, the Centre used an innovations grant from the Schools Commission to provide facilities for school camps. In 1980 the Centre occupied Arthur Groom's former house, renovated to allow for the director's office, a workroom and accommodation for 36 children. In the same year, a full-time teacher was appointed to run the Centre and to develop special teaching programmes for study of the national park. The LNHA became the first such association in Australia to employ full-time staff.

In 1997 an unusual adventure playground was constructed to help children interact with the natural environment. The playground was devised by specialist toy and play equipment designer, Kate Bishop, who had worked extensively with blind and visually impaired children. The playground is divided into six main activity centres which radiate from a central entry point (designed to represent the sun) along pathways simulating the sun's rays. The first area is a micro-environment for children up to five years with a sensory path, a scratch-and-sniff forest, a cubby house and logs and trees to climb on. For children up to 12 years there is a predator-and-prey activity area. There is also a three-dimensional nutrients maze where children take on the role of a nutrient, moving up and down or backwards and forwards over bridges, ladders and on swings, until they find their way to the central tree and travel up the trunk to nourish leaves and flowers. Other activity centres include a water cycle area which demonstrates how poisons impact on the environment; an area of logs, caves and tree stumps where they can create their own games; and an outdoor stage for games which illustrate what has been learnt in the other areas.

Aesthetic responses to Binna Burra have captured its distinctive physical features. Works evoke the feeling of being deep within the rainforest amidst any of the numerous waterfalls or looking out from mountain to mountain. Icons of the region are Egg Rock and Turtle Rock and the McPherson Range all of which have inspired aesthetic works for more than six decades. Internationally acclaimed poet Rodney Hall wrote his 1970 poem about Binna Burra and important Queensland-born artists such as Vida Lahey depicted this region as did the international artist Lois Beumer in her watercolour Rainforest

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Tangle 1986. Artists camps were held in the 1930s in order to take advantage of the inspiration afforded by the scenic views. Arthur Groom wrote his 1949 work *One Mountain After Another* about Binna Burra.

The adjacent McPherson Range which contains Cavern Falls, Triple Falls and Tooloona Creek inspired a number of well known photographers including Arthur Groom, Doug Spowart and the early intrepid photographer, Charles Ernest Stanley Fryer. Romeo Lahey also took plate glass photographs at the outset of World War I, as an adjunct to his campaign for the area to be reserved as a national park. The nationally acclaimed landscape paintings of the area by William Robinson further illustrate the significance of this whole Lamington region in terms of aesthetic value as does Raymond Curtis' 1989 orchestral work *Journey Among Mountains*.

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### Description

Binna Burra is located at Beechmont surrounded by the Lamington National Park. Binna Burra comprises a number of components, including:

#### Binna Burra Mountain Lodge

A large building that was dismantled in Canungra and rebuilt on the site in 1934. Initially it was the dining and recreation room, then the games room. It is currently being used as a reception/lounge/shop. A large kitchen/dining room and upstairs lounge have been added. The accommodation is of slab cabins made from horizontal tallow-wood slabs with massive bedlogs and corner posts with stringybark shingle roofs. There are also cabins, dating from the 1970s, made from prefabricated kilts.

#### Binna Burra Mountain Lodge Cabins

The older cabins have tallow wood drop slab walls with shingle roofs. The original roofs were stringybark but when renovations have been necessary pre-cut shingles have been used. Some of the slabs, which are up to three feet high and four inches thick, have been carefully dismantled and re-erected as renovations become necessary. Interior designs have changed over the years to meet contemporary needs.

#### Christmas Camp 1933

An area of maintained lawn, known as the Saddle, of approximately one hectare, some 250 metres south of Binna Burra Mountain Lodge.

#### Commemorative Hoop Pines

Two hoop pines situated on the western side of the maintained lawn bordering the forest edge 250 metres south of Binna Burra Mountain Lodge adjacent to the Christmas Camp 1933 site.

#### Goat Track

The goat track is no longer visible. The track ran from the front of the lawn of the lodge steeply down the crest of the ridge to the west. It was used as a short cut between the lodge and the dump. At its top end it started around about where a survey mark is located on the north-west corner of Mt Roberts. It ran approximately north-west downhill and crossed the loop track. It then turned due west and down, very steeply, zig zagging until it crossed the bitumen on the apex of a sharp corner below Barry's Track. The bottom section of the track then disappeared into rainforest below the bitumen and down to the dump.

#### Flying Fox

The only remaining evidence of the flying fox is an old wheel near the northern end of the dining room. The flying fox ran from the dump, at the end of the then main road, where the Information Centre is now, up to the present dining room. The distance from bottom to top was approximately 200 metres.

#### Win Bristow Garden Walk

The area situated between the terraces of cabins and the lounge/reception, containing a native garden.

#### Engine Room

Corrugated iron shed with random rock wall.

#### Arthur Groom Memorial

A basalt stone wall and a rosewood seat with a brass plaque dedicated to the memory of Arthur Groom, a man who loved and understood the bush. It is situated immediately in front of the entrance to the main border track at the Binna Burra end of Lamington National Park.



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State Heritage Place



### Old Vegetable Garden

Located to the east of Binna Burra Mountain Lodge, this area was originally used to grow vegetables to supply the lodge, however all that remains are some citrus tree plantings, passionfruit vines and some garden fencing. Binna Burra's first water supply was drawn via a powerful pump from a single well sunk in the bed of the western tributary of Bellbird Creek. A second well was sunk in the late 1940s. Both wells are clearly visible in the old pump shed located in the area. Partially restored engines are also located in the old pump shed.

Another remnant of earlier activities in this area, is a hessian and corrugated iron bird hide derived from what was originally a garden shed. Inside is an 'L' shaped timber bench seat and a bird identification chart. The old shed was used to create the bird hide when Jenny and Glenn Holmes spent time working as Naturalists for Binna Burra around 1990.

### Bellbird Clearing

An activity area for lodge guests who undertake ropes courses and abseiling activities is located adjacent to Bellbird Clearing. The flying fox also passes through Bellbird Clearing.

### Bellbird Lookout

Located approximately one kilometre east of Binna Burra Mountain Lodge. The view from this barrier free natural rock formation sweeps across the Nixon's Creek Valley, taking in Ship's Stern, Turtle Rock and Egg Rock.

### Environmental Playground

The recently constructed playground is located approximately 150 metres along the road leading from the lodge on the left hand side and covers an area of approximately 600 square metres.

### Environmental Study Centre

Once the home of Arthur Groom, the building is located about six hundred metres south of the lodge on the slope rising to the entrance of Lamington National Park. The original slab hut was refurbished and extended in 1980.

Images

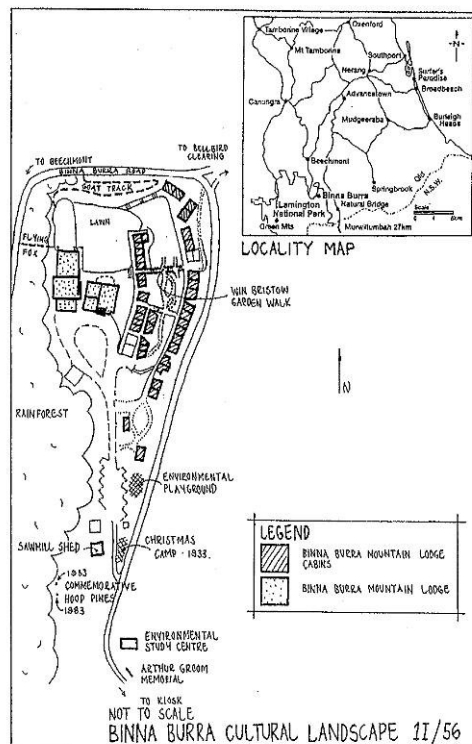


Binna Burra Cultural Landscape

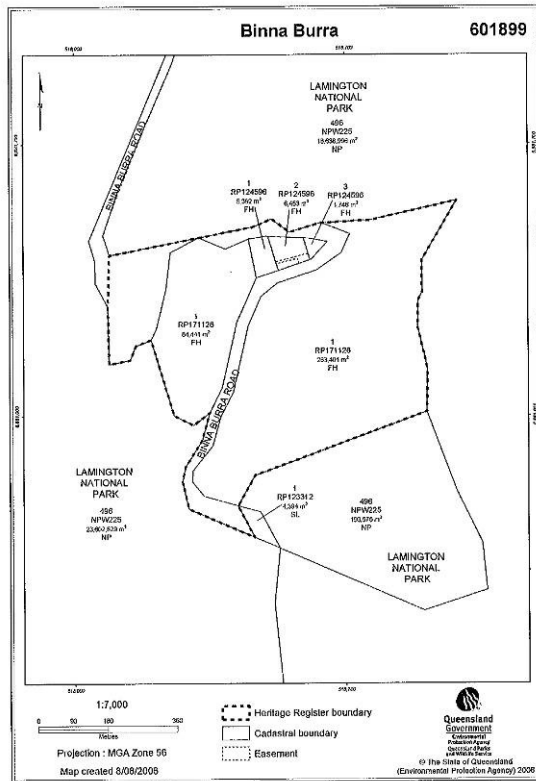


Binna Burra Cultural Landscape

Heritage Register Boundary



Source: RFA 11/5 Binna Burra Cultural Landscape





## QUEENSLAND HERITAGE ACT 1992

### Entry in the Heritage Register State Heritage Place



**Process Statement:** Pursuant to the provisions of the Queensland Heritage Act 1992, the Heritage Council has formed the opinion that this is a place of cultural significance which satisfies one or more of the criteria for provisional entry in the Heritage Register and that it is possible for the cultural heritage significance of the place to be conserved. The decision of the Heritage Council is recorded in the minutes of the Council meeting of 24 March 2000.

Amendments to the history in the provisional entry were ratified by the Queensland Heritage Council at its meeting of 13 February 2001. At its meeting of 27 September 2002, the Queensland Heritage Council amended the Heritage Register Boundary to exclude Lot 1 on RP123312, parish of Numinbah, county of Ward.

Due to no objection being received, this place was permanently entered on 31 December 2002.

**Note:** This document has been prepared on the basis of current information, and assessed under the criteria in the Queensland Heritage Act. This document may be reassessed if further evidence becomes available. The statement of significance specifies the most important heritage values of the place. The purpose of this document is to provide an informed evaluation for heritage registration. This does not negate the need for a thorough conservation study by a qualified practitioner, or Cultural Heritage Branch consultation, before any action is taken which may affect the significance of the place.

## 9.2 SELECT MATERIAL HELD BY BINNA BURRA

### 9.2.1 “Binna Burra Timeline”

(from Binna Burra Archives – based on timeline in “History of Binna Burra” but with additions; shaded dates relate to built elements).

1878	R.M. Collins impressed by Yellowstone
1896	R.M. Collins reads paper at Royal Geographical Society
1897	Lord Lamington visits region
1900	Surveyor Maguire reads paper at Royal Geographical Society
1900	Gazettal of Lamington Plateau as timber reserve
1902	Leighton House built in Canungra
1908	Approval (only) for proclamation of national park
1911	Romeo Lahey joins national park campaign
1911	Present Binna Burra property selected by G. Rankin
1913	Robert Martin Collins dies
1915	Petition for National Park Gazettal of National Park
1920s	Track to Mt. Hobwee cut by George Rankin, Pat Fitzgerald, Ken Scott and Ken Cameron
1932	Acquire option on land
1933	First board meeting
1933	First prospectus issued Queensland Holiday Resorts Ltd June, first building – humpy (rebuilt Easter 1934)
1933-34	First Christmas camp
1934	100" rain by end January 12000 shingles cut Company registered Early tracks begun – Dave's Creek, Coomera Falls, Hanging Gardens, Bellbird Lookout First cabin started First flying fox for luggage Purchase of cow for £5 Purchase of two Canungra houses for £80 Telephone
1934/35	£2,000 subscribed to company
1935	Shay bell introduced Groom cottage built
1935	First girls to climb down into Coomera Crevice (Esme George and Dot Reid) (Oct) First Church Service Christmas, Library book gifted by Lord Hartington
1936	Arthur Groom married Marjorie Dunstan Bushfire

Koalas released in park

Lord Hartington in first party on track to Coomera Gorge (Became 10<sup>th</sup> Duke of Devonshire in 1938)

Romeo Lahey's attic added

1937 Roof and floor of Groom's cottage finally finished

Permission to construct Nixon's Creek and Split Rock tracks

Permission to hew table top from fallen cedar – remain property of QFS

Park tracks gazetted for pedestrian traffic only

Pre-war "Tarzan" (Charles Brockhurst) employed

1939 Romeo Lahey enlisted; Arthur Groom general manager

Arthur Groom wins photo competition with forest picture

Separate laundry added to Groom's cottage

by 1939 Sealed road from bottle tree to about 5 miles from lodge

1939-45 Arthur Groom helps with army training at Binna Burra, particularly jungle survival skills

Army people pinch ice cream before it reaches lodge via flying fox

WW2 army lectures, army cooks, army guests

1940 Attic added to Groom's cottage

Duckboards around kitchen, tankstands, staff quarters, store

1941 First forestry cottage built at Binna Burra (£64)

1943 Company pays first dividend

1944 "Rats of Tobruk" made

Nash car purchased

1944? Bird crockery introduced

1945 First bus – to Dump

1947 35" of rain in 3 days before 20<sup>th</sup> January

Capital issue of £9,000

1947? Vegetable garden

110V electricity

1947 First sewerage plant

Completion of payment for land

Road finished to top

Lending library begun (AG)

New bus ordered

1947/48 Sewerage, new toilets, bathrooms - £5,000

1948 "Green Hornet" (second bus)

Flying fox dismantled

1949 Arthur Groom married Isla Madge

1950 £900 received for road developed by Binna Burra

1950 Tariff increased to 5 guineas per week

1951 All-weather road (Main Roads)

1953 Arthur Groom died

1953-4 Isla Groom, hostess and Asst secretary

1954 Severe storms knocked down large trees on Dave's Creek country.

- Charles Ede's photo postcards available
- 1955 Ping-pong table
- 1955 Petrol pump
- 1955 Track maps supplied by Forestry service
- 1957 Groom memorial erected
- 1957 Groom cottage acquired
- 1958 Removal of old toilet block (NE corner)
- 1958 Timber sold from Bellbird
- 1958/9 Piano purchased
- 1959 Sir Henry and Lady May Abel Smith and Princess Alice visit
- 1960 Duckboards replaced with concrete
- 1960 Almost closed! Tony and Marjorie take the reins
- Richard apprenticed at Paul's ice cream, which provided electrical help for emergencies.
- Kombi Van
- 1961 Leighton House (reception area) lined
- 1962 BB involved in restoring/completing Rat-a-Tat hut
- 1961/62 Toilets built (near Senses Trail) for camp for regular visitors when Theosophists booked Lodge
- 1962? Electricity (rockets used to fire fine lines down to Rankin's farm to drag cables up)
- 1960s Horses introduced [query ... seems are horses earlier??]
- 1963 Trip to Central Australia (following AG)
- 1963 New toilet block
- 1963 New stove
- 1963 Horses' yards
- 1963/4 Private road taken over by Main Roads Dept
- 1964 Road to dump bituminised
- Guests find common opal in roadwork site
- Fireplace demolished by "cyclone", Rebuilt 1965
- 1966 Gus Kouskos died
- Tony Groom went to Antarctica
- New toilet blocks; bath block removed
- Construction of dam & electric pumping system
- Ping-pong table in cabin under tank stand
- Telephone exchange
- Washing-up machine
- Workshop purchased
- 1966 Oil-fired hot water
- 1966 240V power
- 1967 Win's gardens begun
- First AGM held at Lodge
- Tony marries Connie Gartside
- Drying room used as extra accommodation
- 1968 "Old Bill" Muller died



- Fountain Falls Track cleared
- First Spring School
- New red tip-truck
- Romeo Lahey died
- Swimming pool constructed at old water supply
- 1969 First Creative Arts School
- First Photographic school
- Survey of separate blocks 1-4 and easements
- Water line to Coomera completed
- "A" cabins first occupied
- Cathedral tree begins to fall
- Six self-contained cabins added (on site of old playground)
- 1969 Road bitumenised
- 1970 First Green Fingers week
- Coin-in-the-slot washing machines
- Louvre windows in Honeymoon cottage
- Sabre jet hits power lines
- Last bit of road sealed
- Ring main for hot water
- Manager' house built (Tony Groom)
- Sale of land to Crown for forestry purposes (NP)
- 1970? Attempt to construct swimming pool at Bellbird
- 1971 26" rain in February
- New Toilets
- New rooms above toilets
- Shingling – toilet block and 33/34
- Kombi van
- Old cabins 30 and 31 were removed by burning, and replaced by Lockwood units (erected in 5 days)
- Complete water system, HW ring main
- Sylvia Mallett started work at Binna Burra
- 1972 Gus's cottage (built on Binna Burra property) acquired by Binna Burra
- 1972 Road encircling Lodge closed for new buildings
- \$70,000 loan
- 1972 3 Units built above toilet block
- 1972 Heaters for A and B cabins
- 1973 Kiosk at camping ground
- Marjorie Groom retired and received Key to the Lodge
- New Lodge building/dining room/library
- Liquor licence
- Cabins 24, 25 and 26 replaced by 2 2-storey units (now 34 and 35)
- Perc Bishop builds swing bridge, tree house and cave for kids; Perc's Parade (now Lodge Loop)
- John Oxley Orchid Sanctuary begun

- Present road approach to Lodge
- End of dining room/café era
- 1973? Bird crockery withdrawn
- 1973? Land sold to Parks service
- 1973/4 Kiosk, dining and activity centre at campsite
  - Reticulated water at campsite; powered sites
  - Lodge obtains licence
- 1974 Egg Rock added to national park
  - Over 56" rain in January. Highest recorded annual rainfall
  - One of the Lower Terrace toilet blocks closed
  - Tony Groom takes up Churchill Fellowship
  - Last original shingles (end cabin 39)
- 1974 A cabins carpeted
- 1974/5 5-for-2 bonus issue
- 1975 Company name change: Binna Burra Lodge Ltd
  - Senses trail opened - twice
  - Outdoor theatre near water tanks
  - Toilet block at campsite
  - Beechmont telephone exchange closed (Automatic?)
- 1975/6 New share issue - bonus
- 1976 Paid out Luscombe loan
  - Environmental Education Centre open
  - Southport Bus Coy's station wagon rolls over edge
  - Prospectus
- 1977 Cabins renumbered
  - Parrot logo replaced Lyrebird
  - Sawn timber cabins on lower terrace replaced by s.c. units
- 1977 Birdbath near covered steps built
- 1978 Some re-shingling, new windows in C cabins
- 1978/9 Acacia cabins
- 1978 Library officially opened
  - Peach's Australia
- 1978? Land sold to Parks service
- 1979 Doonas introduced
  - Honeymoon cottage renovated
  - Renovation of top terrace cabins – pine lining etc
- 1980s Dining room extension
- 1980 Bushfire at Split Rock
- 1980 Purchase of Girraween property
  - Sale of land to national park (27 Ha)
- 1980 Track to Bellbird Falls
- 1980/81 Purchase of manager's house
- 1982 Purchase of Carnarvon property
- 1983/84 Computers introduced

1984	FOBBs
1985	Campsite Terraces
	Launch of "Where the Beech Trees Grow"
	Stained Glass windows for craft shop, by Glenda
	Completion of Cliff Track
	Walkway from dining room paved
1985?	Horses moved down to Beechmont finally
1985-86	refrigerators and vanities into Banksia cabins
1986	Covered Walkway
	Spa bath in shower block
	New Generator
	Computer-controlled garden irrigation system
	Remuneration proposed for directors
1987	Rebuilt downstairs offices
	Introduction of Mountain Coach Company service
1988	Prospectus
	New sewerage plant
	On-site tents introduced
1989	National trust mapped property (weed control)
	Tourist Real Estate Monitor placed BBL fourth most admired company (No 1 tourist destination)
	Stockholders visit Oasis Lodge
1989/90	Reconstruction of Games Room; addition of porte cochère
199?	Flying fox (recreation)
1990	Bird hide constructed
1990	Company name changed to Nature Australia Ltd
	Nature Travel
1994/5	Mountain bikes
1995	"New" fireplace
1996	Heritage Week
	Sale of Oasis
	Parrot logo with wide eye
	Plaque to Gus Kouskos erected near Tullawallal
1997	Company name changed back to Binna Burra Lodge Ltd
	Discovery Forest Children's playground
	National Trust register
1998	Teahouse opened (May)
	Conversion of Banksia 10 -13 to Acacia 10-12
1999	Girraween property sold
2000	Heritage Listing
2001	First Green Globe certification
	Pianola acquired
	LNHA hands over Environmental Education Centre
2002	Centenary of Leighton House (reception lounge)

	Listed on heritage register 31 <sup>st</sup> December
	Coomera circuit reopened
2003	New concrete power poles
2005	First Hoop Pine tree dies
	Teahouse burns down/temporary teahouse
	Red fire truck acquired
	Workshop relocated, old one converted
	Illinbah seat shelter built FOBBS
2006	Attic cabins decommissioned
	Forestry Hut used for massage – Rejoove
	Barn converted from workshop.
2007	Dining room library renovated, mural removed
	New teahouse open
2008	Direction Finder
2009	Commencement of joint venture apartments
	Conversion of Forestry Hut to accommodation
	Rejoov to Bill's Cottage
	New hot water system
	Attic cabins recommissioned



### 9.2.2 List of drawings (6 pages) held by Binna Burra Archive

Note: It was not possible to sight these drawings during the preparation of this report however it appears from the list, that there are a number which would be of use in terms of providing more information regarding the site as a whole and individual elements.

#### *List of Plans*

1. Proposed Sewer Route, Binna Burra Lodge, T Buchanan, 30/05/86
2. Sewer Reticulation, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986
3. Proposed Sewer Route, Binna Burra Lodge, T Buchanan, 30/05/86
4. Water Reticulation, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986
5. Proposed Water Reticulation Route, Binna Burra Lodge, T Buchanan, 30/05/86
6. Longitudinal Section of sewer line, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986
7. Water Reticulation including drawing of Lodge and campground, Redevelopment at Binna Burra Lodge, Chilton Reid Peterson Pty Ltd, date unknown (most probably May 1986)
8. Proposed Water Reticulation Route, Binna Burra Lodge, T Buchanan, 30/05/86
9. Binna Burra Lodge and Campground Contour and Detail Plan, Graham Richardson Associates, 12/10/89
10. Binna Burra Lodge Sewage Treatment Plant Augmentation Stage 2 – walkway and handrail to Imhoff tank, Cardno & Davies Australia Pty Ltd, 25/03/91
11. Binna Burra Lodge Sewage Treatment Plant Augmentation Stage 2 – site strategy plan and associated details (option 2), Cardno & Davies Australia Pty Ltd, 25/03/91
12. Contour and Detail Plan of Imhoff tank area at Binna Burra, Nature Australia Ltd, 25/02/91
13. Contour and Detail Plan of Imhoff tank area at Binna Burra, Nature Australia Ltd, 25/02/91
14. Binna Burra Lodge and Campground Detail Plan, Graham Richardson Associates, 12/10/89
15. Binna Burra Lodge diagrammatic plan of hot and cold water reticulation, May 1986
16. Floor Plan Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 08/08/77
17. Real Property Description, Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 10/02/77
18. Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 10/02/77
19. Front, Rear and Side Elevation, Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 10/02/77
20. Floor Framing – Footings, Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 10/02/77 (marked “Not For Construction”)
21. Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 10/02/77 (marked “Not Approved For Construction”)
22. Front, Rear and Side Elevation, Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 10/02/77
23. Site Layout – Sewerage Plan – Proposed, Proposed Guest Accommodation at Binna Burra Lodge, I.D. Carter, 10/02/77 (marked “Not Approved For Construction”)
24. Alterations to Games Room Building, Binna Burra Lodge, Graham Richardson Associates, July 1989
25. Alterations to Games Room Building, Binna Burra Lodge – Porte Cochere and North Deck, Graham Richardson Associates, July 1989
26. Catering Building Alterations – Site Plan, Section, Elevations, Binna Burra Lodge, Graham Richardson Associates, December 1986
27. Catering Building Alterations – Floor Plans Level 1, Binna Burra Lodge, Graham Richardson Associates, March 1987
28. Catering Building Alterations – Floor Plans Level 1, Binna Burra Lodge, Graham Richardson Associates, March 1987
29. Catering Building Alterations – Floor Plans Level 2, Binna Burra Lodge, Graham Richardson Associates, December 1986
30. Alterations to Existing Lodge, Binna Burra Lodge, I.D. Carter, 08/09/77
31. Alterations to Existing Lodge, East and South Elevations, Binna Burra Lodge, I.D. Carter, 07/09/77
32. Alterations to Existing Lodge, Binna Burra Lodge, I.D. Carter, 08/09/77
33. Alterations to Existing Lodge, East and South Elevations, Binna Burra Lodge, I.D. Carter, 07/09/77
34. Alterations to Games Room Building, Binna Burra Lodge, Graham Richardson Associates, July 1989

35. Alterations to Games Room Building, Binna Burra Lodge, Graham Richardson Associates, July 1989
36. Alterations to Games Room Building, Binna Burra Lodge, Graham Richardson Associates, July 1989
37. Alterations to Games Room Building, Binna Burra Lodge – Porte Cochere and North Deck, Graham Richardson Associates, July 1989
38. Alterations to Games Room Building, Binna Burra Lodge – Porte Cochere and North Deck, Graham Richardson Associates, July 1989
39. Pottery Shed Alterations – Landscape Works, Graham Richardson Associates, September 1989 (unfinished drawing)
40. Pottery Shed Alterations – Landscape Works, Graham Richardson Associates, September 1989
41. Pottery Shed Alterations – Landscape Works, Graham Richardson Associates, September 1989
42. Binna Burra Lodge Slope Analysis Plan, Graham Richardson Associates, 12/10/89
43. Binna Burra Lodge Slope Analysis Plan, Graham Richardson Associates, 12/10/89
44. Binna Burra Contour Plan, Development Survey Consultants Pty Ltd, August 1989
45. Binna Burra Lodge Slope Analysis Plan, Graham Richardson Associates, 12/10/89
46. Longitudinal Section of sewer line, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986
47. Longitudinal Section of sewer line, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986
48. Binna Burra Lodge diagrammatic plan of sewerage reticulation, 07/05/86
49. Binna Burra Lodge diagrammatic plan of hot and cold water reticulation, May 1986
50. Binna Burra Lodge diagrammatic plan of sewerage reticulation, 07/05/86
51. Binna Burra Lodge diagrammatic plan of sewerage reticulation, 07/05/86
52. Sewer Reticulation, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986
53. Sewer Reticulation, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986
54. Proposed Sewer Route, Binna Burra Lodge, T Buchanan, 30/05/86
55. Sewer Reticulation, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, May 1986

1. contour and detail plan of Binna Burra and campground, Surveytech (OCTOBER 1985)
2. contour and detail plan of Binna Burra and campground, Surveytech (OCTOBER 1985)
3. Site at Binna Burra Road detail and level surveytech (3 NOVEMBER 2005)
4. Binna Burra Lodge Detail Plan Surveytech (SEPTEMBER 1985)
5. Binna Burra Lodge Vegetation Analysis Graham Richardson Associates (12 OCTOBER 1989)
6. Binna Burra Lodge Detail Plan Surveytech (SEPTEMBER 1985)
7. contour and detail plan of Binna Burra and campground, Surveytech (OCTOBER 1985)
8. Floor Framing Footings Logan Units (10 FEBRUARY 1977)
9. Floor Plan Proposed Guest Accommodation Binna Burra Logan Units ID CARTER
10. Part Site Plan – Existing Proposed Guest Accommodation Binna Burra Logan Units ID CARTER
11. Site Layout Sewage Plan Proposed Guest Accommodation Binna Burra Logan Units ID CARTER
12. Part Site Plan Proposed Guest Accommodation Binna Burra Logan Units ID CARTER
13. Rear Front End Side View Elevations Proposed Guest Accommodation Binna Burra Logan Units ID CARTER
14. Floor Framing Footing Logan Units (10 FEBRUARY 1977)
15. Upgrade South Dinning Room Wall Elevation Plan (16 MAY 1985)
16. Proposed Guest Accommodation Side Rear Front End Elevation Logan Units ID CARTER
17. Lower Terrace Walkway Roof working Drawing Binna Burra Lodge (19 SEPTEMBER 1984)
18. Catering Building Alterations Floor Plan Level 2 (DECEMBER 1986)
19. Binna Burra Lodge Detail Plan Surveytech (SEPTEMBER 1985)
20. Pottery Shed Alterations Graham Richardson Associates (MAY 1989)
21. Binna Burra Lodge Detail Plan (More detail) Surveytech (SEPTEMBER 1985)
22. Proposed Improvements to Lodge Access Road at Binna Burra (NO DATE)
23. Binna Burra Lodge diagrammatic plan of hot and cold water reticulation, May 1986
24. Binna Burra Campsite Site Plan Graham Richardson Associates (NOVEMBER 1988)
25. Proposed Improvements to Lodge Access Road at Binna Burra (NO DATE)
26. Proposed Improvements to Lodge Access Road at Binna Burra (NO DATE)
27. Structural Detail Plans of Proposed Dinning Room Extension (16 DECEMBER 1986)
28. Catering Building Alterations Floor Plan Level 2 (DECEMBER 1986)
29. Catering Building Alterations Part Site Plan (DECEMBER 1986)
30. Proposed Improvements to Lodge Access Road at Binna Burra (NO DATE)
31. Site Layout Sewage Plan Proposed Guest Accommodation Binna Burra Logan Units ID CARTER
32. Part Site Plan – Existing Proposed Guest Accommodation Binna Burra Logan Units ID CARTER
33. Pottery Shed Alterations Structural Details Sketch (10 JUNE 1989)
34. Cross-sections access track Binna Burra
35. Longitudinal Section of sewer line, Redevelopment at Binna Burra Lodge, Chilton Rein Peterson Pty Ltd, (MAY 1986)
36. 3 Units Accommodation Block (AUGUST 1977)
37. proposed extensions at Binna Burra (17 JUNE 1981)
38. proposed extensions at Binna Burra (17 JUNE 1981)
39. Extension / alterations Roma's cottage Binna Burra Graham Richardson Associates (AUGUST 1983)
40. Alterations to Games Room Building Graham Richardson Associates (JULY 1989)
41. Extension / alterations Roma's cottage Binna Burra Graham Richardson Associates (AUGUST 1983)
42. Alterations to Games Room Building Graham Richardson Associates (JULY 1989)
43. 6 Northern Acacia Cabins Binna Burra Graham Richardson Associates (MARCH 1992)



## Key Principles

### VILLAGE CHARACTER

The overarching character of this ridgetop community is like a 'ski village in the rainforest'. Elevated, tight-knit, healthy and vibrant. The enclosing vegetation envelops low-impact and well-integrated architecture which has a sense of past, present and future.

### CONNECTIVITY

"Connection" as a device to deliver an increased 'sense of community' is the primary idea that guides the master plan. An axial path along the ridge of the mountaintop is the starting point. Linking the Bellbird Clearing to either end of the ridgetop via new and existing tracks creates a circuit around the site.

### A WALKABLE VILLAGE

New focal points along the ridge are linked by a strong pedestrian spine running between the Lodge, Arthur's cottage and the campground. Additional activities and facilities housed in sensitively designed and sited buildings create a walkable village where vehicles take second place. The village provides many more opportunities for social interaction, cultural and nature-based learning – connecting people to each other and to nature.

### A CAR-FREE FUTURE

The master plan prioritises the tranquillity of the bush experience and focuses on the walker. Vehicle movements currently occupy some of the most developable space, so as cars decrease, building opportunities will increase overtime. A staged transition to a less car-dependant future will help distinguish Binna Burra as a place that prioritises its natural setting.

### PRECINCT VARIETY

A range of uses are clustered at the new focal points along the axial path. These deliver a variety of experiences and more choices to appeal to all generations that one would expect in a ridge top community or village.

### THE HEART

Arthur's cottage is honoured as the historical and emotional heart of Binna Burra. The view from the entry road to the cottage is maintained by keeping the large open lawn area in front of it. This entry space is reinforced as a place for community gathering with the addition of a multi use pavilion, decks and lawn close by. As the most public of spaces, they benefit from the most open views on the mountaintop. The Community Heart is also the launch pad to a future 'eco-zone' (not part of the application) with a new track following the creek down to Bellbird Clearing.

### A MEMORABLE ENTRY EXPERIENCE

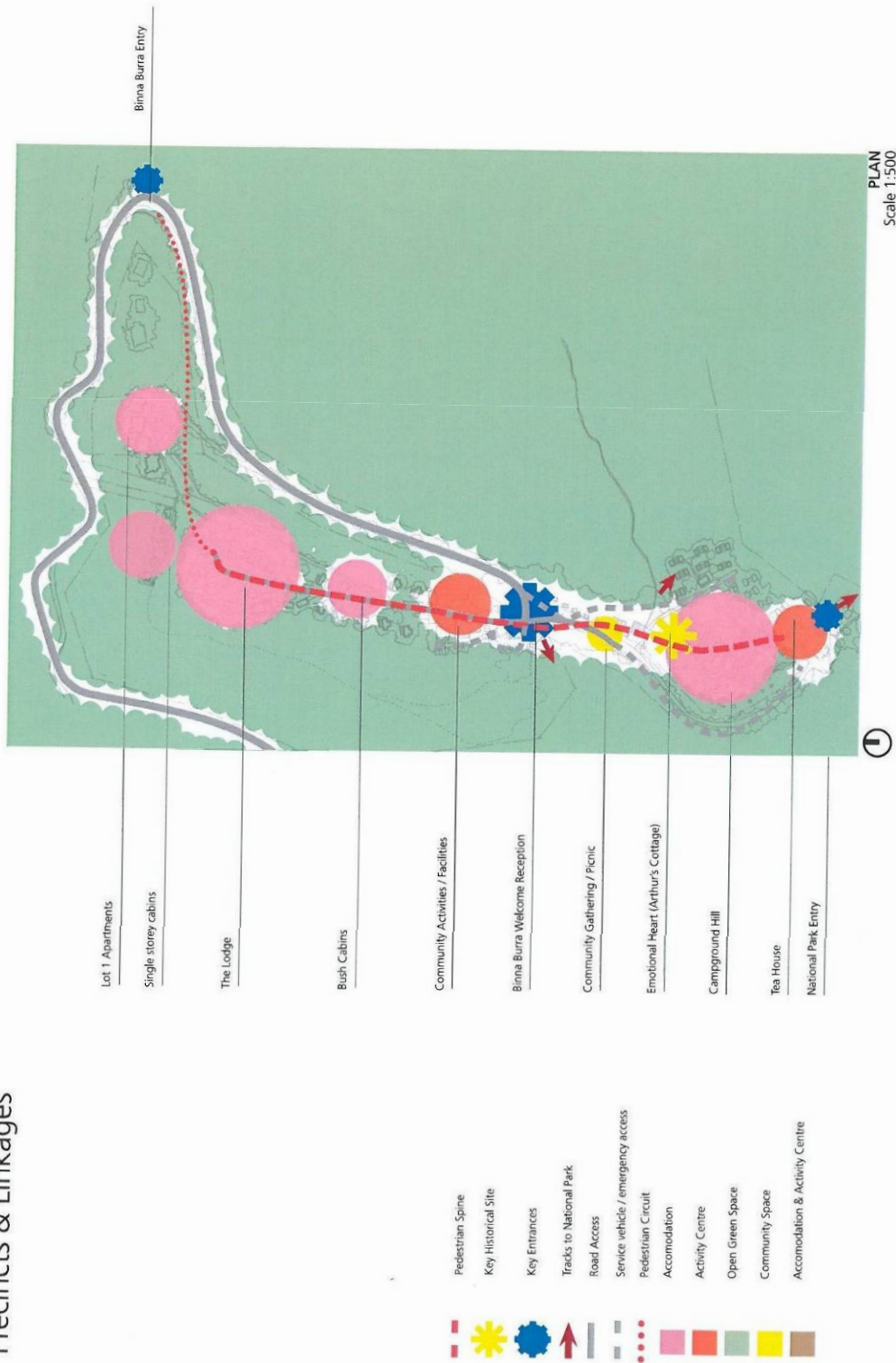
A new signage structure marks the boundary to Binna Burra land at the hairpin bend and screens services currently greeting visitors. The existing entry road is realigned at the top of the ridge to slow down traffic movements, and provide greater clarity to visitors. Upon entry, their attention is redirected to a new welcome/reception building at the middle of the ridge. This, multi-purpose building creates a one stop shop for all Binna Burra accommodation bookings, activities and interpretive information.

The community area with its aspect and outlook helps create a memorable experience on arrival. The entry to the National Park is improved with more open space and picnic facilities.

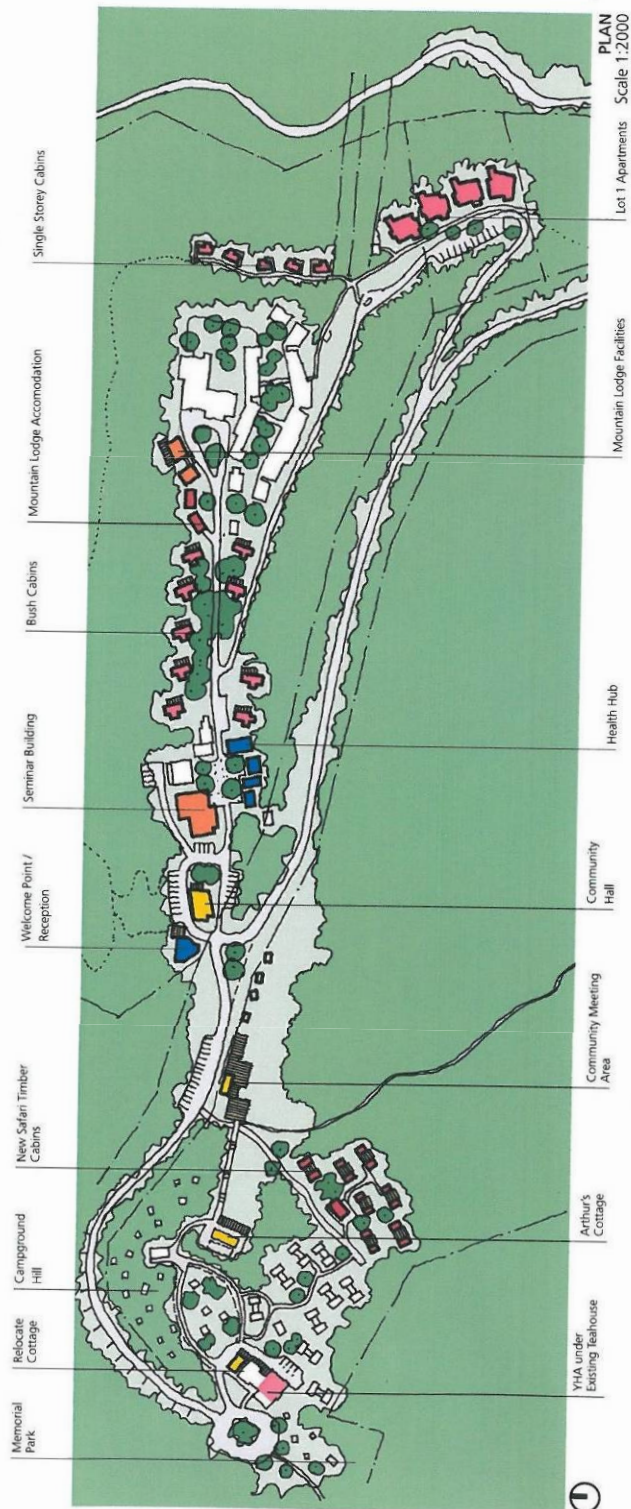




## Precincts & Linkages



## Concept master plan



# Concept master plan

## LOT 1 CABINS

4 apartment buildings and associated carparking (documented separately)

## SINGLE STOREY CABINS

5 new self-contained cabins (suitable for a couple with one day bed) are sensitively located on an existing track below the Lodge. With minimal footprints, these buildings nestle into the slope without interrupting views from above. Accessed by foot these cabins have been located in between existing trees to reduce their impact.

## MOUNTAIN LODGE ACCOMMODATION

Heritage values are likely to restrain redevelopment opportunities around the Mountain Lodge. Capacity is increased moderately at the Lodge with 2 two-storey dormitory cabins on the roundabout, each with wheelchair access.

Re-consolidating some of the laundry services and shifting them to a ground level service zone allows for the addition of 2 new communal facilities above, at the level of the roundabout. These buildings provide additional function room (evening dances) opportunities and separated lounge area.

## BUSH CABINS

9 additional self-contained cabins for families are integrated into the existing bush. Size and placement is limited by trees and they can be used as seminar accommodation or spill over from the Lodge. These cabins are built on/adjacent to the existing guest car parking area, and are therefore likely to be built as part of later stages, when an alternative transport system is in place.

## HEALTH HUB

Relaxation and retail activities in small buildings are focused around a community square. Rooms for guest massage, healing, meditation, sauna and spa and some low-impact retail and servicing will occur in this half of the precinct.

## SEMINAR CENTRE

An iconic new building to accommodate seminars is located adjacent to the existing shed and conference facilities. The building is surrounded by decks and provides a large seminar space and a commercial kitchen. Along with the Health hub, the community space formed by these buildings creates a threshold to the Lodge area and is suitable for large gatherings, corporate groups, weddings etc. The scale of the new building may allow the relocation of existing services facilities (e.g. laundry).

## REALIGNED ENTRY ROAD

Changing the alignment of the current entry road will slow down traffic as it enters the hilltop community and re-orientate all visitors towards the welcome point and reception. This provides increased safety due to a slower traffic environment, and increased legibility for visitors.

## WELCOME POINT & RECEPTION

A highly visible two-storey building for all reception and bookings becomes the welcome point. It includes Binna Burra history and interpretation, the corner store with duty managers or staff accommodation above. A large roof acts as a sheltered porte-cochere and decks with ramps surrounding the building become the starting point for several walks into the National Park.

## COMMUNITY HALL

A multi-use space at the centre of the site, this building provides for a range of community uses intended for guests and local visitors alike. The building contains some toilets, a northern breakout space and a service area (water tanks, caretakers car parking) underneath.

## COMMUNITY SPACE

Visitor activity and community interaction are refocused around a large open space area in the centre of the Binna Burra spine. A multi-purpose pavilion, kiosk, and picnic ground and viewing platforms over the existing carpark offer a venue for a range of cultural, recreational and community activities.

## ARTHUR'S COTTAGE

The historic and emotional heart of Binna Burra is re-established as a venue for public use on the pedestrian spine. The bunk house at the rear is to be removed to re-create a stand-alone building. Additional decks to the north provide opportunities for morning gatherings (eg. tai chi) and evening access to views.

## CAMPGROUND HILL

The campground is reconfigured to create a central grassy open space with a communal campfire. Campervans are relocated, tent sites retained and improved and safari tents are renovated. A new area containing 7 timber safari cabins is expanded down hill with a new communal amenity block and service access track.

## TEAHOUSE

Renovations are made to improve the restaurant and its connection to the surrounding picnic area. YHA facilities are provided in the undercroft. Water tanks and services are screened by adding a new deck to the Teahouse which also takes advantage of the views. Future development (the relocation of one of the original timber huts) on the northern side will also screen current services on entry from the north.

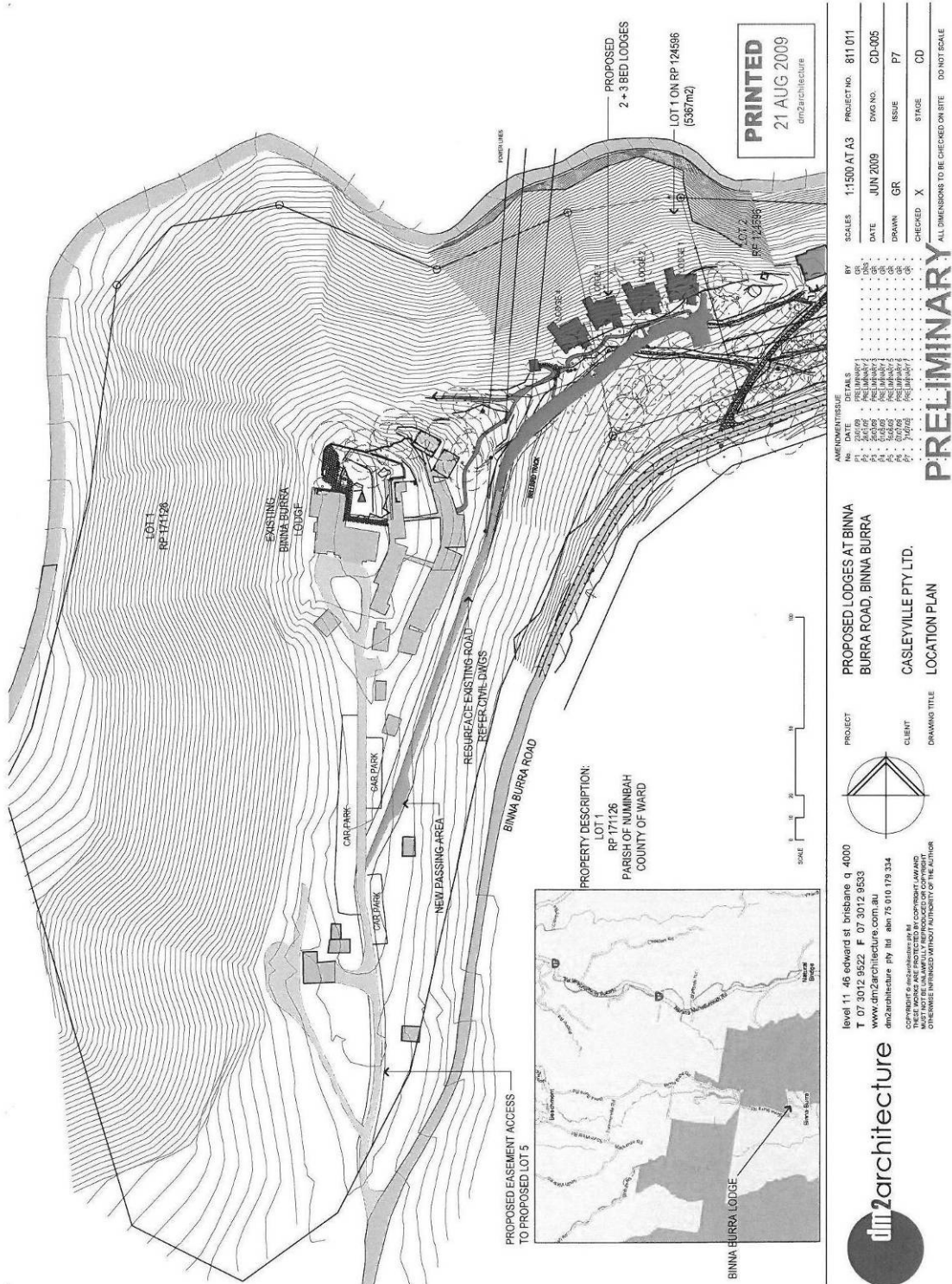
## MEMORIAL PARK

The size of the carpark is reduced and the picnic grounds extended for walkers and day visitors. Renovations to the Arthur Gloom memorial are completed for the 75th anniversary celebrations.



## 9.2.4 'Sky Lodge' Development

(Location Plan, dm2 architecture June 2009)





### 9.3 INVENTORY OF INDIVIDUAL ELEMENTS OF THE SITE

This should be read in conjunction with the previous chapters in particular Chapters 5, 6 and 7. The Inventory is arranged item by item for convenience / ease of use by people working on site eg maintenance staff and volunteers. Each listing contains a location plan, brief history (generally drawn from the “Binna Burra Timeline” and “Cabin History” prepared by Binna Burra Archives), a description of the fabric (based on inspection in November 2009), statement of significance, brief assessment of condition and recommended priority works. Where possible historic photographs (mostly from the collection of the Binna Burra Archive) have been used; contemporary images were taken by Riddel Architecture November 2009. Additional photos contained in Appendix 9.4 (photo CD) should also be referred to. The Inventory has aimed to be comprehensive and identifies a number of elements which have not been covered in the Entry in the Heritage Register however not all elements could be considered in detail and these will require further research and assessment. As identified in the brief, the focus has been on the Lodge, the cabins and Environmental Education Centre.

The Binna Burra Archive holds a wealth of material and it is hoped that the information contained in this Inventory will be added to over time. (refer Chapter 7 Policy 7) It is also anticipated that more detailed assessments of the more significant elements on the site will be required in future. (refer Policy 3)

The following elements are known to have been removed / demolished from the site and are not included in the Inventory but are listed here for completeness:

- Original staff dining room (1934)
- Original staff quarters
- Dairy (c1930s)
- Several unidentified cabins
- Early ablutions blocks



Figure INV-1. Some buildings no longer survive. The dairy located not far from the commemorative hoop pine tree is believed to have been a pre-existing farm building – on the site when it was purchased by Binna Burra. (Binna Burra Archives)

## Lounge / Reception and Shop

(former Games / Dining Room and Kitchen) 1934; major work 1989/90

### Brief history

Erected in 1934 as two separate buildings – the Dining Room / Games Room and Kitchen as part of the first stage of building at Binna Burra. Unlike the cabins, these service buildings were constructed from materials from buildings previously located in Canungra (notably *Leighton House* a Lahey owned boarding house erected 1902). The total cost was quoted at £125. A serving hatch linked the two buildings.

Later changes include:

- Duck boards constructed around Kitchen (1940)
- “Leighton House (reception area) lined” (1961; BB Chronology)
- New Dining Room and Kitchen erected (1973)
- Major alterations to both buildings; construction of porte cochere (1989/90)

### Fabric

The Lounge / Reception building has a new gable roofline (scissor truss) added, replacing the original hip but some of the windows appear to be in original positions to the north. Cladding is hardwood weatherboards; interior lined with horizontal pine ‘VJs’. High level glazing and gable entry were added to the north and a stone fireplace, large window openings and porte cochere to the south. Timber double-hung windows are the same proportions as the originals but it is unclear whether they are original fabric. New glazed double doors to the north were added. Lightweight flooring (original timber?) is carpeted.

Reception and Shop (former Kitchen) appears to have the original roof and general form but has been extended northward, with new windows and a new leadlight window in the gable end.

### Significance

These two joined buildings form part of the earliest core of Binna Burra buildings. Moreover as the lodge’s major communal spaces since 1934, they have strong associations for those who have been associated with Binna Burra. They have however been considerably altered, particularly the Lounge / Reception and it is unclear how much original / early fabric survives although reference to drawings of the recent work (not sighted) may be more revealing. The shop area may be more intact.

### Condition

The buildings appear in reasonable condition.

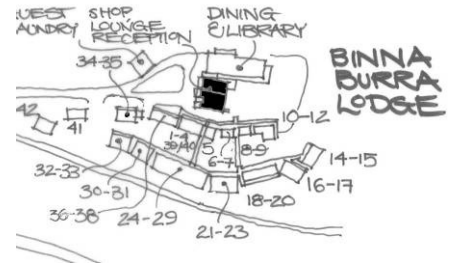
### Priority works

Further work is needed to identify what if any original / early fabric survives. Location of architectural drawings from c1989 work will assist this process.

### Additional references

Photographs (BB Archive and Appendix 9.4)

Drawings and other material (Binna Burra Archive)



Figures INV-2-6. (from top) Location plan; Kitchen (and staff quarters – dem) 1939; 2 undated views of the Games / Dining Room and Kitchen; 2009 view – note the significant changes to the former Games / Dining Room at left. (Binna Burra Archives and RA 2009)

## Dining Room, Library and Kitchen (1973; additions 1980s)

### Brief history

The new dining room, kitchen and conference facilities were erected in 1973. The architect is believed to be Alexander Ira Trewern who is also recorded as a director at this time.<sup>63</sup> A number of drawings are held by BB (see List of drawings, Appendix 9.2) but were not accessible during the preparation of this report. Part of the stone family – this one with shingled roof (Canadian redwood shingles used)

There is reference to another scheme for this building, but again this was not sighted.

The dining room includes a number of chairs, part of the tradition of ‘chairholders’ commenced in the 1970s.

In 1978 the library was added and in the 1980s the dining room was extended. More recently works (including the removal of the mural but otherwise unidentified) were undertaken to the dining room and library.

### Description

Clearly a contemporary addition to the family of existing more rustic architecture, the building picks up on the heavier stoned architectural style common in many mountain lodges around the world. The spaces are generous, high and wide to accommodate large numbers in a convivial and cosy atmosphere. Huge windows to the west take in the views across the valley and ridges beyond. The building has broad horizontal lines, stone features, heavy dark timbers, flat roofs, broad raking, shingled fascia and large globe light products.

### Significance

Considerably social and historical significance as one of the major meeting places of Binna Burra where good food and company has been an important part of the tradition since its beginnings with the early camps.

Architecturally significant - very intact internally and externally.

Views from the building to the west are spectacular.

### Condition

Shingles weathered as elsewhere but less reliant for weather proofing.

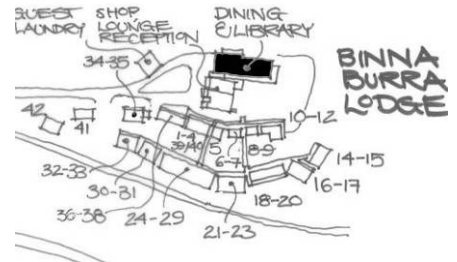
### Priority works

Locate original and early drawings.

### Additional references

Photographs (BB Archive and Appendix 9.4)

Drawings and other material (BB Archive)



Figures INV-7-10. (from top) Location plan; the Dining Room 1984 and a similar view. View 2009. (RA; Throssell, 135; Binna Burra Archives)

<sup>63</sup> Information from Tony Groom and BB Minutes. Trewern was the younger brother of well known between the wars architect EP Trewern, however little else is known. (see Donald Watson and Judith McKay, *Directory of Qld Architects to 1940*. St Lucia: University of Qld Library, 1984, 192)

## Guest laundry (19-?)

### *Brief history*

Little information about this timber framed building which may have had its lower floor added at a later stage.

### *Fabric*

The building is timber framed with hardwood weather boards, timber doors and 3 paned timber framed windows. Its low-pitched skillion roof is sheeted in custom orb. Internally flooring to the main level is tongue and groove hardwood, with sheet linings to the walls.

### *Significance*

Believed to be part of the pre-war development of Binna Burra.

### *Condition*

The building appears in reasonable condition. Further inspection required.

### *Priority works*

-

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive

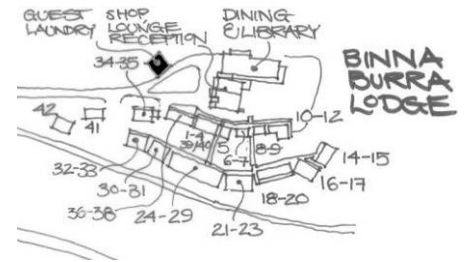


Figure INV 11-12. Location plan; Guest Laundry 2009. (RA)



## Cabins 1-4 (1935) & Cabins 39-40 (1936)

### *Brief history*

Cabins 1-4 were erected as a single storey dormitory building in 1935: “like the rest of the ‘Top Terrace’ cabins, is constructed of Tallow wood slabs cut and dressed on the property. The largest of these slabs is in the wall at the southern end of Cabin 1 ... The original doors were French-style, with a string operated latch ... [the building was] furnished with stretchers, a tabletop for the hurricane lamp and wooden pegs on the inside and outside walls for hanging space”. (“Cabin history”, BB Archives)

In 1936 Romeo Lahey added an attic room for himself (now cabins 39 and 40), accessed by a ladder. This new work included creating a flat ceiling to the original rooms below, adding dormer windows to the east and later providing access by way of bridge links.

Later changes include:

- Modified to become 4 cabins at ground level (??although appears 4 doors are early) and 2 cabins at attic level
- Small vanity benches and shelving were added to each room to meet current demands (guests make use of the adjacent amenities block for other facilities).
- Covered walk along the western side of the building, linking with its neighbours and stairways was added
- Timber duckboards replaced with concrete paths (visible in early photos with super 6 profile; 1960; BB Chr).
- Partial pine lining added to “lighten the rooms and keep out the breezes” (1979)
- Simple double timber doors with a string-operated latch were replaced in when security was provided to each room with new timber doors, fixed side panels and electronic locks. (1980s)
- Cabin 39 and 40 – modifications in early 1970s include lining, insertion of windows and becomes Casuarina style with shared facilities.

### *Fabric*

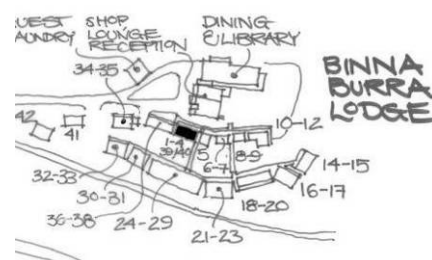
Early photos show the roof and gable ends shingled in stringybark with drop slab walls of tallow wood. The original, basic structure and slab walls remain. Roof and gable-end shingles are now of western red cedar. There are some fine gaps between the slabs – the nature of slab construction.

The skillion roofs to the dormer windows and the covered walkway are in Colorbond in Longline profile, supported on timber posts and rails. The sheets have been patched at their upper ends over the doorway to cabin 2.

Flooring is timber, with no clearance above the natural ground for visual inspection of framing or checking for termites. The flooring is covered under carpet except at the door thresholds.

Dividing walls between each room and ceiling linings are constructed from non-original radiata pine with external walls retained as single-skin drop-slab panels. Pine shelving units fixed to the internal partition walls adjoin vanity benches. Upper rooms (39 and 40) are fully lined with vj radiata pine and flooring is covered with carpet.

Original windows/openings now have aluminium-framed sliding windows with insect screens.



Figures INV-13-16. (from top) Location plan; view of attic c1936 and later. (RA; Binna Burra Archives)

Duckboarding along the western side of the building has been replaced in more recent times with concrete but the splayed paths to each door have been retained in the original detail, with the spaces between filled with river pebbles.

### Significance

The original elements of the building – the footprint, drop slabs and overall form of the structure are of significance as part of the earlier stage of Binna Burra's development. While there have been changes to increase accommodation, improve security and increase features/facilities, the building has retained a sense of its origins.

### Condition

Considering the condition of the roof shingles and the lack of access for visual inspections and ventilation beneath the floor, Cabins 1-4 (and 39-40) seem to be faring well.

Shingles are heavily weathered and no longer perform satisfactorily as roofing.

Drainage around the building is limited to pebble infills between concrete paths to doorways and a spoon drain along part of the low retaining to the west. There are no downpipes or gutters to the main roof or the attached covered walkway.

### Priority works

Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

Reducing soil levels around building and addressing any surface drainage will help reduce damp-related problems.

### Additional references

Floor plan (undated) held BB Archives (reproduced below)

Photographs held BB Archive and Appendix 9.4

Drawings and other material held BB Archive

Throssell

Figures INV-17-21. (from top) Cabins 1-4 and 39-40 2009. (RA) (left) undated floor plan. (Binna Burra Archives)

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## Cabin 5 (1934)

### *Brief history*

Cabin 5, Binna Burra's first cabin, was erected Easter 1934. It was constructed as a single dormitory-style space accommodating 6 people; the largest individual room at Binna Burra. Built with drop-slab construction in stringybark with the some of the broadest slabs, the largest measuring..... Before the shingled roof and gables were installed, Cabin 5 was covered with canvas tarpaulins as a temporary measure.

Cabin 5 differs from its neighbours as it was built as a single space and its ridge line runs perpendicular to the contouring paths, unlike all the other cabin roofs.

Later changes include:

- Timber duckboards were replaced with concrete paths (1960; BB Chr);
- Simple double timber doors replaced when security was provided with new timber doors, fixed side panels and electronic locks (1980s);
- Small vanity benches, storage, lighting and towel rails were added to each room to meet current demands but guests make use of the adjacent amenities block for other facilities;
- A covered walk along the western side of the building, linking with its neighbours and stairways added.

### *The fabric*

The slab walls and building form are original. There are some fine gaps between the slabs but these add to the character of the construction.

The gable roof was re-shingled in western red cedar.

It is uncertain whether the timber flooring, concealed beneath carpet is original fabric. There is no visual or physical access beneath the floor framing.

Loose furniture has been added and timber shelf lights, wall lights, mirror, vanity and towel rails have been fixed to the original walls.

The ceiling has been lined with vj radiata pine.

Windows are aluminium-framed sliders with insect screens.

Original duckboarding, visible in early photos, along the western side of the building has been replaced in the 60's with concrete, with spaces in between the splayed thresholds to the doorways infilled with river pebbles.

### *Significance*

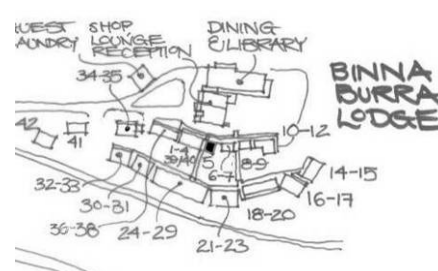
Being the first accommodation building at Binna Burra, and a prototype for the cabins that followed, Cabin 5 is of high significance both for its construction methods and its history including its association with Romeo Lahey. Later elements of no significance include aluminium-framed windows, pine ceiling lining and towel rails and light fittings.

### *Condition*

Despite having no ground clearance for subfloor ventilation and being exposed to the damp conditions on the mountain, the building has fared surprisingly well.

Roof shingles are badly weathered.

Drainage around the building is limited to pebble infills between concrete paths to doorways and a concrete upstand at the edge of the path near the retaining wall. There are no downpipes or gutters to the main roof or the attached covered walkway.



Figures INV-22-25. (from top) Location plan; Cabin 5 with tarpaulin roof prior to shingling; undated photo from newspaper with shingled roof just completed; view c1936. (RA; Binna Burra Archives)

### Priority works

Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

Reducing soil levels around building and addressing any surface drainage will help reduce damp-related problems.

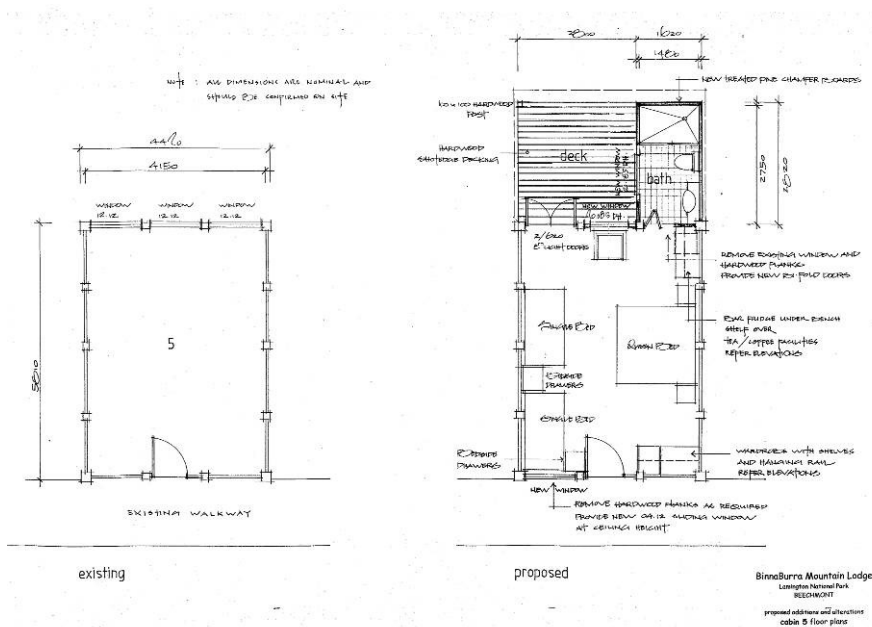
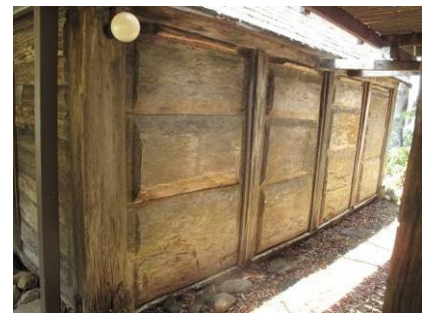
### Additional references

Plan (undated) proposed alterations to Cabin 5 (BB Archive; see figure below)

Photographs (BB Archive and Appendix 9.4)

BB Archive

Throssell



Figures INV-26-30. (from top) Cabin 5 2009. (RA) (left) Undated drawings showing "existing" and "proposed" addition of en suite. (Binna Burra Archives)

## Cabins 6-7 (1935)

### Brief history

Cabins 6-7 were completed in 1935. They are contained in a single storey drop slab building with shingled roof and match the form and scale of Cabin 8-9.

Later changes include:

- Timber duckboards were replaced with concrete paths (1960; BB Chr);
- Roof re-shingled (1970; see photo);
- Simple double timber doors with string latches replaced when with new timber doors, fixed side panels and electronic locks were added to provide security to guests (1980s);
- Small vanity benches, storage, lighting and towel rails were added to each room to meet current demands but guests make use of the adjacent amenities block for other facilities;
- Covered walk along the western side of the building, linking with its neighbours and stairways added.

### Fabric

Cabin 6-7 is a traditionally built drop-slab building with suspended timber floor and shingled roof. The original tallowwood walls and framing remain however the stringybark roof and gable end shingles have been replaced with western red cedar. The photo, right, shows the roof being re-shingled in 1970.

The internal dividing wall is built of 'V' jointed radiata pine, clear finished, which matches the introduced raking ceiling lining. Shelf lights and towel rails have been fixed to this partition and to the slab exterior walls.

Vanities have been added and drainage passes through the original slab walls.

Flooring is timber, with no clearance above natural ground for visual inspection of framing or checking for termites. Carpet covers the flooring from above, except at the doorway

Original windows have been replaced by aluminium framed sliders with insect screens. These are shown in photos from 1989.

Duckboarding along the western side of the building have been replaced with concrete but the splayed paths to each door have been retained, with the spaces between filled with river pebbles.

### Significance

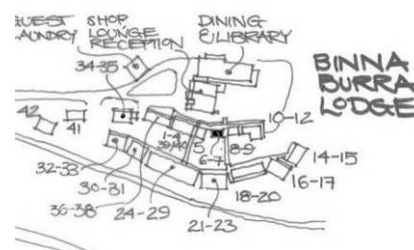
Cabin 6-7 is one of the original cabins and features the original construction the first stage of Binna Burra's accommodation. While there have been changes to modernise the accommodation and provide security, the building has retained much of its original fabric and character.

### Condition

Despite having no ground clearance for subfloor ventilation and being exposed to the damp conditions on the mountain, the building has fared surprisingly well.

Roof shingles are badly weathered.

Drainage around the building is limited to pebble infills between concrete paths to doorways and a concrete upstand at the edge of the path near the retaining wall. There are no downpipes or gutters to the main roof or the attached covered walkway.



Figures INV-31-34. (from top) Location plan; undated view; re-shingling 1970; view 2009. (RA; Binna Burra Archives)



### *Priority works*

Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

Reducing soil levels around building and addressing any surface drainage will help reduce damp-related problems.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive

Throssell

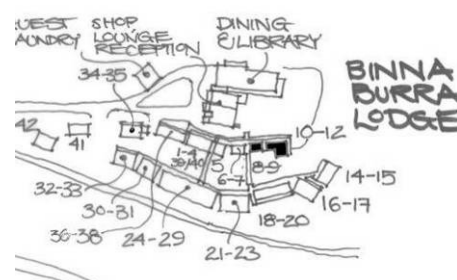


Figures INV-3538. (from top) Interior, roof / covered walkway link, ground views 2009. (RA; Binna Burra Archives)

## Cabins 8-12 (1938-9)

### *Brief history*

Cabins 8-12 were initially completed as 3 separate cabins – single storey slab construction, shingle roofs and double timber doors; located on top terrace. Cabins 8 and 9 completed 1938 replacing tent accommodation. Ladies were traditionally given the use of cabins while gentlemen were housed in tents. Cabins 10-12 were completed 1939 and were the last block of cabins constructed on the top terrace. Reported as slow to complete as expert shingle splitters and slab cutters were hard to find. Last of original roof shingles replaced in 1974 - in the 1970s and 1980s pre-cut Western Red Cedar shingles used. Cabin 12 (originally 13) has housed a number of special guests including Princess Alice (1959) and Charles and Elsa Chauvel (1944 while making “Rats of Tobruk”).



Changes include:

- Timber duckboarding to west was replaced with concrete paths in 1960 (BB Chr);
- Internal re-configuration;
- Reconfiguring of internal spaces to include en suites to each room;
- Covered walk added around the building;
- Roofed deck added to western side of Cabin 12;
- Re-roofing;
- Simple double timber doors and glazed vj door replaced when security was provided to each room, with new timber doors, fixed side panels and electronic locks (1980s);
- Timber casement windows replaced;



### *Fabric*

Walls are of original drop-slab tallowwood, with steep timber-framed gable roofs, shingled in western red cedar (originally in stringybark). There are narrower slabs to part of Cabin 8 (are these replacements?).

Original 4-paned timber-framed casement windows have been replaced with aluminium-frames and single-pane sashes. The original half-glazed, double vj door to room 12 have been replaced with the modern timber door and security. Timber-framed French doors have been added to the east. Internal ensuite doors are flush panel, ply-faced.

Flooring is timber, with no clearance above natural ground for visual inspection of framing or termite activity. Above, the flooring is concealed by carpet and floor tiles.

Dividing walls between each room and ceiling linings are constructed from non-original radiata pine, with external walls retained as single-skin drop-slab panels. Timber clothes hooks and pine shelving units are fixed to the internal walls as well as shelving and kitchenette benches.

Concrete pathways outside mimic the original duckboarding with splayed paths to each door, with spaces between filled with river pebbles. The pathway between Cabin 8-9 and adjacent Cabin 6-7 is finished with a non-slip “crazypave” paint finish. There is a small clearance above natural ground beneath this edge of the building.

A timber framed, steel-roofed deck, with elevated timber floor, was added to the east. A simple batten screen provides privacy to the south.



Figures INV-39-42. (from top) Location plan (RA); views (Binna Burra Archive).

### *Significance*

Cabins 8-12 are some of the original cabins and feature the original construction the first stage of Binna Burra's accommodation. While there have been changes to modernise the accommodation and provide security, the building has retained much of its original fabric and character. Cabin 12 is also known as 'Shirley Lahey's cabin'.

### *Condition*

Despite having little ground clearance for subfloor ventilation and being exposed to the damp conditions on the mountain, the buildings have fared surprisingly well.

Roof shingles are badly weathered.

### *Drainage*

Drainage around the building is limited to pebble infills between concrete paths to doorways and a concrete upstand at the edge of the path near the retaining wall. There are no downpipes or gutters to the main roof or the attached covered walkway. There is a gutter to the introduced deck roof to the east with a downpipe on the northeast corner.

There is a tap fixed to the east side of the cabins which appears to seal well. If, however, the washer failed, moisture against the building could create an environment for rot or termite activity.

### *Priority works*

Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

Reducing soil levels around building and addressing any surface drainage will help reduce damp-related problems, as well as relocating the garden tap to a stand in a nearby garden bed.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive

Throssell



Figures INV-43-46. (from top) Views (Binna Burra Archive); views 2009. (RA)



## Cabins 14-15 (1969)

### *Brief history*

Cabins 14-15 form part of a group of cabins (14-19) located on the lower terrace on the site of the old playground. They were built “almost completely by voluntary labour in about 3 months, at a cost of \$12,000”. Previously known as Cabins 34-39, they are built of Besser bricks and recycled Tallow wood timber slabs “some from staff quarters-cum-ping pong room under the tank stands next to the main Lodge building ... they are the only cabins with a masonry component and probably the last slab cabins to be built.” They are also Binna Burra’s first Acacia (en suite) cabins. Originally with vinyl floors, later carpeted. (“Cabin History”, BB Archives)



### *Fabric*

In contrast to all other buildings (except Cabins 16 and 17), the external walls to Cabins 14 and 15 are of brick. The roof is shingled in the same weathered western red cedar as elsewhere. Gable ends also have timber shingles as on earlier timber buildings.

Not accessed internally.

Hardwood framed deck, and pergola, covered with roofing is built to the north.

Large sliding glass doors (aluminium-framed) open to the deck.



Figures INV-47-48. (from top) Location plan; view 2009. (RA)

### *Significance*

Part of the post-War development of Binna Burra, these buildings indicate a move towards more durable, hard-wearing construction (brick and concrete) although the use of timber shingles was continued. The layout also records the resort’s response to perceived user demand for increased facilities. Cabin 16 has particularly expansive views.

### *Condition*

The shingled roof is extremely weathered and needs urgent attention.

Drainage – comments as previously.

### *Priority works*

Replace timber shingles.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



## Cabins 16-17 (1969)

### *Brief history*

Cabins 16-17 form part of a group of cabins (14-19) located on the lower terrace on the site of the old playground. They were built “almost completely by voluntary labour in about 3 months, at a cost of \$12,000”. Previously known as Cabins 34-39, they are built of Besser bricks and recycled Tallow wood timber slabs “some from staff quarters-cum-ping pong room under the tank stands next to the main Lodge building ... they are the only cabins with a masonry component and probably the last slab cabins to be built.” They are also Binna Burra’s first Acacia (en suite) cabins. Originally with vinyl floors, later carpeted. (“Cabin History”, BB Archives)

### *Fabric*

By contrast to all other buildings (except Cabins 14 and 15), the external walls to Cabins 16-17 are of brick, with a concrete floor, surfaced with large format tiles. The roof is shingled in the same weathered western red cedar as elsewhere.

Internal linings consist of horizontal pine panelling to the walls and face brick with ‘canite’ to the ceiling between exposed, painted rafters.

Floors are tiled.

Hardwood framed deck, and pergola, covered with roofing is built to the east.

Large sliding glass doors (aluminium-framed) open to the deck to the east and out to the northern end. Internal doors are flush panel veneer and entry doors are the typical solid timber with fixed side panel as elsewhere.

Timber hopper windows to the west (walkway) offer high light and ventilation.

### *Significance*

Part of the post-War development of Binna Burra, these buildings indicate a move towards more durable, hard-wearing construction (brick and concrete) although the use of timber shingles was continued. The layout also records the resort’s response to perceived user demand for increased facilities.

### *Condition*

The shingled roof is extremely weathered and needs urgent attention.

Drainage – comments as previously.

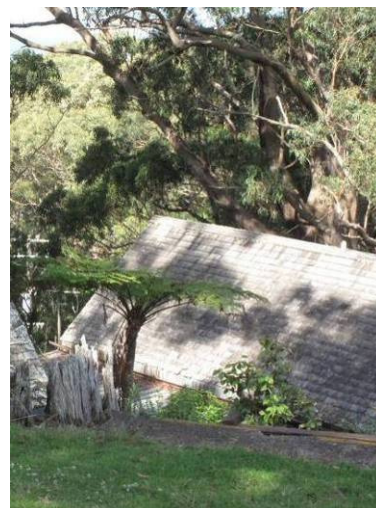
### *Priority works*

Replace timber shingles.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figures INV- 49-52. Location plan; views 2009. (RA)

## Cabins 18-19

### *Brief history*

Cabins 18-19 form part of a group of cabins (14-19) located on the lower terrace on the site of the old playground. They were built “almost completely by voluntary labour in about 3 months, at a cost of \$12,000”. Previously known as Cabins 34-39, they are built of Besser bricks and recycled Tallow wood timber slabs “some from staff quarters-cum-ping pong room under the tank stands next to the main Lodge building ... they are the only cabins with a masonry component and probably the last slab cabins to be built.” They are also Binna Burra’s first Acacia (en suite) cabins. Originally with vinyl floors, later carpeted. (“Cabin History”, BB Archives)



These cabins had bathrooms added by Don Groom

### *Fabric*

Floors are tiled and walls are a mix of face brickwork and lightweight construction, using horizontal timber boards.

Sliding glass doors open to the east. Entry doors are as elsewhere – solid timber. Toilets have flush panel doors and saloon doors open to the bathroom space. Windows are timber-framed hoppers.

Ceilings are lined with Stramit and woodchips.

### *Significance*

Part of the post-War development of Binna Burra, these buildings indicate a move towards more durable, hard-wearing construction (brick and concrete) although the use of timber shingles was continued. The layout also records the resort’s response to perceived user demand for increased facilities.



Figures INV-53-54. Location plan; view 2009. (RA)

### *Condition*

Drainage – comments as previously.

### *Priority works*

Drainage

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive

## Former shower/amenities

### *Brief history*

Formerly the shower and amenities building to Cabins 14 to 19, the besser block structure is now used for storage.

### *Fabric*

Walls are of besser blocks, painted externally.

The low pitched roof has a fibre cement ceiling and exposed rafters.

Doors are timber ledge-and-brace pine.

Remnants of terrazzo from former life as bathroom remain, as well as floor tiles and shower partitions to the rear (eastern) space.

### *Significance*

Evidence of the earlier policy of 'separate facilities' but better illustrated elsewhere.

### *Condition*

Poor – modified in part but remnants of old fit-out.

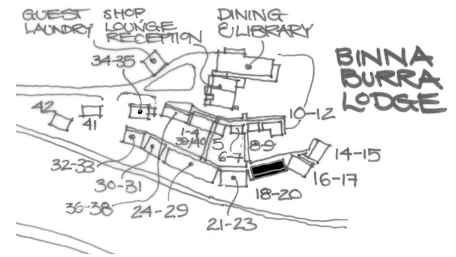
### *Priority works*

Nil - could be removed.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figures INV-55-56. Location plan; view 2009. (RA)

## Cabins 21 - 23 (Logan units; 1978)

### *Brief history*

Cabins 21-29 are all prefabricated steel-framed Logan units erected in the late 1970s (1978?) by a large body of volunteers under the supervision of an engineer Director. All are Acacia cabins (en suite). They replaced 2 weatherboard blocks of twin Casuarina-style rooms (then known as Cabins 14-23) erected in 1946; ladies amenities block were also previously on this site. They are the last single storey units to be built at Binna Burra and the only cabins to have none of their construction material originating from the property.



Later changes include:

- External cladding with cypress pine milled at Injune to improve appearance and provide insulation (1980s);
- The original balustrade of two horizontal timber rails has been upgraded in safety with vertical timber balusters.

Figure INV-57. Location plan. (RA)

### *Fabric*

Elevated above the ground on the lower terrace of accommodation, this row of steel-framed, cabins is a simple modular structure, with wavy-edged (radial sawn? with bark intact) weatherboard cladding in short lengths broken by cover strips. Roofing is low-profile steel, with no guttering.

The floor platform is elevated on steel posts and hardwood bearers and joists, with ample clearance for ventilation, drainage and termite inspection. Hardwood timber floors are carpeted.

Internal walls are lined with a horizontal vj clear finished hardwood (Tasmanian Oak?) dado and irregular grooved ply, with painted flush sheet above.

The low-pitched roof soffits and eaves are sheet-lined, painted white and internal ceilings follow the roof pitch with cover strips to the sheet joins.

Glazed windows and doors are anodised sliding aluminium with insect screens. Solid timber entry doors are as elsewhere. Internal doors are painted flush panel.

The deck balustrades are of painted timber and solid screens of wide unfinished timber boards provide privacy between each unit.

### *Significance*

Whilst the use of a prefabricated building system illustrates the evolution of construction methods at the lodge and marks a very pragmatic 1970s response to the same story ie the need to build new accommodation in a relatively inaccessible area with limited resources, the other prefabricated units, the Lockwood units are a better example of this. The siting and form of the cabins is sympathetic to the original / early cabin layout.

### *Condition*

These appear to be generally in good condition although roofs may have some rust.

### *Priority works*

There are no apparent urgent works.



## Cabins 24 - 29 (Logan units; 1970s)

### *Brief history*

Cabins 21-29 are all prefabricated steel-framed Logan units erected in the late 1970s (1978?) by a large body of volunteers under the supervision of an engineer Director. All are Acacia cabins (en suite). They replaced 2 weatherboard blocks of twin Casuarina-style rooms (then known as Cabins 14-23) erected in 1946; ladies amenities block were also previously on this site. They are the last single storey units to be built at Binna Burra and the only cabins to have none of their construction material originating from the property. Cabins 24-29 is the longest accommodation building at Binna Burra.



Later changes include:

- External cladding with cypress pine milled at Injune to improve appearance and provide insulation (1980s);
- The original balustrade of two horizontal timber rails has been upgraded in safety with vertical timber balusters.

### *Fabric*

Elevated above the ground on the lower terrace of accommodation, this row of steel-framed cabins is a simple modular structure, with wavy-edged (radial sawn? with bark intact) weatherboard cladding in short lengths broken by cover strips. Roofing is low-profile steel, with no guttering.



The floor platform is elevated on steel posts and hardwood bearers and joists, with ample clearance for ventilation, drainage and termite inspection. Hardwood timber floors have slate to the entries for muddy boots.

Internal walls are lined with a vertical vj clear finished hardwood (Tasmanian Oak?) dado, with painted flush sheet above.

The low-pitched roof soffits and eaves are sheet-lined, painted white and internal ceilings follow the roof pitch with expressed joints between the flush sheets.

Glazed windows and doors are anodized sliding aluminium with insect screens. Solid timber entry doors are as elsewhere. Internal doors are painted flush panel.

The deck balustrades are of painted timber and solid screens of wide unfinished timber boards provide privacy between each unit.



Figures INV-58-60. Location plan; views 2009. (RA 2009)

### *Significance*

Whilst the use of a prefabricated building system illustrates the evolution of construction methods at the lodge and marks a very pragmatic 1970s response to the same story ie the need to build new accommodation in a relatively inaccessible area with limited resources, the other prefabricated units, the Lockwood units are a better example of this. The siting and form of the cabins is sympathetic to the original / early cabin layout.

### *Condition*

There is some movement with the sheet lining joins visible through the paintwork. Bark is falling off the weatherboards but otherwise, the cladding seems to be weathering quite well, considering the climate. Roof may have some rust.

### *Priority works*

There are no apparent urgent works.

## Cabins 30 & 31 (Romeo-built cabins; early 1950s)

### Brief history

Cabins 30 and 31 were constructed as “temporary” slab buildings by Romeo Lahey in the early 1950s on the site of a 3-roomed block. Built in haste out of leftover materials (timber milled on the property), the building originally three rooms.

Later changes include:

- Conversion into 2 cabins with en suite facilities provided later;
- New doors and windows;
- Original double-railed timber balustrade to the rear deck was upgraded to comply with safety standards with vertical timber battens added.

### Fabric

The building is framed up in hardwood with rough hardwood slabs to the walls and wide boards and cover strips to the gable ends.

The low-pitched roof is sheeted in steel. Eaves have painted sheet lining.

Internally, linings are a mixture of painted vertical battened timber and painted fibre cement sheet with small cover beads (to bathroom). The ceiling is lined with fibre cement between the exposed timber roof framing.

A concrete path and spoon drain run beside the bluestone retaining wall to the west of the cabins. Above a covered walk is supported on timber framing and timber slats.

Windows and doors are anodised aluminium with the standard, contemporary solid timber entry doors as elsewhere. Internal doors are flush panel, hollow core, meranti veneer.

### Significance

Part of later 1950s building, the simple construction from local materials is part of the history of ‘making do’ on the site – an ethos very closely associated with Romeo Lahey, who built these cabins.

### Condition

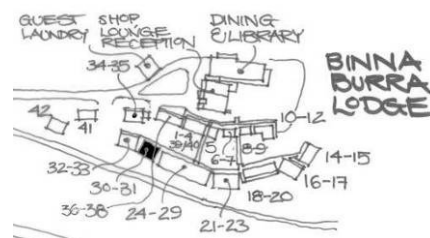
Designed to last only 10 years, the building is surviving better than anticipated. However, original hardwood vertical frames are decaying to northern end of building, most likely due to a spoon drain which had been completely covered over by debris until recently. Also, the post to the southwest corner has failed and the top plate/beam above this has totally decayed.

### Priority works

- Repair to failed structure is necessary to stabilise the building;
- Maintain the spoon drain to ensure stormwater drains away from the building;
- Maintenance of the low-pitched roof is important in protecting the building below.

### Additional references

Photographs (BB Archive and Appendix 9.4); BB Archive



Figures INV 61-64. Location plan; views 2009. (RA)

## Cabins 32 & 33 (Lockwood cabins; c1971)

### *Brief history*

A pair of cabins erected c1971 (reputedly in 5 days) on the site of old cabins 30 and 31 known as “Up Hill” and “Down Dale” (Isla Groom lived in “Down Dale” in 1954 after Arthur Groom’s death), which were removed by burning in 1971. In more recent phases of Binna Burra’s development, several modular systems were used to provide extra accommodation in a less labour intensive way than the original construction. Cabins 32 and 33 made use of the locking pine system of Lockwood, with shingling applied to the roof to visually tie in with the early buildings. Lockwood Group Limited was founded in 1952 with the goal to utilise New Zealand Radiata Pine in an innovative, distinctive building system. The factory produces a wide range of finger-jointed and laminated products and all of the components for the Lockwood Solid Timber Homes.

### *Fabric*

Walls are an assembly of the Lockwood modules – clear-finished interlocking pine boards inside and out. Boards internally to the gables are painted white, matching the painted raking ceiling linings, roof beams and rafters. Flat ceilings to en suite spaces are lined with sheet panels.

The roof is shingled. The design includes full length roofed deck to the two units on the eastern side.

Windows and sliding doors to the balcony are clear anodised aluminium with insect screens.

The hardwood tongue and groove flooring is clear finished.

The toilet has a small, red glazed mosaic tiled floor and flush panel meranti-faced door. The shower/wash space has the same tiled floor, simple white glazed wall tiles and slatted saloon doors.

A tea-making/robe unit in clear finished pine and timber louvred doors is built in against the wall to the bathroom spaces.

Covered walk – timber-framed with timber battens supporting a steel roof runs along the western side of the building linking Cabins 32 and 33 with the remaining lower level cabins and stairs to the main facilities. A concrete path abuts the building along this side and a spoon drain beside the bluestone retaining wall manages some of the drainage around the building

### *Significance*

An interesting example of the evolution of construction over the life of the lodge and use of modular system as a means to quickly and economically provide accommodation. Lockwood is a quality system and based on early photographs, the interiors of these cabins are very intact. (see photos from Tony Groom)

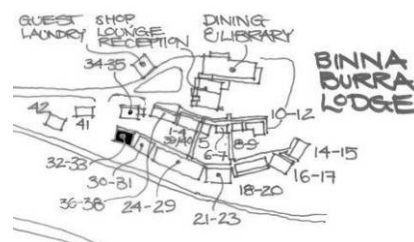
### *Condition*

The building seems in fair condition with the roof shingles being the element that has weathered the most.

### *Priority works*

Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

*Additional references* – BB Archive; photos (collection Tony Groom)



Figures INV-65-68. Location plan; views 2009. (RA )



## Cabins 34, 35 and stone Battery room (1940s; 1973)

(formerly Cabins 24, 25 and 26)

### *Brief history*

Constructed “hurriedly” in the 1940s of slab construction, it was originally single storey with maltoid roof, providing cabins 24, 25 and 26 (known as “Baked Custard”). Early in the 1940s this site housed makeshift men’s accommodation known as the “Bull Paddock” fashioned from a sail from the Lahey company schooner.

The second storey attic with gabled roof was added in 1973 (see plan proposed works 1972 held BB Archives). This, with reconfiguration downstairs, provided two double-storey units, with a deck over the stone battery room and an upper balcony to the southern end. This new addition was clad and roofed with timber shingles.

Other changes include addition of new decks and a new wing the east ground floor wing; new timber doors replaced old, when security was provided to each unit, with fixed side panels and electronic locks as elsewhere.

### *Fabric*

Early photos show the stone-walled Battery Room and drop-slab walled cabins with a flat, maltoid roof – now shingle roof.

Clear-finished pine vj’s line the attic walls to dado height, the raking ceiling and the dividing wall between the two units. Original slab walls are left exposed and clear-finished. The ceiling to the ground floor is the underside of the timber flooring above, painted white between the supporting timbers and the en suites have clear-finished vj pine. To the north, Cabin 35 has plaster infill between the timber framing posts.

The introduced stairs are hardwood framed with carpeted treads.

Floors are generally carpeted with slate tiles to the entry doors internally and to the en suites. The floors are elevated, lightweight construction, concealed by the floor coverings.

New internal doors are flush panel timber veneered and the entry doors were upgraded to new. Doors to the upper balconies are hardwood ledge-and-brace. Windows are now sliding aluminium.

### *Significance*

Cabins 34 and 35 were a later addition to the Binna Burra collection. While it has undergone significant changes, elements remain of the construction methods typical of the lodge and of the history of building attic rooms to increase accommodation without increasing building footprint.

### *Condition*

As with the other buildings, the shingles are heavily weathered.

### *Priority works*

Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

Reducing soil levels around building and addressing any surface drainage will help reduce damp-related problems.

*Additional references* – BB Archive and photographs Appendix 9.4



Figures INV-69-72. Location plan; undated views; view 2009. (RA; Binna Burra Archives)



## Amenities Block (1971) and Cabins 36-38 (1972)

### *Brief history*

The stone and concrete single storey Amenities Block was completed 1971. Cabins 36-38 were added above creating 3 extra rooms in 1972/3. These were accessed via bridges over the covered walk. Rooms were initially used to house female staff when all staff lived on site.

Later changes include:

- Baths (spa) were upgraded (1986);
- Cabins converted to Banksia style (with vanity basin) guest accommodation.

### *Fabric*

The ground level ablutions structure is of concrete block with stone facing externally. Floors are tiled with small red-glazed mosaic tiles and partitions are of terrazzo. Walls are tiled to sill height of the high lapped glass windows, with painted blockwork above. Exposed framing and sheet linings to the ceiling is painted. Internal partition doors are painted flush panels. Showers have a fixed terrazzo screen and shower curtain and timber bench seat.

On the upper level framing is of timber, with shingle cladding to gable ends and the roof. The dormers facing south are clad in shingles and have low-pitched skillion roofs sheeted in steel. Rooms are lined with grooved, veneered ply panelling to dado/spring-point height with sheet lining above (painted white) and to ceiling between rafters. A simple vanity and cupboard are fixed to the dividing walls. Flooring is concealed by carpet. External doors are solid timber as introduced elsewhere. Windows are aluminium-framed hoppers to the dormer window openings. A small timber balcony has been added to the southern end of the building.

### *Significance*

Part of the later family of stone and stone faced buildings a number of which were built by Donn Groom. The history of building attic rooms to increase accommodation without increasing building footprint is also a common theme.

### *Condition*

As with the other buildings, the shingles are heavily weathered.

### *Priority works*

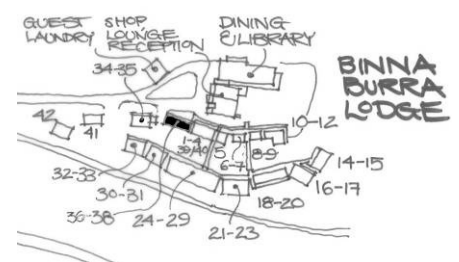
Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

Reducing soil levels around building and addressing any surface drainage will help reduce damp-related problems.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figures INV-73-76. Location plan; undated view; views 2009. (RA; BB Archive)

## Cabin 41 (Honeymoon Cottage; c1936)

### *Brief history*

This cottage was erected by Romeo Lahey c1936 from reject shingles and scrap timber. Although intended for use by his family it became instead part of the lodge accommodation. Because of its earthen floor, the cabin was let to single males and became known as 'Honeymoon Cottage'

Later changes include:

- Louvre windows added (1970);
- Cottage "renovated" (1979);
- Addition of deck and screening, internal lining, timber floor;
- Refurbishment – painting of all timber work and tiling of timber floor.

### *Fabric*

Walls and roof are shingled – no drop-slab wall sections. Diagonal hardwood batten screens provide privacy to the deck and front door. The low-pitched dormer to the sliding glass doors is roofed in custom orb sheeting with walls shingled.

Sliding doors and windows are bronze anodised aluminium. The front door is solid timber as elsewhere.

Interior wall linings are vj boards run horizontally and the ceiling has sheet lining. Walls and ceiling, as well as timber rafters, ridge beam and dormer framing are painted white.

An un-roofed hardwood deck is to the east outside the dormer opening.

Floors are tiled over timber – large format, pale glazed tiles to main space and darker tiles to the en suite.

There are no gutters.

### *Significance*

Built by Romeo Lahey, this cabin, although somewhat modified, is one of the physical records of his 'hands on' involvement on the site. The cottage is unique in many ways – single dwelling, shingle walls (rather than slab), low profile and physical separation from the main clusters of buildings but is nevertheless identifiable as part of the family of early buildings with its steep pitched gable and cladding materials which retain the character of the site.

### *Condition*

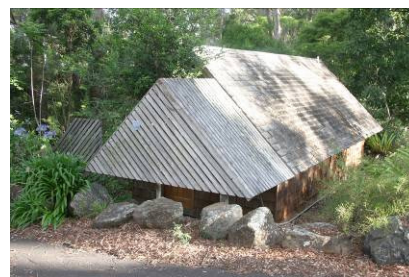
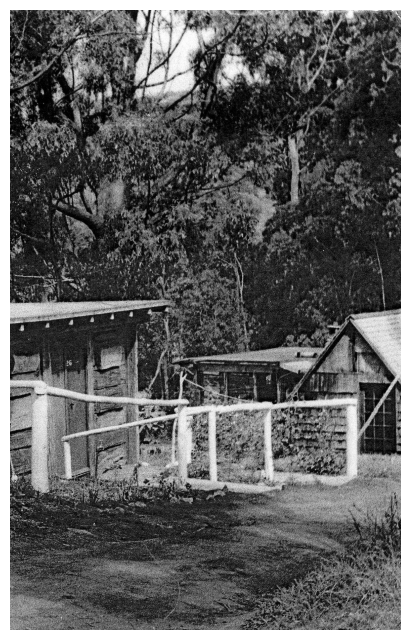
As with the other buildings, the roof shingles are weathered. Wall shingles are in good condition, sheltered by generous roof eaves.

Vegetation is growing very close to the building with no clearance between in many places.

### *Priority works*

Re-roofing is of high priority to protect the building fabric below and to reduce damp within the spaces.

Reducing soil levels around building and addressing any surface drainage will help reduce damp-related problems; trim back vegetation to provide clearance for air flow and to extend life of cladding; remove of introduced plants.



Figures INV-77-80. Location plan; undated views; view 2009. (RA; Binna Burra Archive)

## Cabin 42 (1948)

### *Brief history*

“Built in 1948 for the first bus driver, Cabin 42 was later modified to include a kitchen and an en suite. Marjorie Groom lived here in the 1970s – note the remaining back-plate of her pottery door-knocker.” (“Cabin history”, BB Archives)

Later changes include:

- Stone-faced concrete block extension to the north added a bathroom and kitchenette;
- Deck to east added;
- Ceiling linings.

### *Fabric*

The original building was of local drop-slab (some very large). The wall to the east is clad in weatherboards (unpainted).

Construction elevated on timber stumps.

The very low pitched gable roof is timber framed with the dek-type profile metal roofing. Infill to southern gable end is vertical timber slabs with cover strips. Sheet lining panels have been fitted between the rafters and painted.

Bathroom – tiled floor and part walls and horizontal pine boards.

Kitchenette – timber floor and horizontal pine board.

Sloping site; good subfloor clearance.

Stone fireplace to the southern end.

No gutters.

### *Significance*

The cabin is of rustic construction and one of the few with stonework. Has significance associations with the first bus driver (improving the access to Binna Burra has been a critical issue - the Binna Burra bus was first able to reach the Lodge in 1945) and with Marjorie Groom

### *Condition*

The building appears in fair condition despite lack of antcaps and gutters.

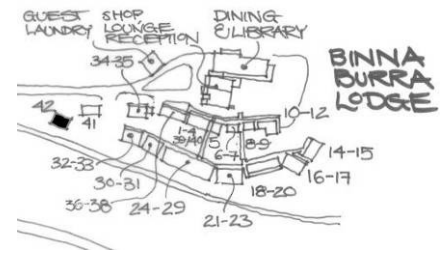
### *Priority works*

-

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figures INV-81-83. Location plan; views 2009. (RA; Binna Burra Archive)



## Forestry Cottage / Cabin 43 (1941)

### *Brief history*

The Forestry Cottage was erected in 1941 by the sub-Department of Forestry at a cost of £64 for use by the Park Overseer. It is located at the entrance to the lodge part of the site. The building is likely to be a standard building type used by Forestry (and other Government departments). An early photo shows a dark coloured weatherboard cottage with 6 paned sash windows, fascias and barge boards picked out in light colour.

Since acted as residence, information centre, office and massage rooms. Since 2009 became staff accommodation.

Later changes include:

- Addition of wing to east;
- En suite added to original space;
- Reconfiguration of some windows and entry;
- Conversion for use as staff accommodation (2009).

### *Fabric*

Simple weatherboard building has a gable roof with steel roofing and suspended timber floor (concealed by carpet).

Internal linings are timber and fibre cement sheet, with some glass partitioning. The ceiling is lined with fibre cement between the exposed rafters.

Some original windows are retained, some in new positions, with the balance being sliding aluminium.

The entry door is glazed and internal doors are flush panel timber veneer.

The internal stair between the split levels is of imported hardwood.

Small en suite bathroom.

### *Significance*

The building is important as evidence of Binna Burra's close relationship with the management of Lamington National Park and with the associated state government departments in this case Forestry. Its siting – within the Binna Burra lands, near the Lodge but somewhat removed at this entrance point to the Lodge precinct - would appear to be significant.

The building is likely to be a standard building type erected by Forestry at this time, albeit somewhat altered.

### *Condition*

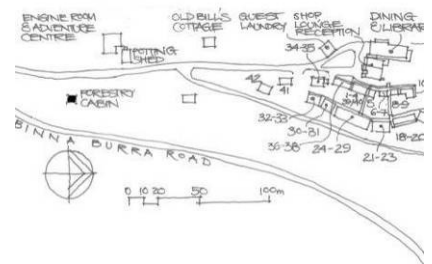
The structure appears to be in sound condition aided by its durable metal roof and elevation above the ground.

### *Priority works*

There appears to be little urgent work required but closer inspection will clarify this.

### *Additional references*

Photographs (BB Archive and Appendix 9.4); BB Archive



Figures INV-84-86. Location plan; view 1949; view 2009. (RA; Binna Burra Archive)



## Old Bill's Cabin (c1933)

### *Brief history*

“Bill Muller worked at Binna Burra from 1933 until his death in 1968 living in this cabin most of that time. The cabin later housed 3 staff, and more recently, a small meeting room.” (“Cabin history”, BB Archives) The cabin was acquired by Binna Burra in 1972. Since 2009 it has been leased as massage rooms.

Later changes include:

- Sheet linings to ceiling;
- Sliding glass doors and deck to west;
- Vinyl floor covering to timber floor.

### *Fabric*

The building is framed up in hardwood and sits on a mix of timber stumps and concrete with steel formwork mostly intact. No ant-caps.

Walls are of local hardwood slabs with weatherboards to gable ends. Windows to east original?

The steep gable roof is clad in corrugated iron (custom orb profile).

The ceiling is lined with sheets and cover strips.

The timber floor is concealed under vinyl sheet.

### *Significance*

The cabin is one of the earliest surviving buildings at Binna Burra. It is closely associated with one of the early builders of Binna Burra and its siting within the Lodge precinct yet also somewhat removed from the core as well as its different construction testify to its different origins. The cottage has fine views to the west across the valley.

### *Condition*

The building appears in reasonable condition but requires further inspection.

### *Priority work*

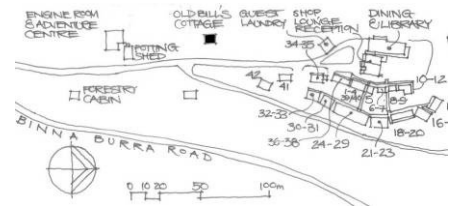
Improve ground clearances beneath timber framing to avoid termite ingress.

Add ant-caps to top of stumps.

### *Additional references*

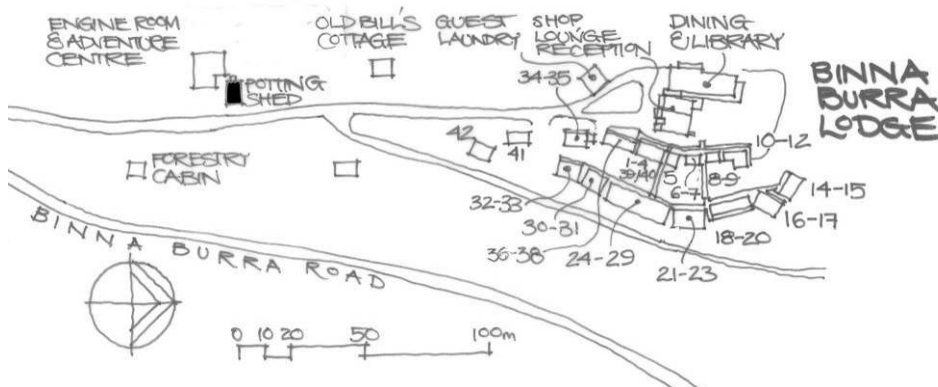
Photographs (BB Archive and Appendix 9.4)

BB Archive



Figures INV-87-89. Location plan; views 2009. (RA)

### **'Pottery shed' (date unknown)**



#### *Brief history*

The early history of the building is not known. Since its use by Marjorie Groom as a potting shed it has been known as such.

Later converted to be a small convention space.

#### *Fabric*

This building is one of the few stone buildings with low stone walls and structural pillars. Infill panels between stone piers are painted weatherboards or louvre.

Its roof is framed in timber with a shallow gable roof clad in steel.

Louvre windows.

Timber linings and built-in cabinetry.

Suspended tile ceiling. Kitchenette and bathroom

Screened garden; pottery kiln.

#### *Significance*

It is unclear what the original structure and degree of enclosure was – perhaps the footprint

#### *Condition*

The original fabric has been significantly added to but all seems in reasonable condition. The roof has not been inspected for rust and a more detailed inspection of timber is necessary.

#### *Priority work*

Attention to drainage.

Paint.

#### *Additional references*

Photographs Appendix 9.4; BB Archive



Figures INV-90-91. Location plan; view 2009. (RA; Binna Burra Archive)

## Christmas Camp 1933

### *Brief history*

The first Binna Burra Camp was held in June 1933. Following its success, a second was held in December as a means of building the interest in the idea of Binna Burra. Over 100 people attended. It remains a most desired site today.

### *Fabric*

“An area of maintained lawn, known as the Saddle, of approximately one hectare, some 250 metres south of Binna Burra Mountain Lodge.” (QHR)

There were no permanent built elements to the Camp.

### *Significance*

Although there are no built reminders of the camp, the area has been maintained as open space and is an important symbol of the very beginnings of Binna Burra.

### *Condition*

-

### *Priority works*

Interpretation could be further developed.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figure INV-92. View 1933 (Binna Burra Archive)

## Commemorative Hoop Pines (1933; 1983)

### *Brief history*

The first Hoop pine was planted by Romeo Lahey to mark the holding of the Christmas Camp at Binna Burra in December 1933. That tree was removed in 2005 due to disease. A second tree was planted to mark the 50th anniversary. That tree survives. The site has interpretative sign.

### *Fabric*

“Two hoop pines situated on the western side of the maintained lawn bordering the forest edge 250 metres south of Binna Burra Mountain Lodge adjacent to the Christmas Camp 1933 site.” (QHR)

Now just the stump of the 1933 pine and the 1983 pine remain; interpretative signage.

### *Significance*

Although the original pine no longer remains, the site and the later pine marks the formal acknowledgement of the Christmas Camp and its role in the beginnings of Binna Burra.

### *Condition*

Appears sound.

### *Priority works*

Monitor health of surviving tree.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figures INV-93-94. Views 2009. (RA)



## Goat Track and Sheep Track (c1933)

### *Brief history*

From Binna Burra History:

*Although there were two rough foot tracks up the mountain, the one most used by guests more or less followed the route taken by today's access road to Windy Corner and then directly up the slope to the Lodge [the sheep track]; the other climbed steeply up the slope that leads from the Information Centre area to the Lodge front lawn - the 'Goat Track'. Considerable discussion always erupts over the precise locations and names of the various access tracks or roads to the Lodge as well as the different landmarks. Some of these have changed with time, however a series of sketch maps have been prepared which show exactly where each access point was and what it was called ...*

### *Fabric*

Not sighted.

### *Significance*

Significant – associated with the early development of Binna Burra.

### *Condition*

Not sighted.

### *Priority works*

-

### *Additional references*

BB Archive

## Flying Fox and windlass (c1933)

### Brief history

From Binna Burra History:

*Getting the luggage up to the Lodge from ‘The Dump’ was streamlined a little. A **flying-fox** was erected and a **large horse-powered windlass** set up on what is now the Lodge front lawn. Although in fact the horse belonged to Romeo, Bill Muller and ‘his horse’ became part of Lodge history and one of the earlier photographs of the luggage windlass is shown here. The original draught horse was white and so this picture appears to be one of the photographs dating close to the 1934-35 period. Luggage would be placed on the carrier of the flying-fox at ‘The Dump’ and the horse would then slowly plod around in a circle and wind up the cable that hauled up the luggage. In the meantime, the guests would walk up the mountain on what was eventually called ‘The Sheep Track’.*

From QHR:

*A flying fox was erected soon afterwards using the engineering knowledge of Romeo Lahey and fellow director Lewis Day and Old Bill’s previous experience in the coalmining valleys of New South Wales. It consisted of a huge wheel, the whim, laid horizontally at the top of the rise, pulled round by draughthorse to draw a heavy-duty cable on which baggage was strung for its ascent, about 150 metres. At night it was festooned with lanterns. The base of the flying fox was a large tallow wood tree, which is still extant, near the Mains Road toilet facilities, about 1.6 kilometres down the road from the lodge. The top pulley and loading/unloading point was right at the (now) concrete edging just west of recent barbecue facilities. A large eucalypt pointing north-west is thought to be the anchor for the top pulley. The flying fox operated until March 1947 when a road was completed to the lodge ...*

### Fabric

From QHR:

*The only remaining evidence of the flying fox is an old wheel near the northern end of the dining room. The flying fox ran from the dump, at the end of the then main road, where the Information Centre is now, up to the present dining room. The distance from bottom to top was approximately 200 metres.*

### Priority works

Ideally the old wheel should be re-located to its original location (if practical); alternatively it should be re-positioned (at least horizontally) to make it more readable and supplemented by interpretative material to explain it.

### Additional references

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figure INV-95. “This lovely image of Bill Muller and horse ‘Trump’ appears to have been taken somewhere in the 1940’s. The road up Mt Roberts was finished in 1947 and this horse is not white so that the original horse may have been retired by this time. Evidence indicates that there were three different horses used for windlass work. The image clearly shows the large draw-bar attached to the windlass on the left of the picture. The first windlass was made of timber, but the later windlass consisted of a large steel wheel. In this picture, Bill is smoking his ever-present pipe although this is a little difficult to see ...” (Binna Burra History)



Figures INV-96. Wheel outside Dining Room 2009. (RA)

## **Win Bristow Garden Walk (1967-)**

### *Brief history*

From QHR:

*One of the features of Binna Burra is the Friends of Binna Burra (FOBBs). Almost since its inception the loyal lodge guests have been keen to improve the site by donating their own time. In many instances this has been rewarded by free accommodation, such as a weekend stay where the guest works one day and has the other for recreation. One such guest, Winifred (Win) Bristow, has been involved with the lodge for over 40 years of her life. She first came to the lodge as a guest in 1940 with her husband and two children. Following her husband's death in 1957, Win visited Binna Burra frequently. Her keen interest in plants led to Tony Groom approaching her in 1967 with a view to establishing a garden in between the terraces of cabins which, for many years, had been a repository for workmen's rubbish from building projects and items some guests no longer wanted. Win used her own garden tools until 1980 when Binna Burra purchased a set. She attended to the garden four times a year on specific occasions and for part of her Christmas holiday visit. By 1982 the overall plants in the garden had reached 672. Win Bristow received recognition for her efforts with a presentation in March 1984, and a plaque has been placed by the FOBBs in the walkway between the terraces of cabins, commemorating her efforts.*

### *Fabric*

“The area situated between the terraces of cabins and the lounge/reception, containing a native garden.” (QHR)

### *Significance*

Marked as significant element in QHR; not otherwise assessed in this report.

### *Condition*

Not considered in this report.

### *Priority works*

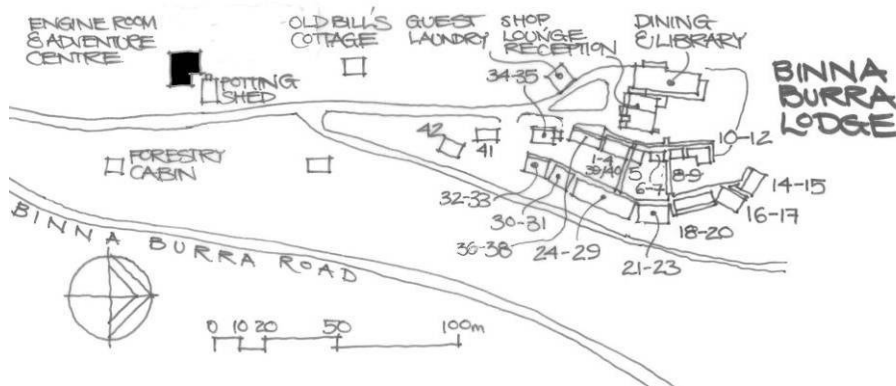
Not considered in this report.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive

## Engine Room and Barn (date unknown) (former Maintenance Building)



Figures INV-97-98. Location plan; view 2009. (RA)

### Brief history

Building relocated to this site; c2008 work by FOBBs.

### Fabric

From QHR:

*Corrugated iron shed with random rock wall. Machinery outside believed to include remnants of the 1950s sawmill constructed for cutting timber for firewood used to heat water for the lodge. Mill run by Wallace McIntyre; Rustin [sic - Ruston] Hornsby Diesel engine powered the generator and sawmill.*

### Significance

Marked as significant element in QHR; not otherwise assessed in this report.

### Condition

Not considered in this report.

### Priority works

Not considered in this report.

### Additional references

Photographs (BB Archive and Appendix 9.4)

BB Archive



## Arthur Groom Memorial (1957)

### *Brief history*

From QHR:

*On 3 February 1957, a memorial to Arthur Groom was unveiled by Mr V Grenning, Director of Forests. Supporters of Binna Burra had donated funds which enabled the memorial to be built on a grassy slope immediately in front of the entrance to the main border track at the Binna Burra end of Lamington National Park. Professor RP Cummings of the University of Queensland designed the basalt stone wall and the seat of rosewood, obtained from the property and adzed by Gus Kouskos, and Romeo Lahey designed the brass plaque. The memorial rests close to Arthur Groom's original home overlooking Nixon's Creek and the Numinbah Valley.*

### *Fabric*

From QHR:

*A basalt stone wall and a rosewood seat with a brass plaque dedicated to the memory of Arthur Groom, a man who loved and understood the bush. It is situated immediately in front of the entrance to the main border track at the Binna Burra end of Lamington National Park.*



Figure INV-99. View 2009. (RA)

### *Significance*

High significance as the memorial built to one of Binna Burra's founders, Arthur Groom.

### *Condition*

Not considered in this report.

### *Priority works*

Timber to be well sealed; requires ongoing maintenance and eventual replacement.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive

## Old Vegetable Garden

### *Brief history*

From QHR:

*Located to the east of Binna Burra Mountain Lodge, this area was originally used to grow vegetables to supply the lodge, however all that remains are some citrus tree plantings, passionfruit vines and some garden fencing. Binna Burra's first water supply was drawn via a powerful pump from a single well sunk in the bed of the western tributary of Bellbird Creek. A second well was sunk in the late 1940s. Both wells are clearly visible in the old pump shed located in the area. Partially restored engines are also located in the old pump shed.*

*Another remnant of earlier activities in this area, is a hessian and corrugated iron bird hide derived from what was originally a garden shed. Inside is an 'L' shaped timber bench seat and a bird identification chart. The old shed was used to create the bird hide when Jenny and Glenn Holmes spent time working as Naturalists for Binna Burra around 1990.*



Figures INV-100. View 1958. (Binna Burra Archive)

### *Fabric*

Remnants of vegetable garden not located.

### *Significance*

Marked as significant element in QHR; not otherwise assessed in this report.

### *Condition*

Not considered in this report.

### *Priority works*

Not considered in this report.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive

## Bellbird Clearing

### *Brief history*

“An activity area for lodge guests who undertake ropes courses and abseiling activities is located adjacent to Bellbird Clearing. The flying fox also passes through Bellbird Clearing.” (QHR)

### *Fabric*

Not considered in this report.

### *Significance*

Marked as significant element in QHR; not otherwise assessed in this report.

### *Condition*

Not considered in this report.

### *Priority works*

Not considered in this report.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

BB Archive



Figure INV-101. View 2009. (RA)

## **Bellbird Lookout**

### *Brief history*

“Located approximately one kilometre east of Binna Burra Mountain Lodge. The view from this barrier free natural rock formation sweeps across the Nixon’s Creek Valley, taking in Ship’s Stern, Turtle Rock and Egg Rock.” (QHR)

### *Fabric*

Not considered in this report.

### *Significance*

Marked as significant element in QHR; not otherwise assessed in this report.

### *Condition*

Not considered in this report.

### *Priority works*

Not considered in this report.



## Environmental Playground (1997)

### *Brief history*

From QHR:

*In 1997 an unusual adventure playground was constructed to help children interact with the natural environment. The playground was devised by specialist toy and play equipment designer, Kate Bishop, who had worked extensively with blind and visually impaired children. The playground is divided into six main activity centres which radiate from a central entry point (designed to represent the sun) along pathways simulating the sun's rays. The first area is a micro-environment for children up to five years with a sensory path, a scratch-and-sniff forest, a cubby house and logs and trees to climb on. For children up to 12 years there is a predator-and-prey activity area. There is also a three-dimensional nutrients maze where children take on the role of a nutrient, moving up and down or backwards and forwards over bridges, ladders and on swings, until they find their way to the central tree and travel up the trunk to nourish leaves and flowers. Other activity centres include a water cycle area which demonstrates how poisons impact on the environment; an area of logs, caves and tree stumps where they can create their own games; and an outdoor stage for games which illustrate what has been learnt in the other areas.*



Figure INV-102. View 2009. (RA)

### *Fabric*

“The recently constructed playground is located approximately 150 metres along the road leading from the lodge on the left hand side and covers an area of approximately 600 square metres.” (QHR)

### *Significance*

Marked as significant element in QHR; not otherwise assessed in this report.

### *Condition*

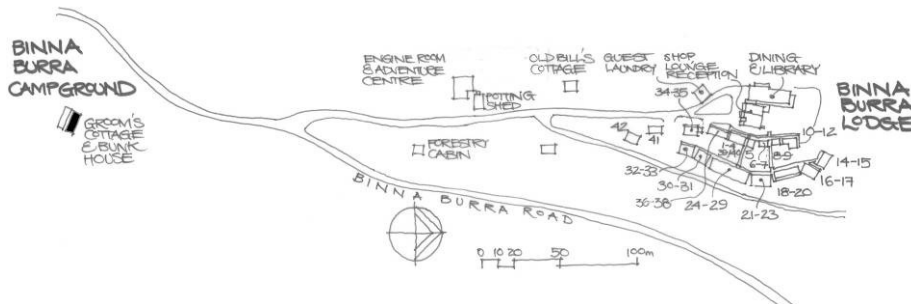
Not considered in this report.

### *Priority works*

Not considered in this report.

### *Significance*

## Environmental Study Centre /Groom's cottage (1935; later additions)



### Brief history

In 1935, after Arthur Groom's "betrothal to Marjorie [Dunstan], Arthur asked permission to build a home on the far side of the saddle from the Lodge ... By the time of his marriage the early the following year, the slab hut was sufficiently finished for his bride to move in, though not wholly completed for a number of years." (Throssell, 68) The cottage was of timber slab construction with galvanised iron roof. The roof and floor of the cottage are recorded as completed in 1937 with a separate laundry added in 1939 followed by the attic bedroom (for their 3 sons) in 1940. "Arthur continued to use this home when he later married Isla [Madge, whom he married in 1949 following his divorce from Marjorie], then after his death it was used as guest cabin [in 1957 the cottage was purchased by Binna Burra]. In 1980 it was rebuilt to be used as the headquarters of the Environmental Study Centre [although Centre established at the cottage in 1976], appropriate considering Arthur's own interest in encouraging young people to learn about their environment."

Changes include:

- Separate laundry added (1939) - since demolished;
- Attic bedroom added (1940);
- Dormer attic windows added to front roof elevation; kitchen addition to eastern end;
- Upgrade of facilities (not identified; 1975);
- Building substantially reconstructed for the Lamington Natural History Association's Environmental Study Centre; original roof line extended across kitchen addition; corrugated iron roof replaced with shingles (as Arthur would have intended?); new bunk room added to rear (1980);
- Forecourt of building to west paved; LNHA hands over Environmental Education Centre (2001).

### Fabric

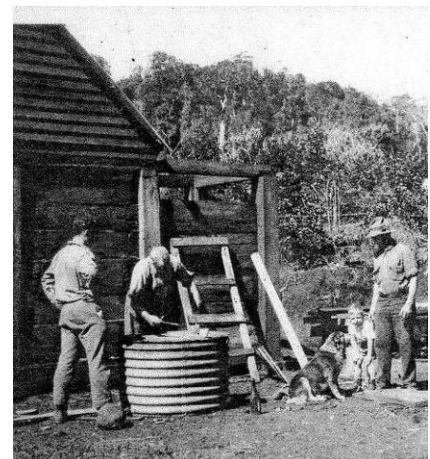
The building sits on a terrace created by the original rubble stone wall.

The building is constructed and lined entirely in timber – hardwood posts and slabs and lower flooring, upper floor framing, soffit linings; pine linings to attic space – floor, walls and ceiling; western red cedar shingles to the roof and dormer windows; cedar weatherboards to gable ends.

The elevated floor does have clearance for drainage and airflow but not sufficient for visual inspection for termites.

All posts to Groom's cottage appear new – cut by chainsaw, not adze, suggesting that the building may have been totally reconstructed from the ground up. Slabs appear to be the originals reused.

Many of the original multi-paned windows (4 and 8 paned) were retained or



reconstructed in their original form. Windows to the loft are aluminium-framed to mimic the timber ones. Doors are pine ledge-and-brace.

The original rubble retaining wall to the house terrace remains, now largely concealed behind vegetation.

### *Significance*

As the former home of the founding Groom family and one of the early buildings erected, the building is considered the emotional heart of Binna Burra. Little original / early fabric appears to remain however the siting, part of the original / early form, some original / early elements such as openings and windows and landscape elements remain intact. The setting including views to and from the north and east are significant.

### *Condition*

The roof shingles (1980) have weathered very badly and in the southeast and northeast corners, large areas have collapsed.

Sub-floor framing condition was hard to discern as clearance above ground is minimal.

### *Priority works*

Repair roof (refer Policy 11)

Ensure adequate drainage and visual access to sub-floor.

### *Additional references*

Photographs (BB Archive and Appendix 9.4)

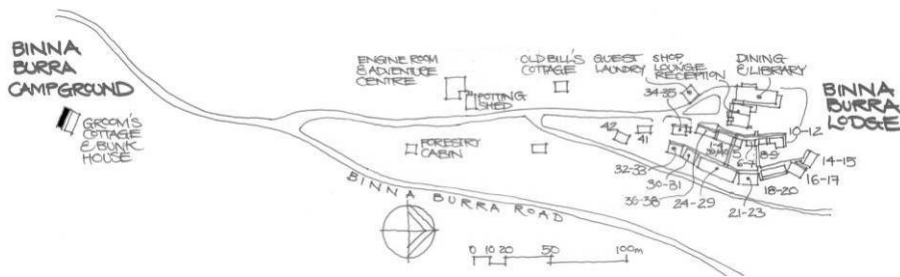
BB Archive

Throssell



Figures INV-103-110. (from top of previous) Location plan; view 2009; historic views showing changes to cottage in chronological order; view 2009. (RA; Binna Burra Archive; National Library of Australia)

## Bunk house – Environmental Education Centre (c1980)



### *Brief history*

The bunk house provides accommodation for 36 children and sits immediately behind (to the south) of Groom's cottage. Together they form the Environmental Study Centre. The establishment of the centre grew out of Tony Groom's Churchill Fellowship funded visit to the National Parks of the United States. Based on the US model, the centre was funded by a grant (of some \$15,000) from the Schools Commission Innovations Grant scheme which covered the building of the bunk house, works to Groom's cottage and the preparation of teachers' guides. More recently the numbers accommodated in the bunk house has been reduced due to fire regulations.



Figures INV-111-112. Location plan; view 2009.

### *Fabric*

The hardwood framed, weatherboard-clad building sits on a concrete slab. A simple, steep skillion roof (sheeted with steel) rises up to the north with clear glass louvres.

Two rows of small, square, timber-framed hopper windows to the south sit above the bunk platforms. Doors are painted solid timber (frame and vj).

Internal walls are lined with vertical vj pine, clear finished. Rafters are exposed with the ceiling lined in between.

4 rooms with 9 bunks each (3 stacks).

### *Significance*

While this is one of the newest buildings on site, it was purpose built to form part of (together with Groom's cottage) the Environmental Education Centre, an important development at Binna Burra. The bunk house has aesthetic qualities - albeit a somewhat extreme response of its time – and marks a returning to the dormitory accommodation which characterised the early Binna Burra accommodation.

### *Condition*

The building, partly due to its age, appears to be in good condition.

### *Priority works*

Maintain drainage.

Termite checks.

Paint timber.

### *Additional references*

Photographs (BB Archive and Appendix 9.4); BB Archive



## Horse paddock, yards and track

### *Brief history*

From Binna Burra History:

*The small image to the left [reproduced here at right] of this text shows what is left of the original horse yards that were used as late as 1979. The wooden fence is now in disrepair and largely swallowed up by the rainforest, but sufficient still remains to allow the walker to remember these earlier years*

*This [second] picture [below right] was taken in January 1979. The horse yard is still in good repair and a rider with two extra horses is approaching Binna Burra, while another leads two more horses on foot.*



### *Fabric*

-

### *Significance*

The remnants of horse related activities mark an earlier time and a different period of management of Binna Burra.



### *Condition*

Beyond the scope of this report.

Figures INV 113-114. Views. (Binna Burra Archive)

### *Priority works*

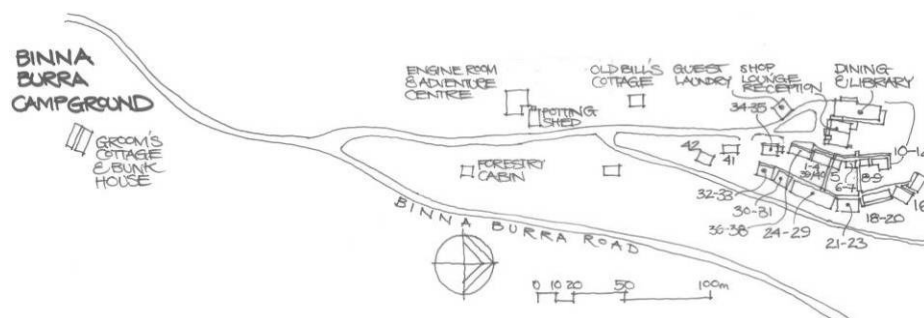
Beyond the scope of this report.

### *Additional references*

Photographs (BB Archive and Appendix 9.4); BB Archive

## Camp ground and kiosk area (1970s-)

(refer also separate entry for Groom memorial)



Figures INV 115. Location plan. (RA)

### Brief history

Approval was given for the development of a camping area at the main entrance to the National Park including showers, toilets, kiosk and hostel huts in 1973 and by the following year a kiosk and dining and activity centre had been erected. This was followed by the toilet block in 1975. Later developments include:

- LNHA erect information centre at entry to National Park (c1982)
- Campsite terraces (1985)
- On-site tents introduced (1988)
- Major additions to kiosk; teahouse opened in May (1998)
- Teahouse burns down (2005)
- New teahouse opened (2007)

Some re-planning of this area is envisaged under the Master Plan.

### Description

The camping area is located at the southern end of the Binna Burra lands beyond the Groom house and at the entrance to Lamington National Park. It consists of a camping area (with mature trees), terraced area with on-site tents, ablutions block and dining areas.

The Kiosk is located adjacent to the park entry and car parking area.

The Information Centre is located at the park entry.

The area also contains the Groom memorial (refer separate entry)

### Significance

This area marks the 'front door' to Lamington National Park and the gateway from Binna Burra to the Park. The views from this southern part of the Binna Burra site back to the Lodge and to the surrounding forest are highly significant.

Although in its present state, the camping ground is somewhat run-down and the natural values of the site somewhat degraded, the camping ground is significant as an important part of the development of Binna Burra as a tourist facility and in particular its development in the early 1970s during Tony Groom's time as manager.

The kiosk is built on the site of the former building but is not in itself considered significant and in many ways its unsympathetic siting and scale has a detrimental impact on the values of this part of the site.

### Condition

Beyond the scope of this report but the camping area appears somewhat run-down

and erosion is an issue.

#### *Priority works*

Beyond the scope of this report but drainage needs to be managed to prevent erosion.

Means of softening the impact of the kiosk should be explored for example plantings.

#### *Additional references*

Photographs (BB Archive and Appendix 9.4); BB Archive

## **(former) Entry to National Park (now part of Lamington National Park)**

### *Brief history*

The stone entry was erected to mark the then entry from Binna Burra to the National Park. Following the purchase of this portion of Binna Burra lands by Qld National Parks, the entry was moved further south.

### *Fabric*

A stone archway set within the forest.

### *Significance*

It marks the original entry to the National Park from Binna Burra as well as the southern most extent of the original Binna Burra lands. Refer Policy 3 in Chapter 7 (that the former entry and lot 1 RP123312 be entered in the Heritage Register as part of the Binna Burra entry)

### *Condition*

Beyond the scope of this report.

### *Priority works*

Beyond the scope of this report.



## **Sewerage treatment plan**

### **Shed**

#### *Brief history*

The shed was moved to this position c2005.

#### *Fabric*

-

#### *Significance*

Not considered significant.

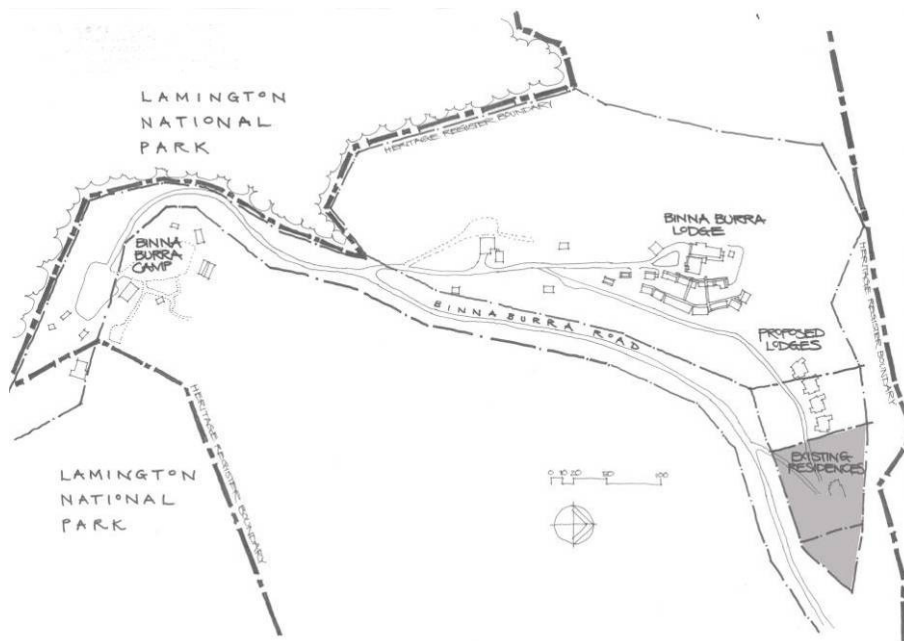
#### *Condition*

-

#### *Priority works*

-

### The 3 Groom houses and the 3 'Groom' house blocks



#### *Brief history*

Lots 1, 2, and 3 are located to the north-east of the main Lodge buildings. The lots were subdivided in the late 1960s with the intention that they be purchased by the “3 Groom boys”. Subsequently lots 2 and 3 were purchased by Tony and Donn. In 1970 Tony erected a house and later a house for his mother, Marjorie on lot 3. On lot 2 Donn erected a larger house, which was subsequently purchased by Tony. Lot 1 remains in the ownership of Binna Burra; approval was recently granted to erect 4 ‘Sky Lodges’. Donn’s former house is currently available for holiday rental.

#### *Fabric*

The houses were only sighted externally. All have access directly from Binna Burra Road. They are sited on a spur to the north-east and below the Lodge with spectacular views to the north. The earlier 2 houses are single storey, the later house is substantially larger in scale.

#### *Significance*

Although only sighted externally, the houses appear to have considerable aesthetic significance. Although located on separate lots, they are part of the original Binna Burra lands and mark the enduring connection with the Groom family.

#### *Condition*

Beyond the scope of this report.

#### *Priority works*

Beyond the scope of this report.

Further assessment required.

Figures INV-116-119. Location plan; the 3 houses 2009. (RA)

## Landscape and other miscellaneous site elements

### *Brief history*

-

### *The fabric*

This includes numerous elements such as:

- The road to the Lodge was completed in 1947 and significantly arranged the way guests and supplies arrived on site;
- The main entry, drive and arrival area;
- Garden and lawn areas usually developed as a context for built elements. Gardens are generally very natural with the exception of some areas such as the Honeymoon Cottage (Cabin 41) where exotics have been introduced ;
- Covered areas and pathways between cabins – concrete pathways mimic the early duckboarding;
- Early stone steps – now closed off from use;
- Electricity easement below lower terrace – A narrow gravel road which also provides access on foot to the house blocks;
- Binna Burra's memorial to Romeo Lahey is located on the Lodge lawn;
- Signage is dotted around the site (including the Lodge, camp ground and National Park areas). This varies in style, age and condition and ranges from earlier lichen covered timber signposts, temporary core-flute directional signs, interpretive signs for the Senses Trail in Braille to the grand slab welcome signs to the Lodge.

Original, early and other wise significant elements are considered important – including the road, main entry, drive and arrival area, garden and lawn areas, covered areas and pathways, early stone steps, memorials, and much of the more considered signage.

### *Significance*

Broadly the landscape of Binna Burra is considered significant as providing the bushland setting for the resort. A number of views both within and beyond the resort are important. There are also a number of significant elements including early paths and roads, gardens and plantings as well as more open areas, terracing, memorials and early signage.

### *Condition*

In range of conditions – some of earlier signage is deteriorating. Some exotic plantings.

### *Priority works*

Closed stone steps between 2 terraces of cabins to be investigated.

Signage – remove ad hoc signage.

Exotic plantings to be removed.

Further study required.



Figures INV-120-123. (from top) Road to main Lodge area; view from outside Dining Room to west; memorials at Lodge; memorial seat constructed by FOBBs on north-eastern spur. (RA 2009)

#### **9.4 PHOTOGRAPHS**

(See attached DVD for photographs of site November 2009)