

BINDOON TOURISM & RECREATION PRECINCT

CONCEPT DESIGN

13133
ISSUE FOR REVIEW



- SK01 VISION
- SK02 BRIEF REVIEW
- SK03 NARRATIVE DEVELOPMENT
- SK04 NARRATIVE DEVELOPMENT
- SK05 THE SITE
- SK06 EXISTING PROGRAMME
- SK07 SWOT ANALYSIS
- SK08 SIMILARITIES OF SITE & PROGRAMME
- SK09 CONCEPT
- SK10 MASTERPLAN
- SK11 TRAIL HEAD MASTERPLAN
- SK12 DETAIL AREAS & INSPIRATION
- SK20
- SK21 NEW PROGRAMME
- SK22 PERSPECTIVE IMAGES
- SK32

VISION



WHAT WE WANT...

"an attraction that will be both **functional for recreation** with the local community and provide a big enough **attraction** that it draws high levels of visitor traffic to **sustain Bindoon town** and the greater Chittering Region into the future."

"By **diversifying attraction activities** and consumer markets, opportunities to create a more **sustainable business model** are enhanced. "

(Bindoon Mountain Bike and Adventure Park Feasibility Study, p.217)

BRIEF REVIEW



NARRATIVE DEVELOPMENT



AGRICULTURE

Natural surroundings, and flora and fauna make Chittering an interesting and relaxing place to visit.



MOUNTAIN BIKE ADVENTURE

The planned Bindoon Mountain Bike Park has an opportunity to economically activate Bindoon, and further walk trails in Djidi-Djidi Ridge and Avon National Park will provide drawcards for the southern parts of the Shire.



ASTRONOMY

Increasing walking and riding trails through the Shire provides a growing opportunity for tourists and locals to enjoy the best of the outdoors, and mixing these experiences with agri-tourism and dark sky tourism offerings.

NARRATIVE DEVELOPMENT

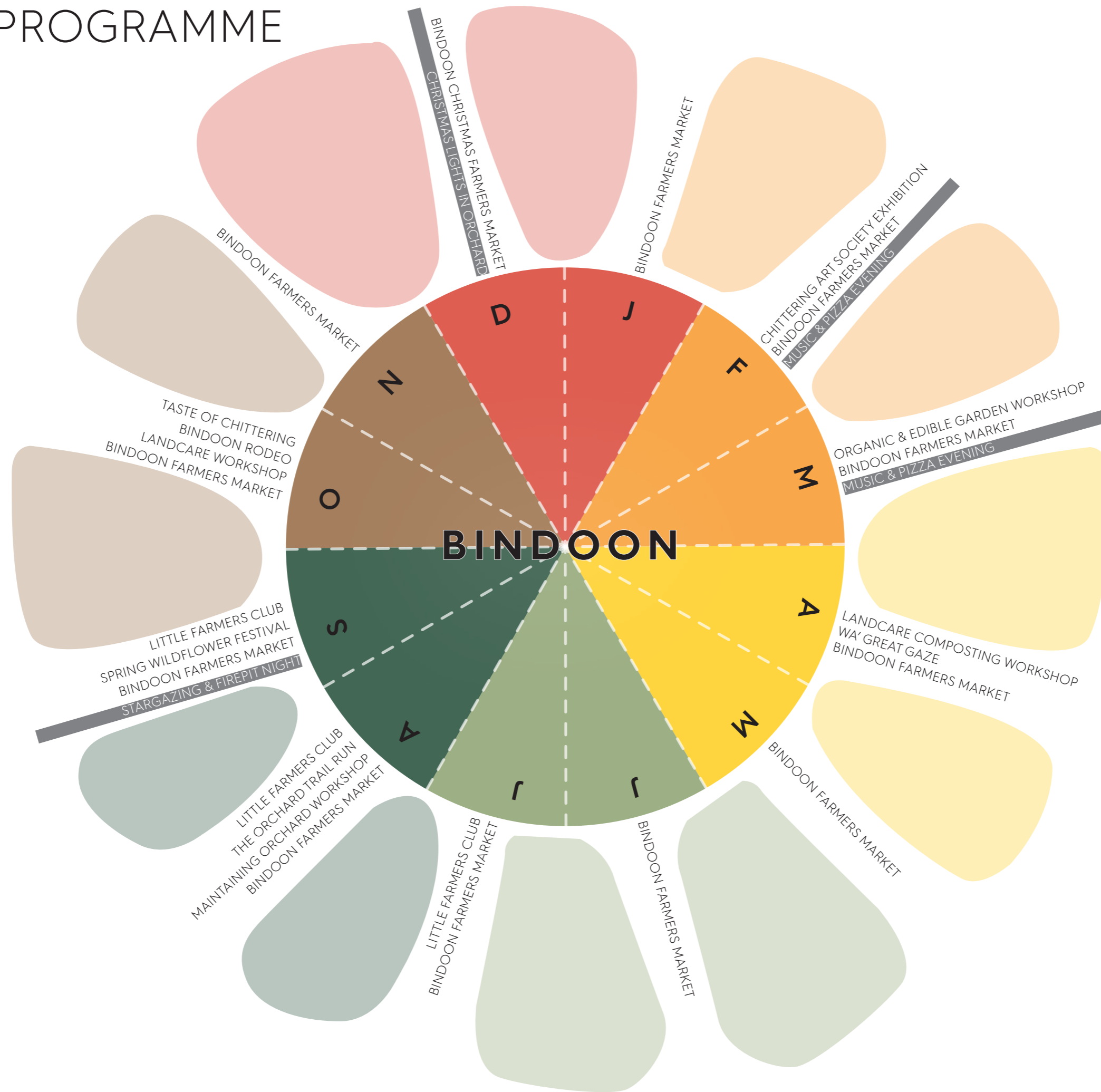


SITE



- COMMERCIAL
- PUBLIC
- RESIDENTIAL
- AGRICULTURE
- GREENSPACE
- CARPARK
- CARAVAN PARK
- MAIN ROAD
- FOOTPATH
- PUBLIC TOILETS

EXISTING PROGRAMME



SWOT ANALYSIS

STRENGTH



- + natural landscapes / environment
- + only MTB park at north of the Perth
- + close proximity to Perth, Swan Valley Region
- + agritourism hotspot and wildflowers
- + access point to WA's Wildflower Country

- + located between Lake Needonga & Red Hill
- + spectacular views from the summit
- + well established programme

OPPORTUNITY



- + hotspot for weekend getaways
- + transform into eco-tourism town
- + destination for mountain bike riders
- + host MTB race events
- + diversified products and events for year-round visitation

- + cycle friendly town trails and cycle road touring destination

BINDOON

WEAKNESS



- + lack of public transport
- + lacking public open spaces to stop by for exploring (other than essential reasons)
- + lacking a central event / gathering space
- + no main attraction
- + lacking accommodation facilities
- + lack of evening activities

- + no clear visual access to the site
- + undulating landform / steep slope

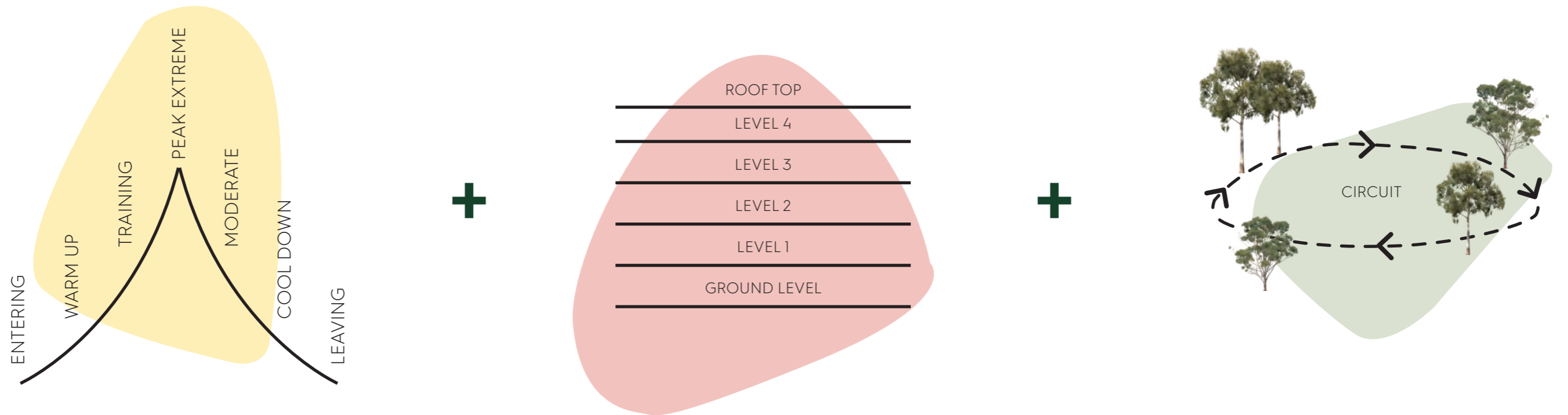
THREAT



- + competition of other MTB attraction around Perth
- + competition of adjacent towns
- + bypass by the 'Heavy Haulage Road' may reduce traffic counts

- + bushfire risk
- + continuous management is essential

THE SIMILARITIES OF THE SITE & PROGRAMME

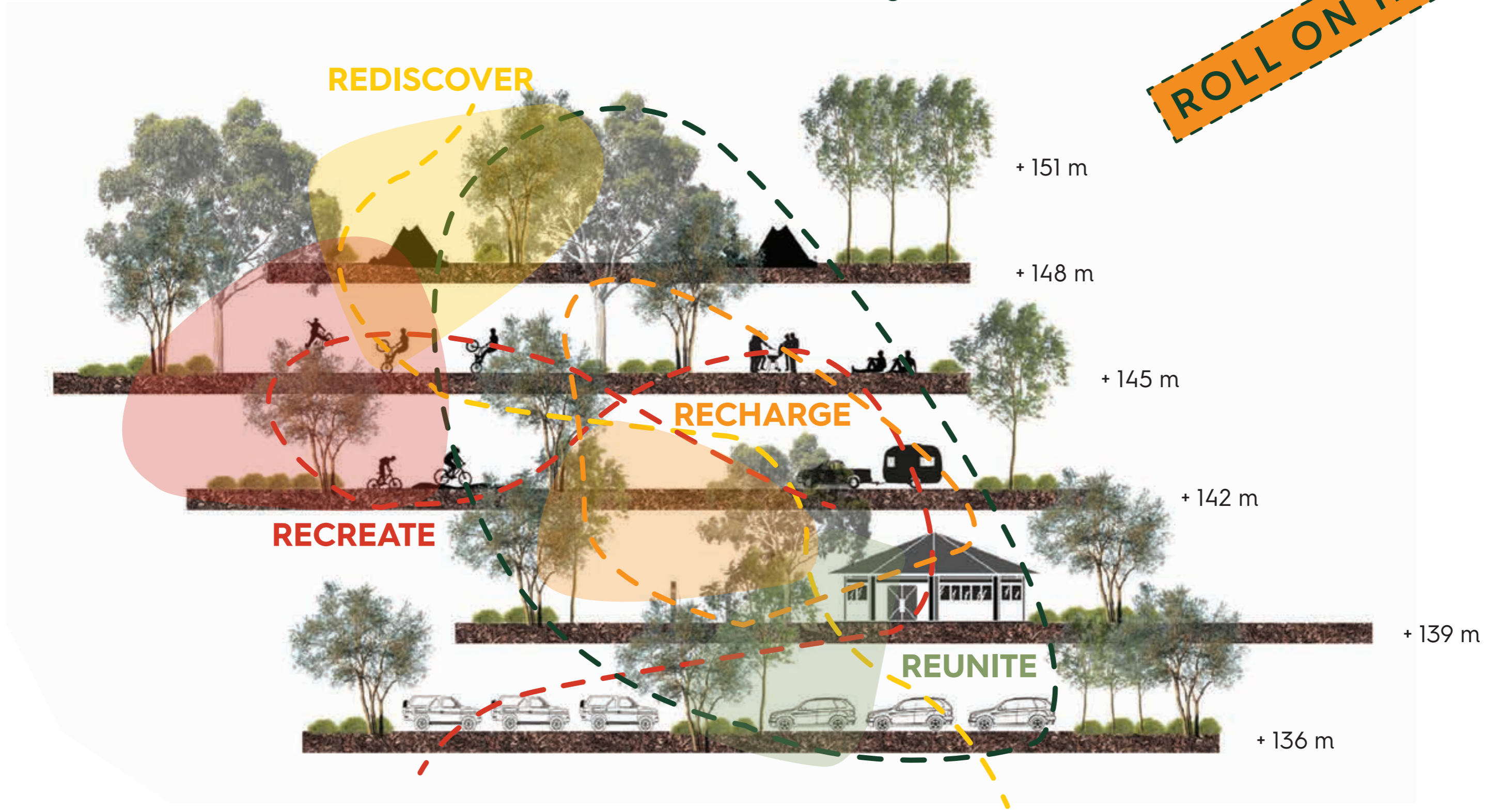


CONCEPT

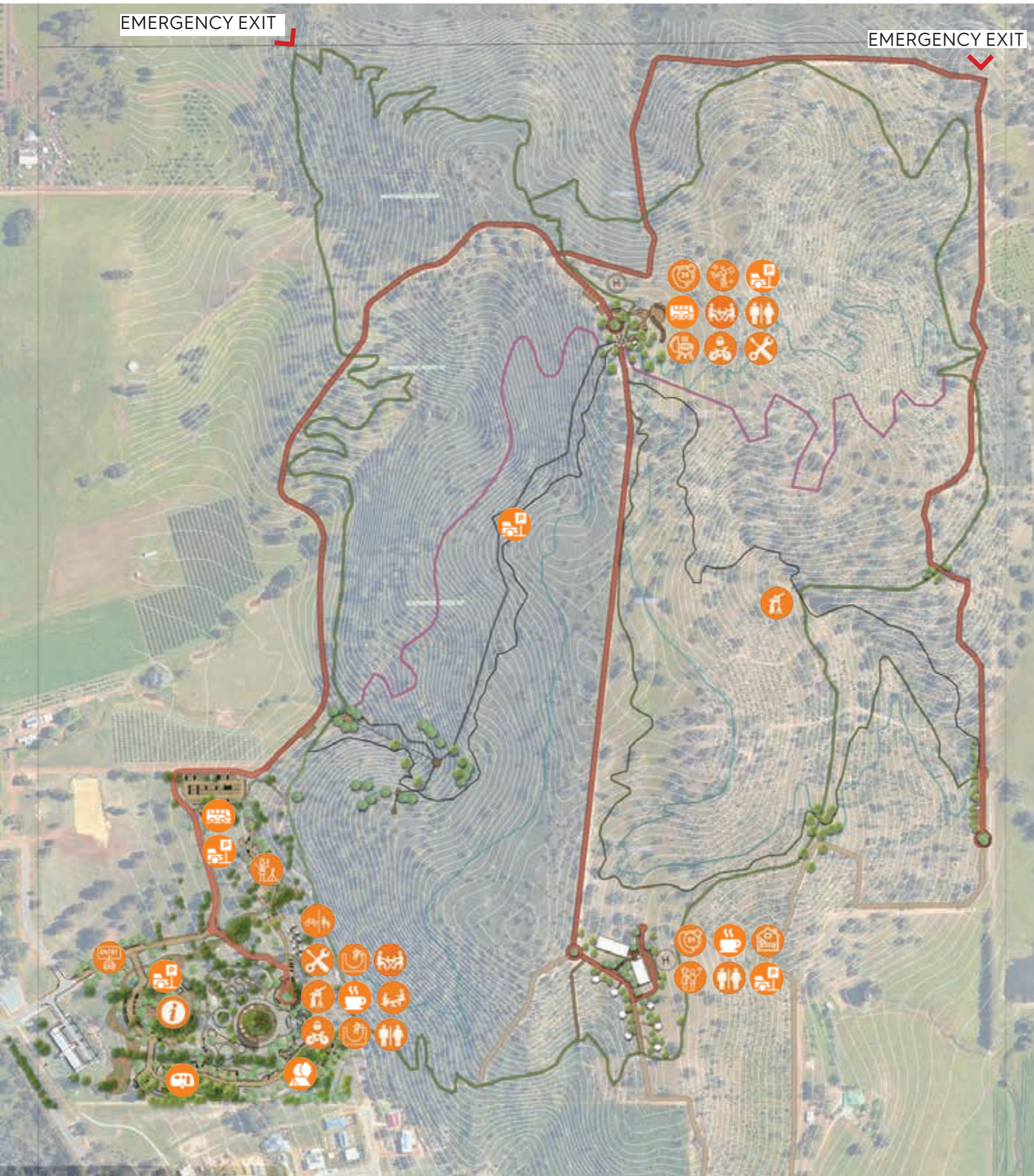
BINDOON MOUNTAIN BIKE PARK

rediscover | recreate | recharge | reunite






















ROLL ON IN!











MASTERPLAN



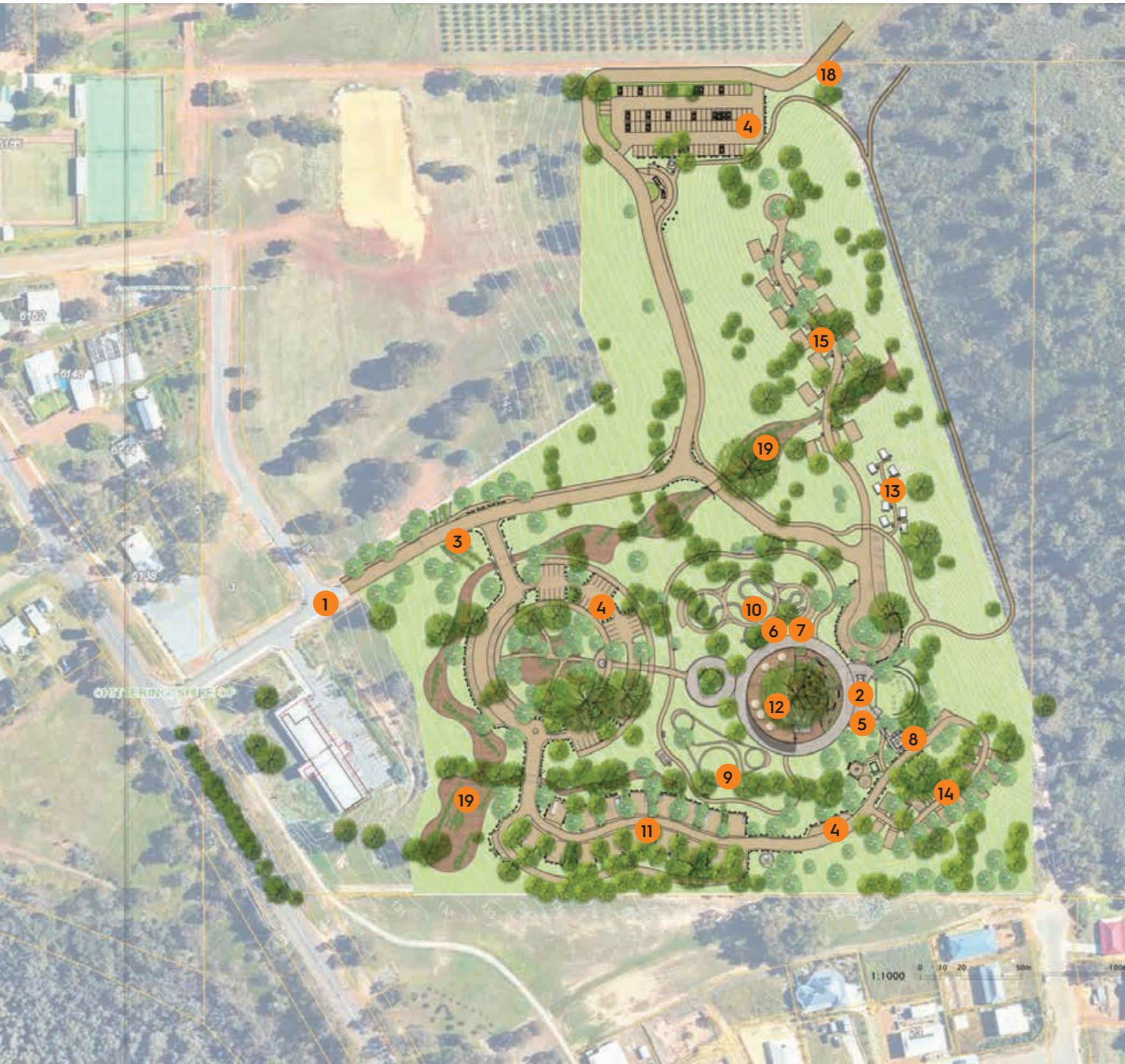
LEGEND

-  SHUTTLE ROUTE
-  ENTRY STATEMENT
-  ENTRY KIOSK
-  CARAVAN AREA
-  BIKE LOCKERS
-  CAFE/RESTAURANT/SHOP
-  GLAMPING TENTS
-  SHARED PATH
-  CAMPING GROUNDS
-  PARKING AREA
-  TOILETS
-  VIEWING DECK
-  ADVENTURE PLAY AREA
-  BIKE REPAIR STATION
-  STAR GAZING
-  LODGE ACCOMMODATION
-  DAY SPA
-  BBQ AREA
-  EMERGENCY ACCESS
-  PICNIC AREA
-  SKILLS PARK

TRAILS

-  SHUTTLE ROUTE
-  EASY - GREEN CIRCLE
-  MODERATE - BLUE SQUARE
-  DIFFICULT - BLACK DIAMOND
-  POTENTIAL ADVENTURE TOURISM ATTRACTION
-  LIMITED ACCESS GRAVEL TRACK
-  WALK TRAIL
-  HIGH ROPES

TRAILHEAD MASTERPLAN



LEGEND

- 1 ENTRY POINT
- 2 KIOSK & BIKE HIRE
- 3 ENTRY STATEMENT
- 4 CAR PARK
- 5 BIKE RACKS & LOCKER
- 6 BIKE MAINTENANCE STANDS
- 7 BIKE WASH
- 8 TOILETS & CHANGE ROOMS
- 9 KIDS SKILLS PARK
- 10 SKILLS PARK
- 11 CARAVAN PARK & FUTURE EXTENSION
- 12 OBSERVATION RING
- 13 FUTURE LODGING
- 14 CAMPING SITES
- 15 GLAMPING SITES
- 16 OUTDOOR CINEMA
- 17 SERVICE BAY & UNIVERSAL ACCESS
PICK-UP/DROP-OFF POINT
- 18 CONNECTION TO TRAILS
- 19 VEGETATED SWALE



1:1000 0 10 20 50m 100m



3. ENTRY STATEMENT

Designed with elements from the Observation Deck for wayfinding purpose and welcoming the visitors to check out the place



4. CAR PARK

Gravel paved car park



19. VEGETATED SWALE

Vegetated swale to cater wet season and flood events. Also to treat greywater onsite.





9. KIDS SKILLS PARK



10. SKILLS PARK



11. CARAVAN PARK & FUTURE EXTENSION





6

6. BIKE MAINTENANCE STAND

To check and repair bikes before entering the trails and disassembling.

7

7. BIKE WASH



5



5. BIKE LOCKER

2

2. KIOSK WITH BIKE HIRE & CAFE

Also serves as a check-in/out point for the accommodation, outdoor cinema if necessary.





12

12. OBSERVATION RING

A central node surrounded the largest existing tree on site. A half-circle timber deck integrated with observation deck, nature play, bouncy net, slide, detailed planting bed, seatings, etc.



14

14. CAMPING SITES



16

16. OUTDOOR CINEMA





13

13. FUTURE LODGING



15

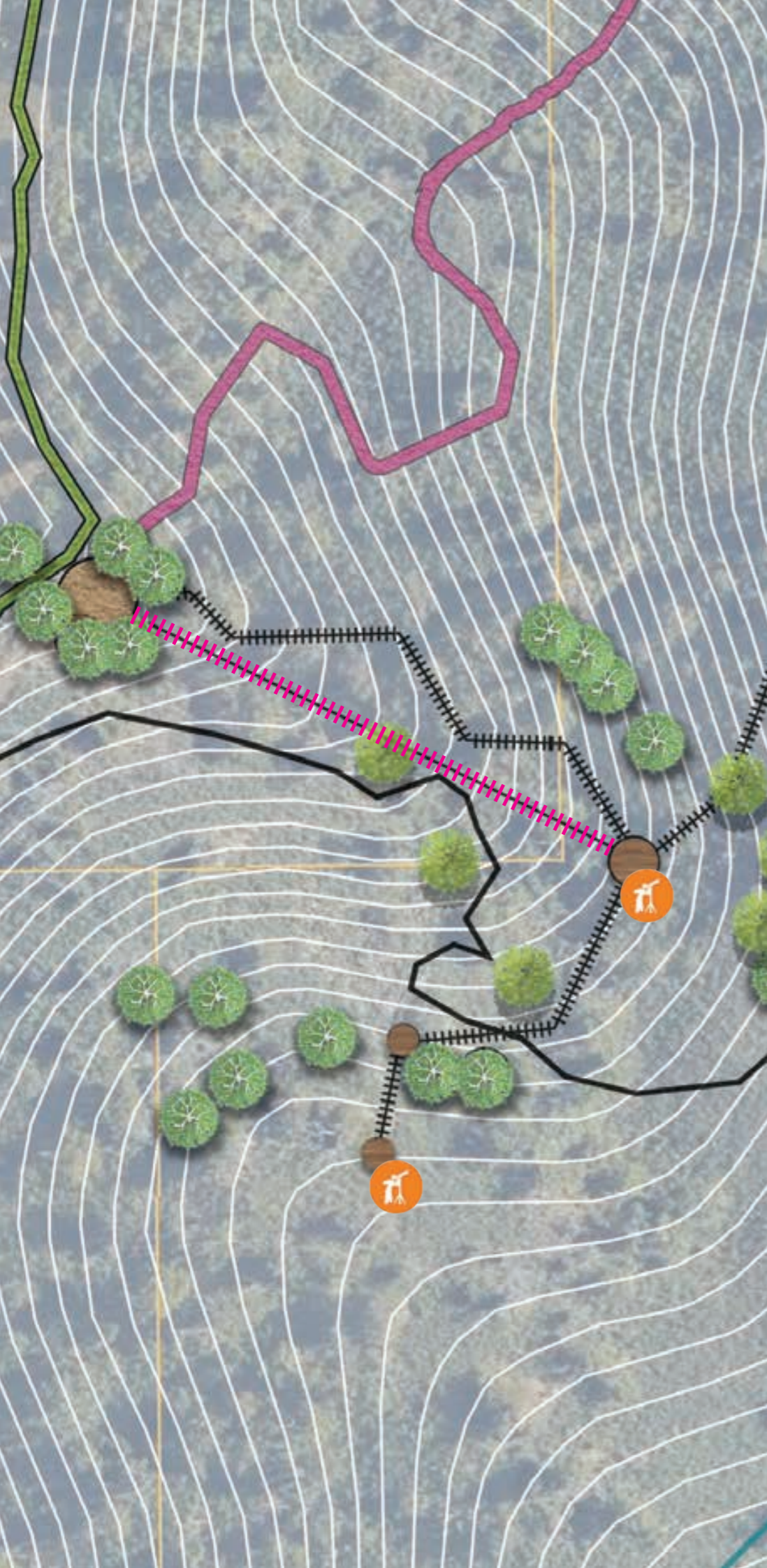


15. GLAMPING SITES

TRAILHEAD SHUTTLE POINT

The main shuttle point is located at the foot of the hills on the northern part of the trail head. It has formal parking for 20 cars for riders and families to off-load their gear and get ready for a day of mountain biking. A shuttle bus point next to a toilet block picks up riders at the Eastern edge of this zone getting them to the top of the peak. In the central bike preparation area stands will be provided for riders to check their gears getting ready for the day ahead.





LOOKOUT POINT & THE BINDOON'S LADDER

The ladder and lookout point is an attraction point for visitors of all generations. It has several bike paths running through it, with elevated walkways and an outdoor staircase similar to Jacob's Ladder in Kings Park. The elevated walkway allows people to look down on the town of Bindoon as well as the bike riders coming down from the hill. There is also an opportunity to co-locate downhill adventure attractions with small footprints such as a zip line and rail-mounted toboggans.





SUMMIT POINT

As the Central Hub area, the Summit point represents the major point for riders to gather and set themselves for the journey downhill. The Summit has ample parking for people to be able to drive to the top of the hill and unload their bikes or picnic gear. Beautiful views over Mount Byroomanning Nature Reserve and farmlands with an added viewing platform to allow for Stargazers to visit this Astro-friendly town and enjoy the dark rural skies make this a great place to linger.

BBQ areas and shelters are supplied for that lunch-time break or afternoon tea. Drop off points and a toilet block are included for convenience. The main take off point for the bikes is a compass point motif which highlights directions and the jump-off point for each of the downhill mountain bike trails and adventure attractions. This would also be the perfect end-of trip point for mechanical uplifts if they are added.

Having left room for further development, this is the perfect place to launch co-located downhill adventure tourism attractions, such as dry-ski slopes and gravel carts to the east and rail-mounted toboggans to the west.

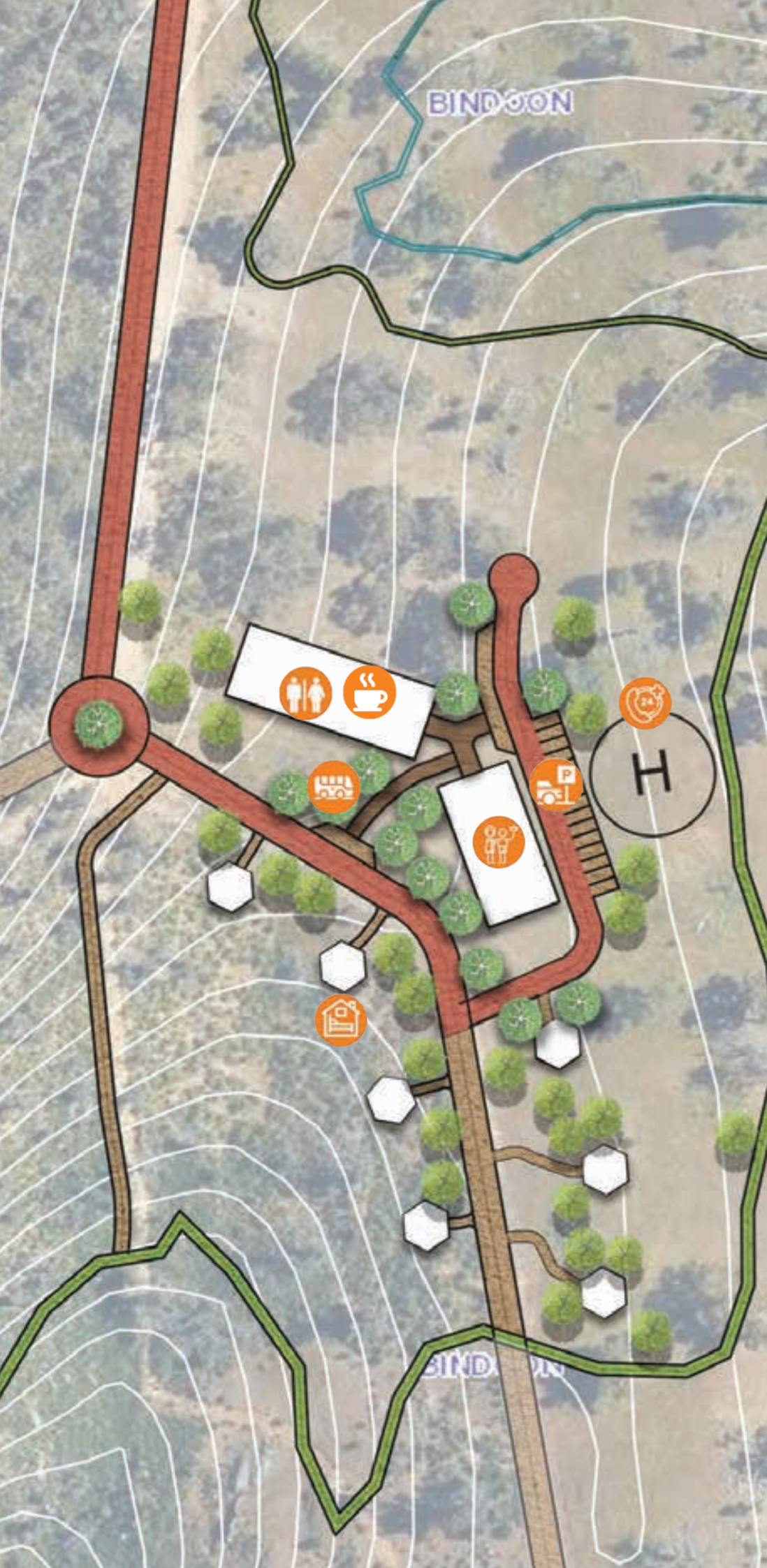




EASTERN SHUTTLE POINT

The Eastern Shuttle point is the main eastern pick up point for downhill adventure seekers. There is the potential for a basic amenity block to allow services for people on this part of the site and a shelter for riders to keep out of the sun. The intention here is to leave as much of the site undisturbed to show a responsive design to the existing bushland and surrounds. All paths and roads will be consolidated gravel or similar.



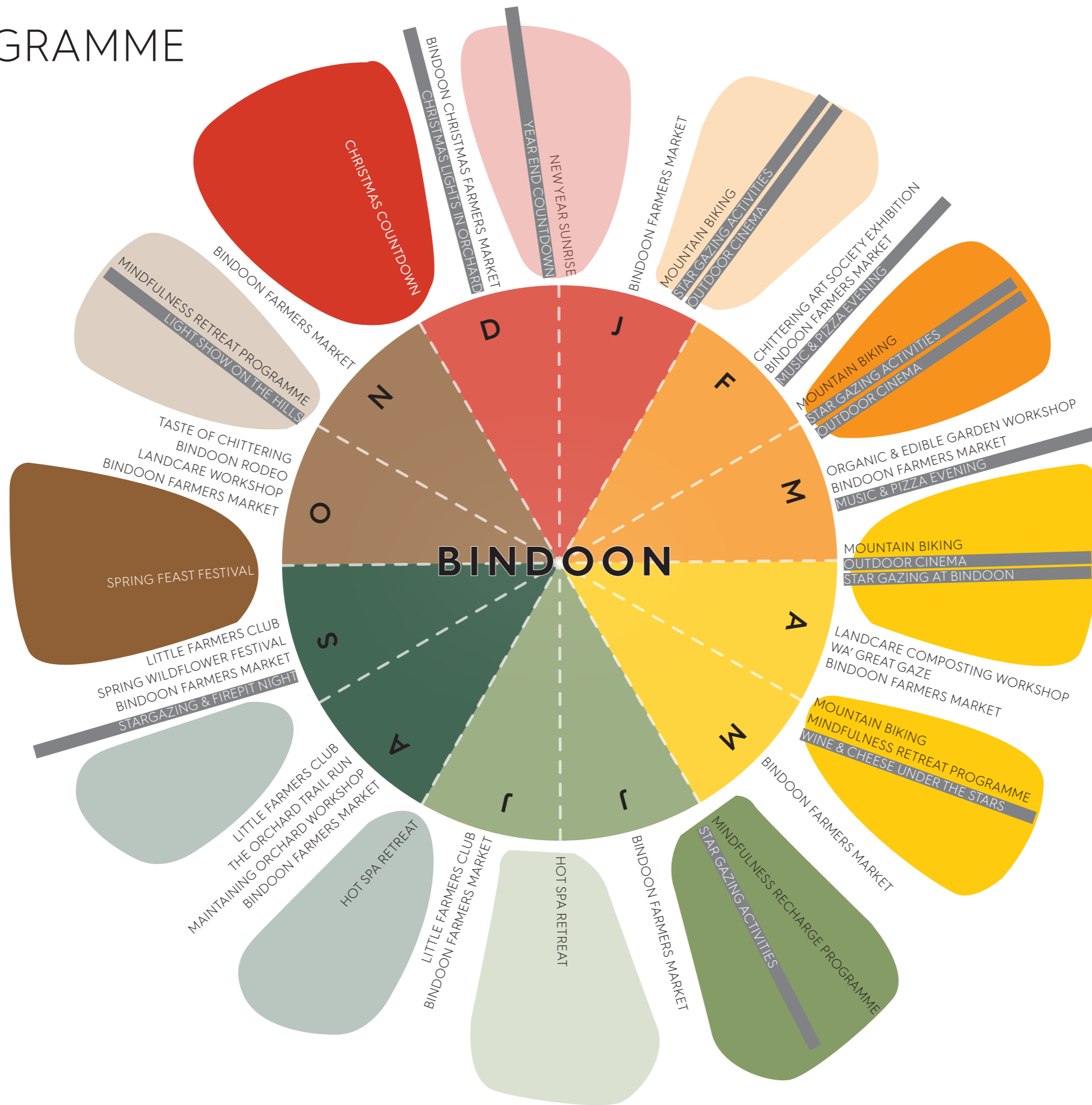


ECO RESORT: SPA, RESTAURANT AND ACCOMMODATION

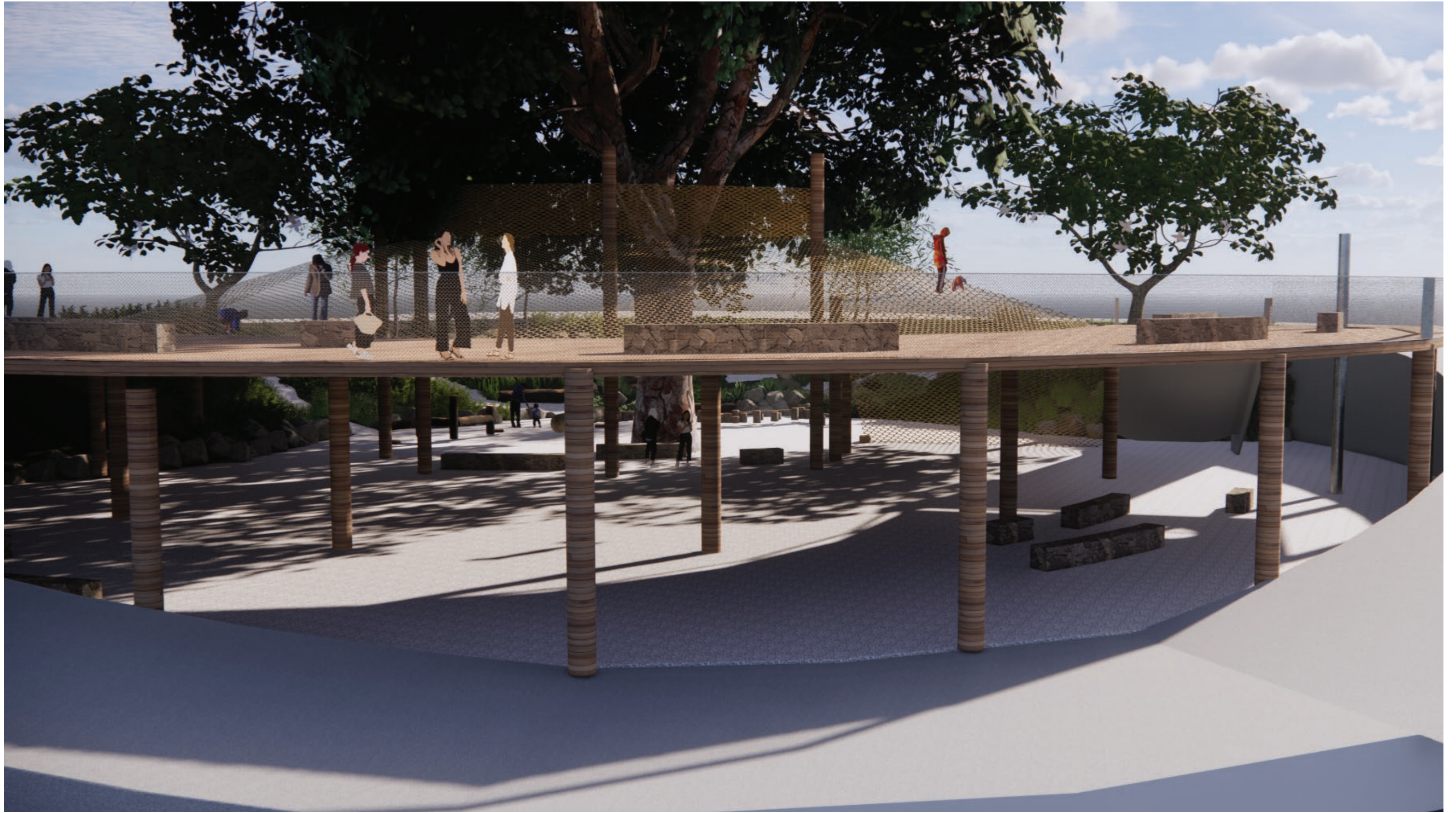
Capitalising on the views over Lake Chittering, and further down through the Chittering Valley, an opportunity to capture an upmarket tourism market with a range of boutique services exists. A spa with views, perhaps similar to the Onsen Spas found in Queenstown, New Zealand. A gourmet restaurant and luxury accommodation would make this an exclusive destination for a discerning traveller. Even better if arriving by helicopter.



NEW PROGRAMME



PERSPECTIVE IMAGES - OBSERVATION RING



SK22-D

PERSPECTIVE IMAGES - OBSERVATION RING NATURE PLAY



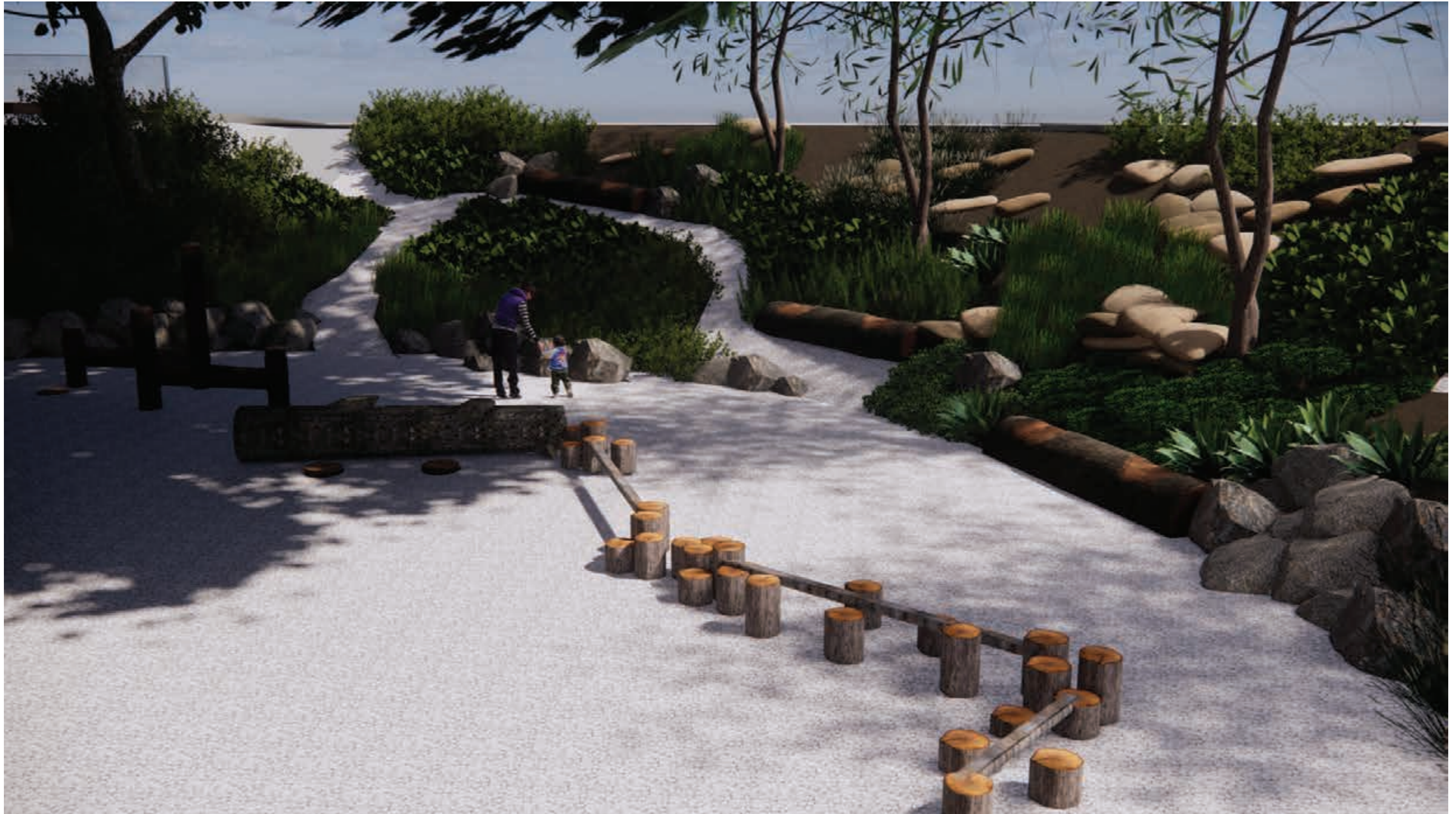
SK23-D

PERSPECTIVE IMAGES - OBSERVATION RING NATURE PLAY



SK24-D

PERSPECTIVE IMAGES - OBSERVATION RING NATURE PLAY



SK25-D

PERSPECTIVE IMAGES - KIOSK & BIKE HIRE



SK26-D

PERSPECTIVE IMAGES - KIOSK & BIKE HIRE



SK27-D

PERSPECTIVE IMAGES - KIOSK & BIKE HIRE



SK28-D

PERSPECTIVE IMAGES - OUTDOOR CINEMA



SK29-D

PERSPECTIVE IMAGES - GLAMPING TENTS



SK30-D

PERSPECTIVE IMAGES - CAMPING SITES



SK31-D

PERSPECTIVE IMAGES - FUTURE LODGING



SK32-D

WELCOME TO BINDOON

rediscover | recreate | recharge | reunite

