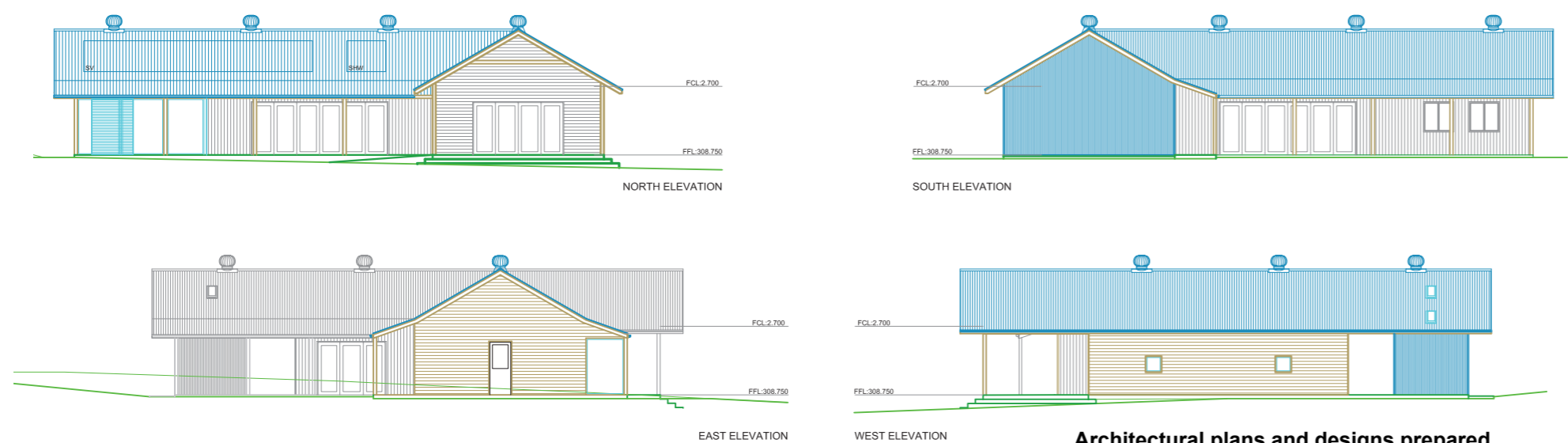


The Living Classroom Stage 1 Building



Architectural plans and designs prepared by Magoffin & Deakin Pty Ltd Architects

The Living Classroom is an active learning precinct designed to provide Certificate 3 Level horticultural training as part of Bingara High School’s teaching curriculum.

Funding from the State Education Department provide for establishment of buildings and associate capital assets, with the recurring costs to be met by Gwydir Shire Council. \$880,000 is provided for these capital works within a larger 3 site integrated government grant.

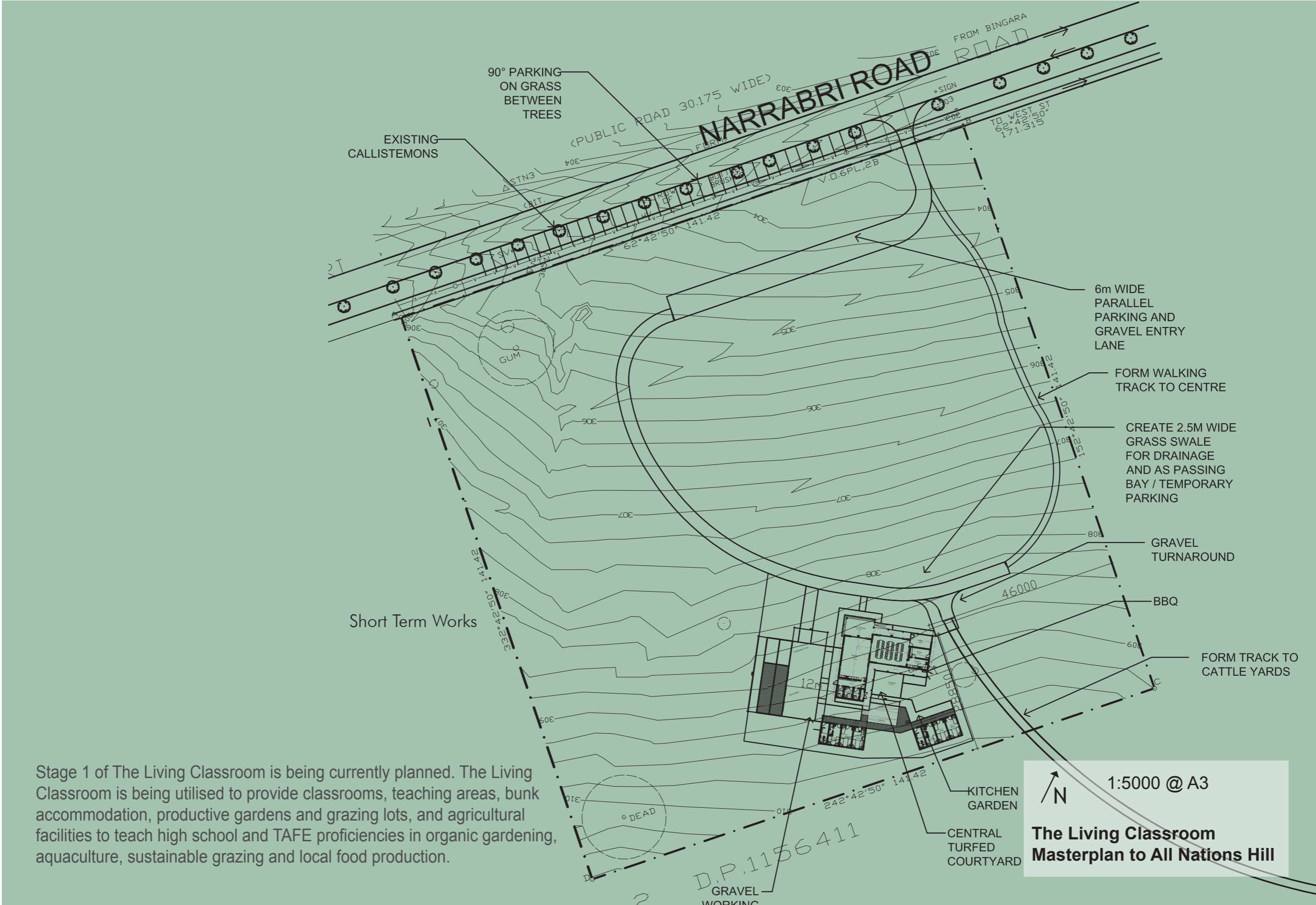
The general brief is to provide a large, multi-function auditorium/teaching space with small teaching spaces and associated toilets and servicing facilities. Car park/bus unloading areas may be required.

The Living Classroom is the first component precinct of a much larger Masterplan for the overall site known as Bingara Gardens. Bingara Gardens is an Interpretive Agricultural Park with many community goals. The idea to convert the commoners’ grazing land on the edge of Bingara to a productive interpretive park came from Bingara’s Community group Vision 2020.

The Community would like to be involved in planning, building and maintaining The Interpretive Gardens. The overall Masterplan for the site reflects their goals to date.

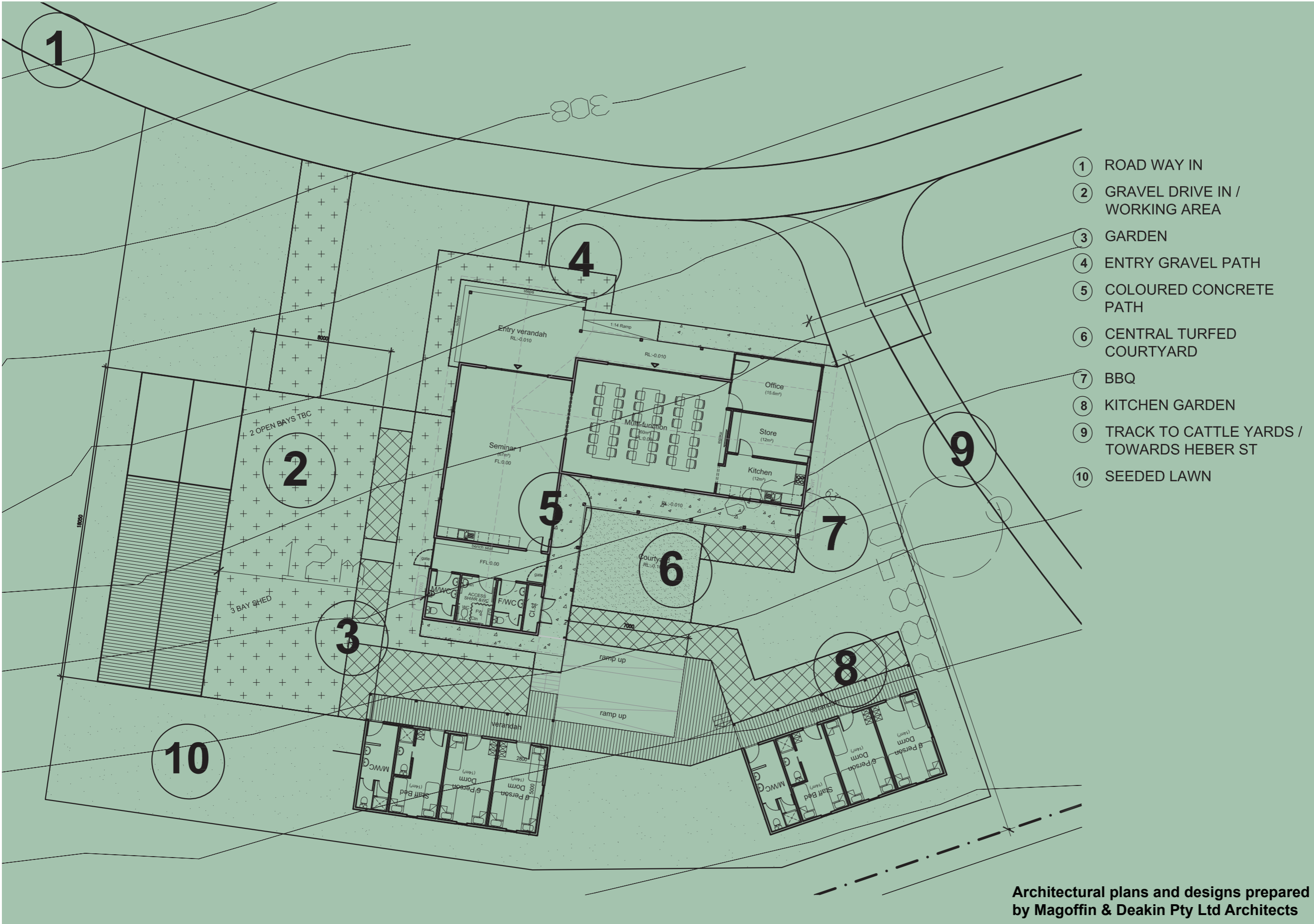
The Living Classroom needs to be conceptualised to marry the various goals of the Department of Education, Bingara High School, The University of New England, TAFE and Gwydir Shire Council, with The Gwydir Learning Region’s Vision and Learning Strategies and the Bingara Community.

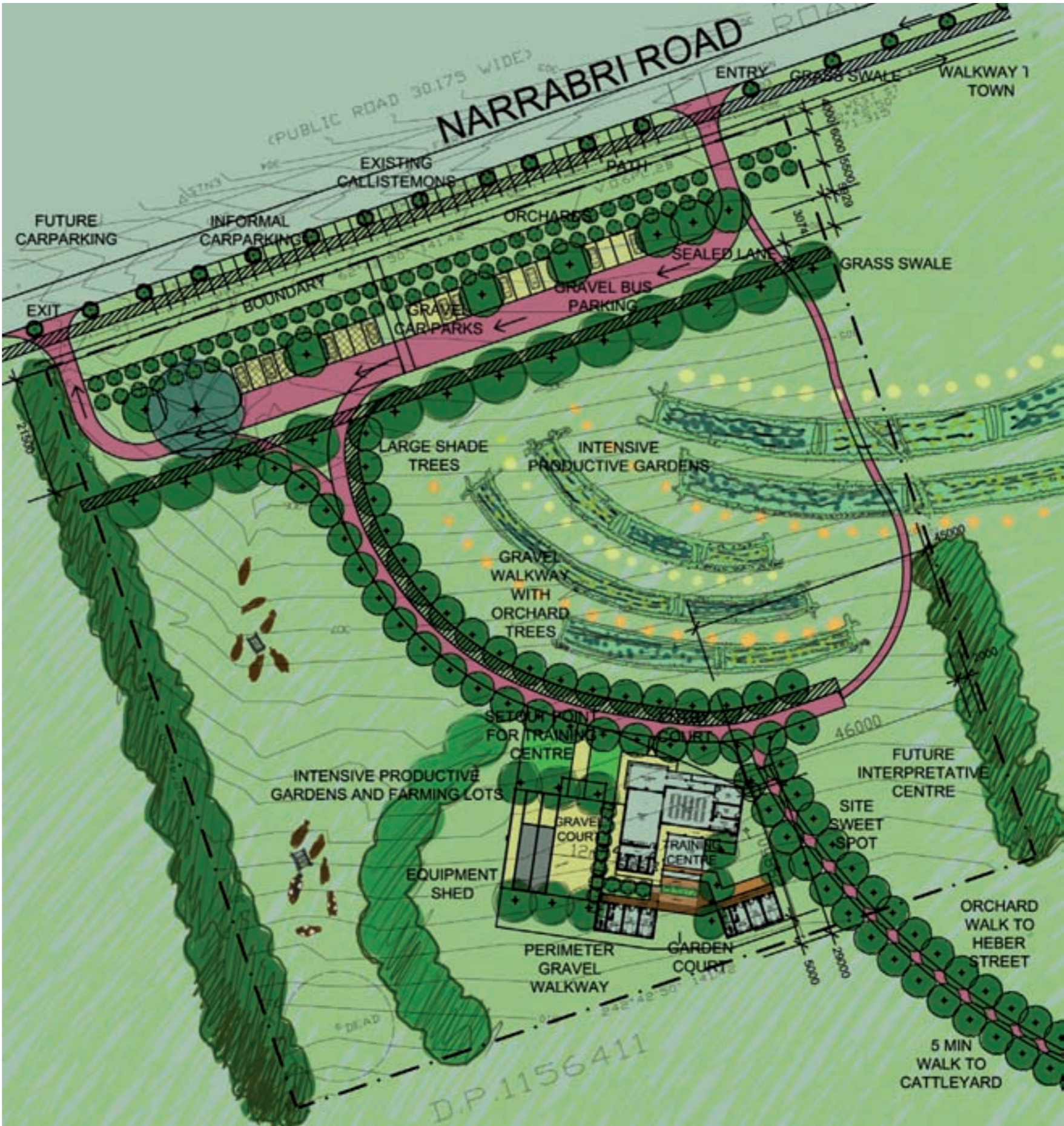




Stage 1 of The Living Classroom is being currently planned. The Living Classroom is being utilised to provide classrooms, teaching areas, bunk accommodation, productive gardens and grazing lots, and agricultural facilities to teach high school and TAFE proficiencies in organic gardening, aquaculture, sustainable grazing and local food production.

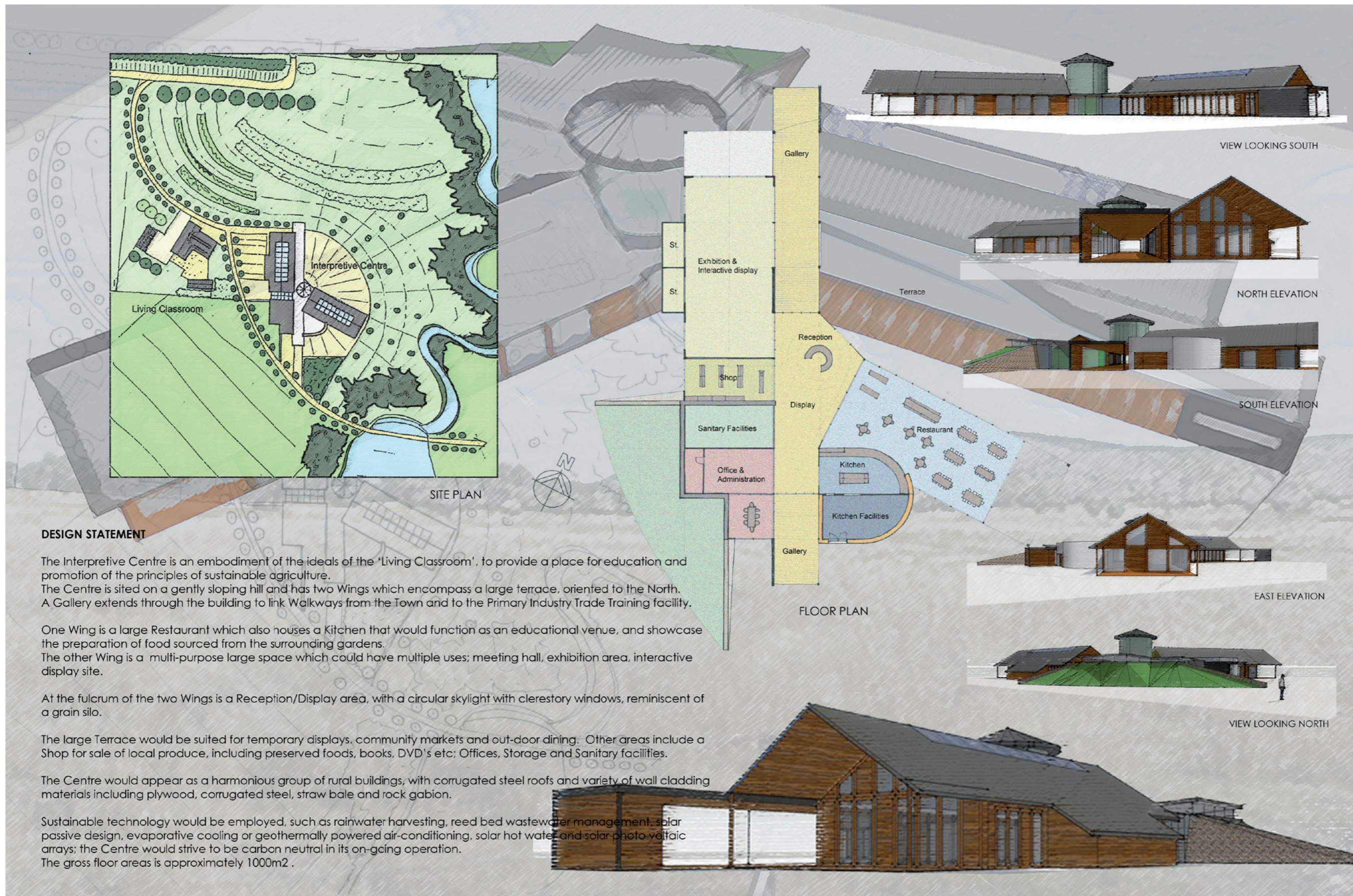
The Living Classroom Stage 1 Building Zone Works





Long Term Works

The Living Classroom Interpretive Centre



DESIGN STATEMENT

The Interpretive Centre is an embodiment of the ideals of the 'Living Classroom', to provide a place for education and promotion of the principles of sustainable agriculture. The Centre is sited on a gently sloping hill and has two Wings which encompass a large terrace, oriented to the North. A Gallery extends through the building to link Walkways from the Town and to the Primary Industry Trade Training facility.

One Wing is a large Restaurant which also houses a Kitchen that would function as an educational venue, and showcase the preparation of food sourced from the surrounding gardens. The other Wing is a multi-purpose large space which could have multiple uses; meeting hall, exhibition area, interactive display site.

At the fulcrum of the two Wings is a Reception/Display area, with a circular skylight with clerestory windows, reminiscent of a grain silo.

The large Terrace would be suited for temporary displays, community markets and out-door dining. Other areas include a Shop for sale of local produce, including preserved foods, books, DVD's etc; Offices, Storage and Sanitary facilities.

The Centre would appear as a harmonious group of rural buildings, with corrugated steel roofs and variety of wall cladding materials including plywood, corrugated steel, straw bale and rock gabion.

Sustainable technology would be employed, such as rainwater harvesting, reed bed wastewater management, solar passive design, evaporative cooling or geothermally powered air-conditioning, solar hot water and solar photo voltaic arrays; the Centre would strive to be carbon neutral in its on-going operation. The gross floor areas is approximately 1000m².

the living classroom interpretive centre - bingara

Magoffin & Deakin Pty Ltd
ARCHITECTS



Household Flyer and Newspaper Advert

Council Logo

Bingara Township Study

Gwydir Shire Council has engaged the services of John Mongard Landscape Architects to prepare a planning and visioning strategy for improving Bingara Township, as part of the process of reviewing the Town Plan. Concepts may include improvements to parts of the Town Centre as well as to areas near the town.

Setting-Up

Shop

for

Community

Consultation in the former Adam's Garage

Tuesday 17th June 2008

Open Shop :10:00am – 4:00pm

Community Meeting : 6:30pm - 8:30pm

Wednesday 18th June 2008

Shopfront Open : 10:00am - 4.00pm

Residents are encouraged to visit John throughout the day on either the 17th or 18th and to attend the Community Meeting on Tuesday night.

This is your chance to be involved in developing plans and concepts to re-invigorate Bingara and to be engaged in concepts and plans, as part of the review of the Town Planning scheme.

Draft Concept Plans and Sketches for the Riverscapes and the Bingara Gardens Interpretive Agricultural Park project, prepared by John Mongard Landscape Architects for the Council, can also be viewed and commented on in the shop.

The purpose of the 'Set-Up Shop' process is to create plans and improvements for Bingara which are well-grounded in local conditions and local culture. The shop becomes a space to exhibit the growing list of ideas and issues of the community. People can come in to look at the evolution of the concepts and then add further comments and suggestions.

For further information please contact Carmen at Gwydir Shire Council on Ph:.....

Community issues + Ideas

TUE: 17/6/08

- Keep old buildings, like the old courthouse, the antique shop and the Roxy theatre. Keep some sort of history
- Get over the 'them and us' differences between Warialda and Bingara: make Gwydir Shire work as a whole
- "Preserve the history of the whole Gwydir Shire"
- need interpretation & signage
- Bingara needs a gym
- older people like to stay in their home
- We need appropriate housing for the aged within the town
- are there enough compassionate young people to help care?
- there is a need for better more professional carers
- dog walking area (riverscapes project) (dog bins) for those who
- Bingara Riverscapes Toilet to have parallel parking with adjacent paths and a secondary path on the rivers edge
- Business owners & staff to park BEHIND shops to open up spaces for shoppers, elderly.

"I came here because I liked the peace."
- Keep it the way it is: not too busy with cars and people.

Inverell is a good example of a larger town: Bingara could aim toward this in next 30 years.

as the population ages, a small community bus will be an essential element.

In the 1990's people used to ride their pushbikes to work and home for lunch.

String of walking tracks that integrates into the street systems. With feature nodes/destination points.

MBS (multi purpose surface) near Hospital

Hydro-therapy pools (60m)

'Bingara needs to give more attention to town ctr planting' (mowed) life of 2-3yrs.

Youth Club

- Teach youths how to drive
- Exercise for youths

BMX tracks

need to be located close to town for supervision; "gets the kids active; makes them burn their energy; outcome is that they sleep at night & off the

TUE:

- Walks along river
- 'Common' to be regenerative & innovative
- Medical skills/staff to be maintained
- Learning across all ages
- Shade trees
- Utilising stormwater
- Look at alternative cheap ways to 'purify' water eg Grandeur - not chemicals
- Utilize solar energy
- Self-sustaining eco 'Bingara'
- UNDERSTANDING THE ECOLOGY - THE ROLE OF INSECT
- Empty shops - display memorabilia & history



Set-Up Shop

Over the week long consultation process in June 2008 the community produced an extensive list expressing their visions and ideas for Bingara in the long term. These visions were listed on the walls of the shop adjacent to Rivercare on Maitland Street. One hundred and fifty seven residents and visitors contributed ideas over the week. Whilst residents were asked to think about the long term future of the town, they found it easier to visualise shorter-term improvements. The strategy combines both large and small actions for positive change.

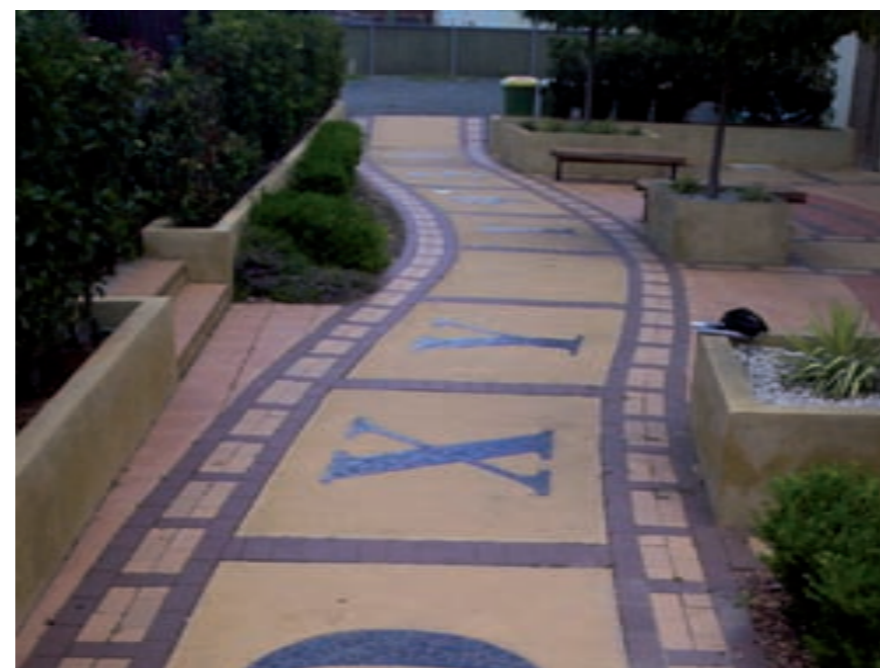
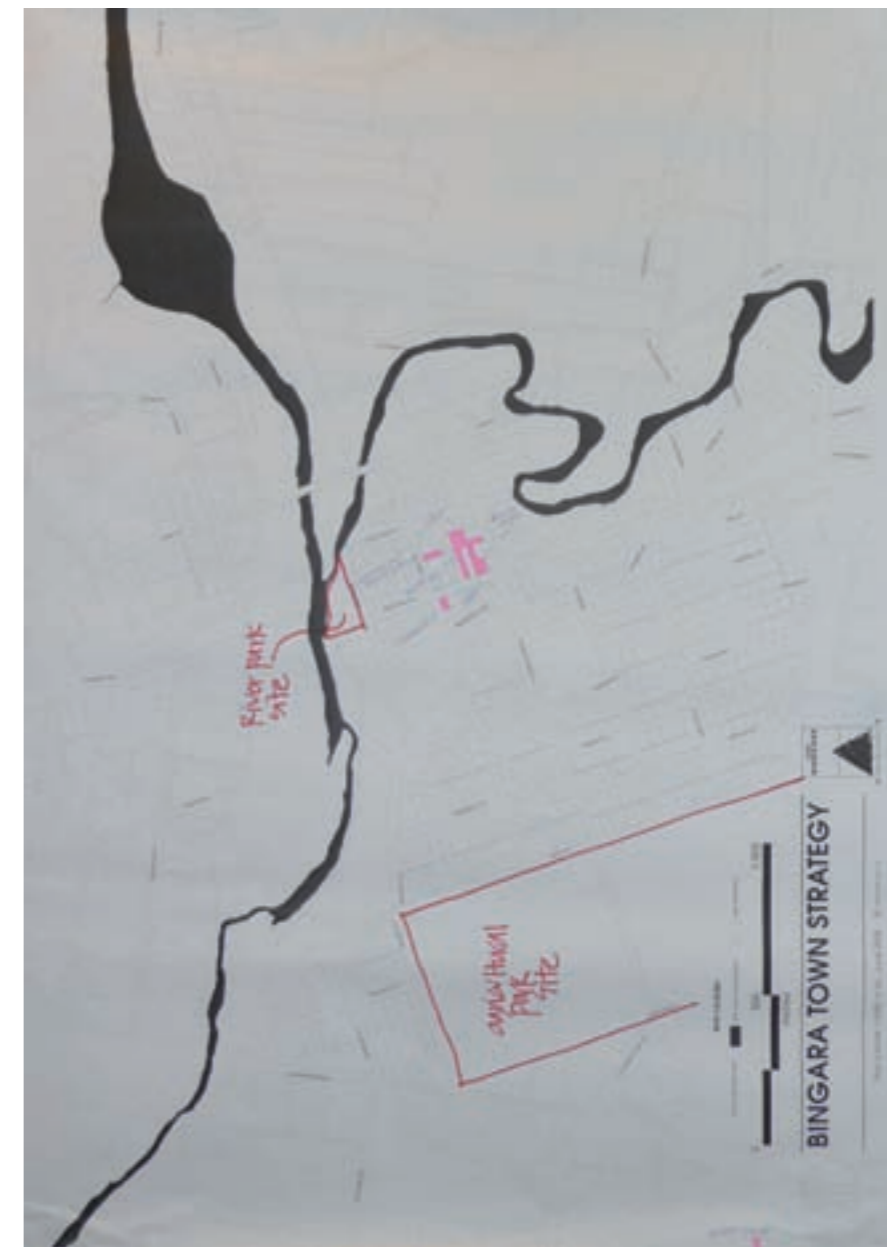


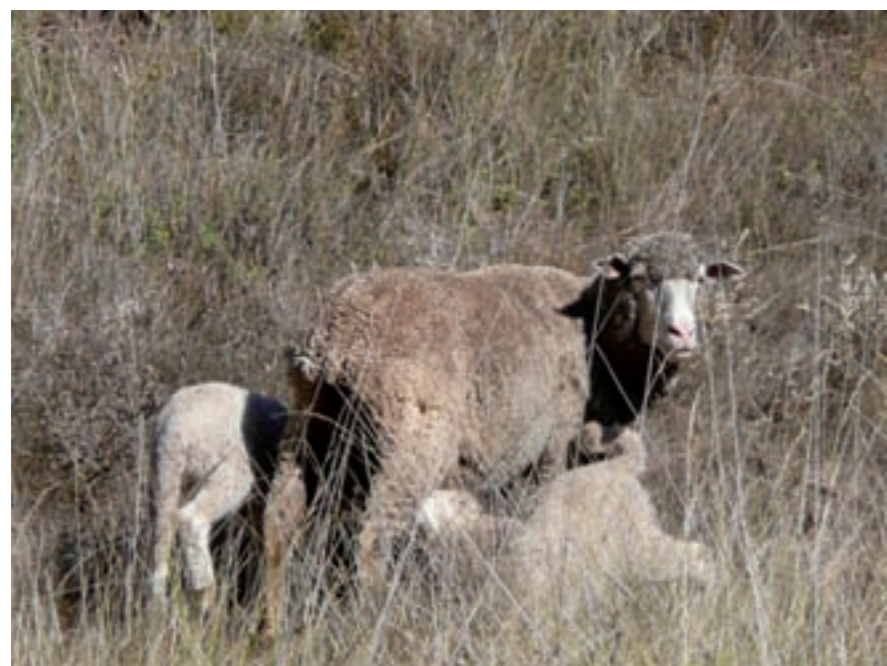
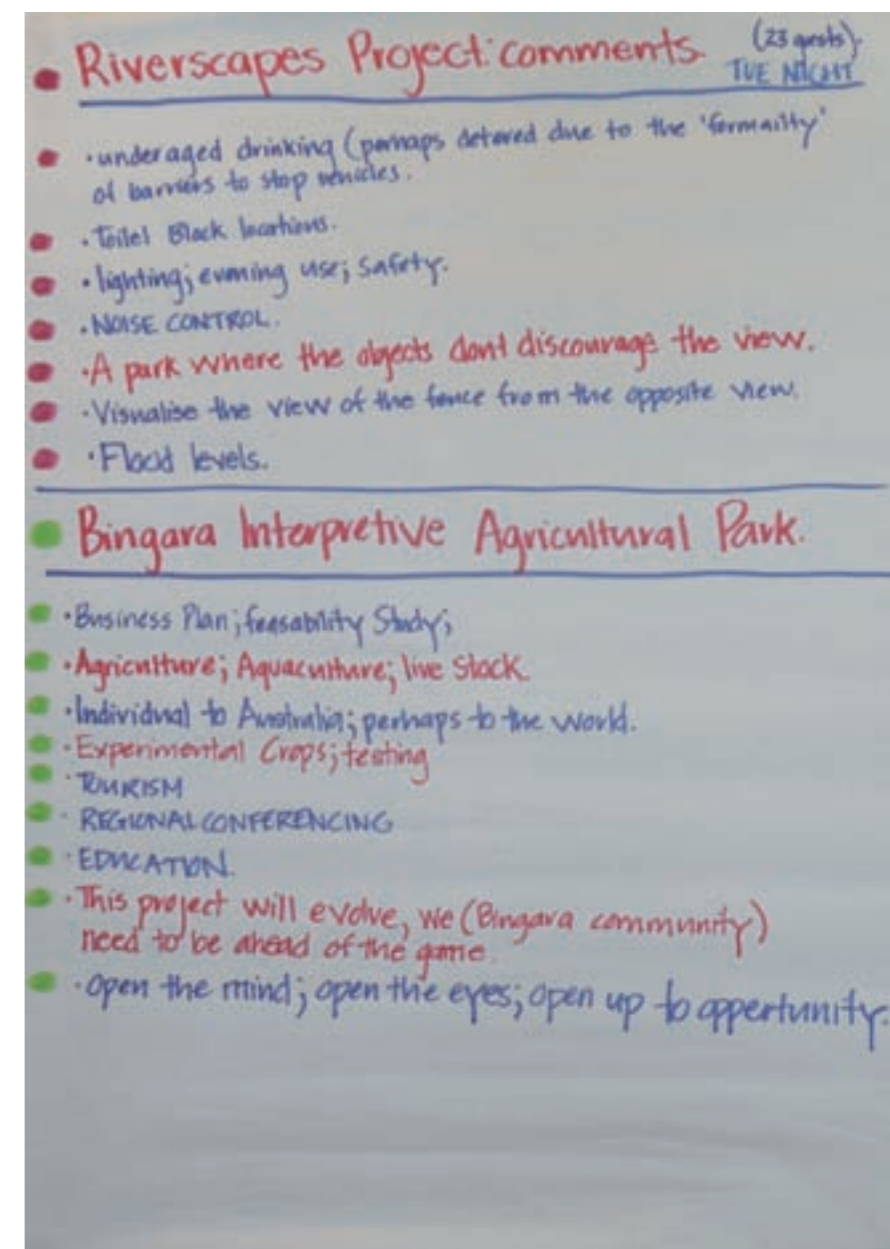
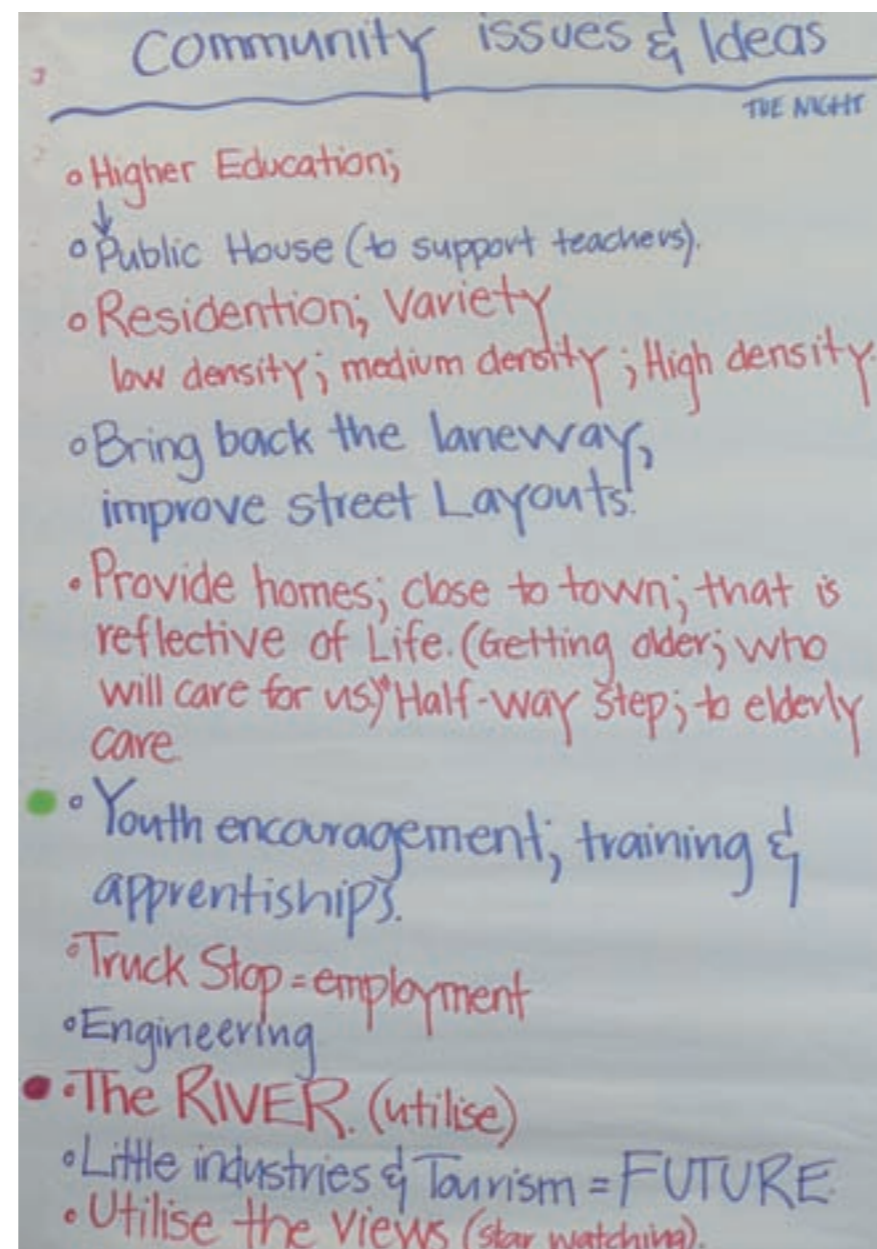
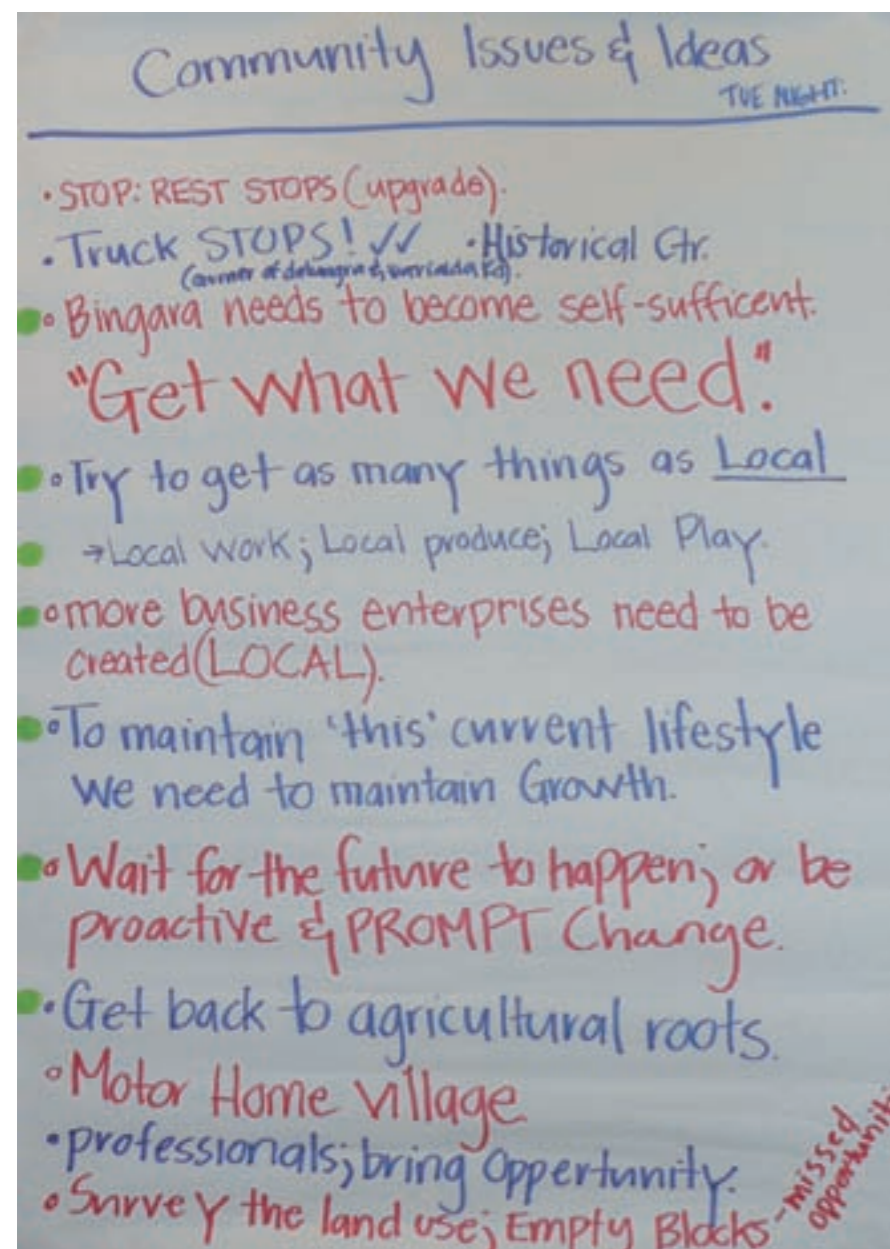
Community Issues & Ideas TUE:

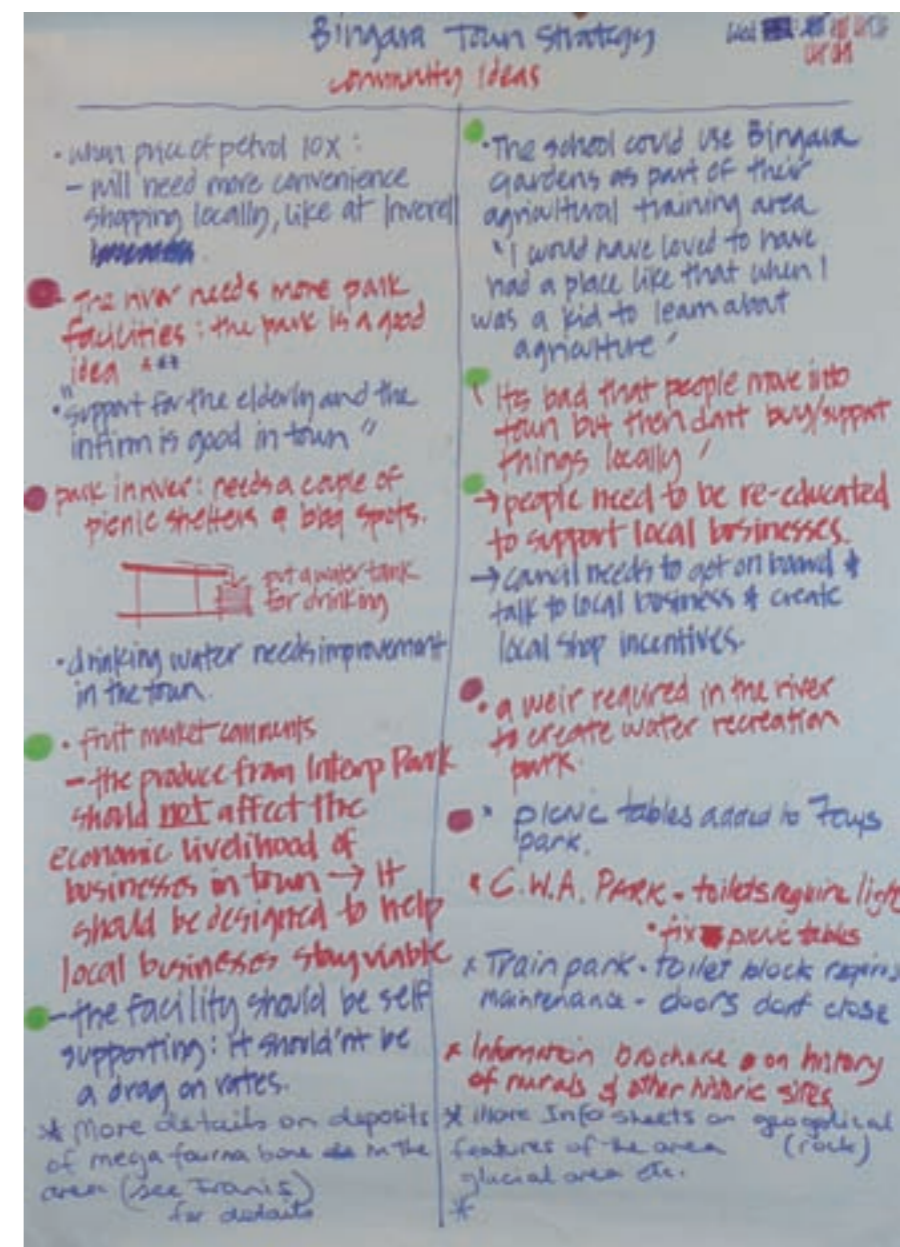
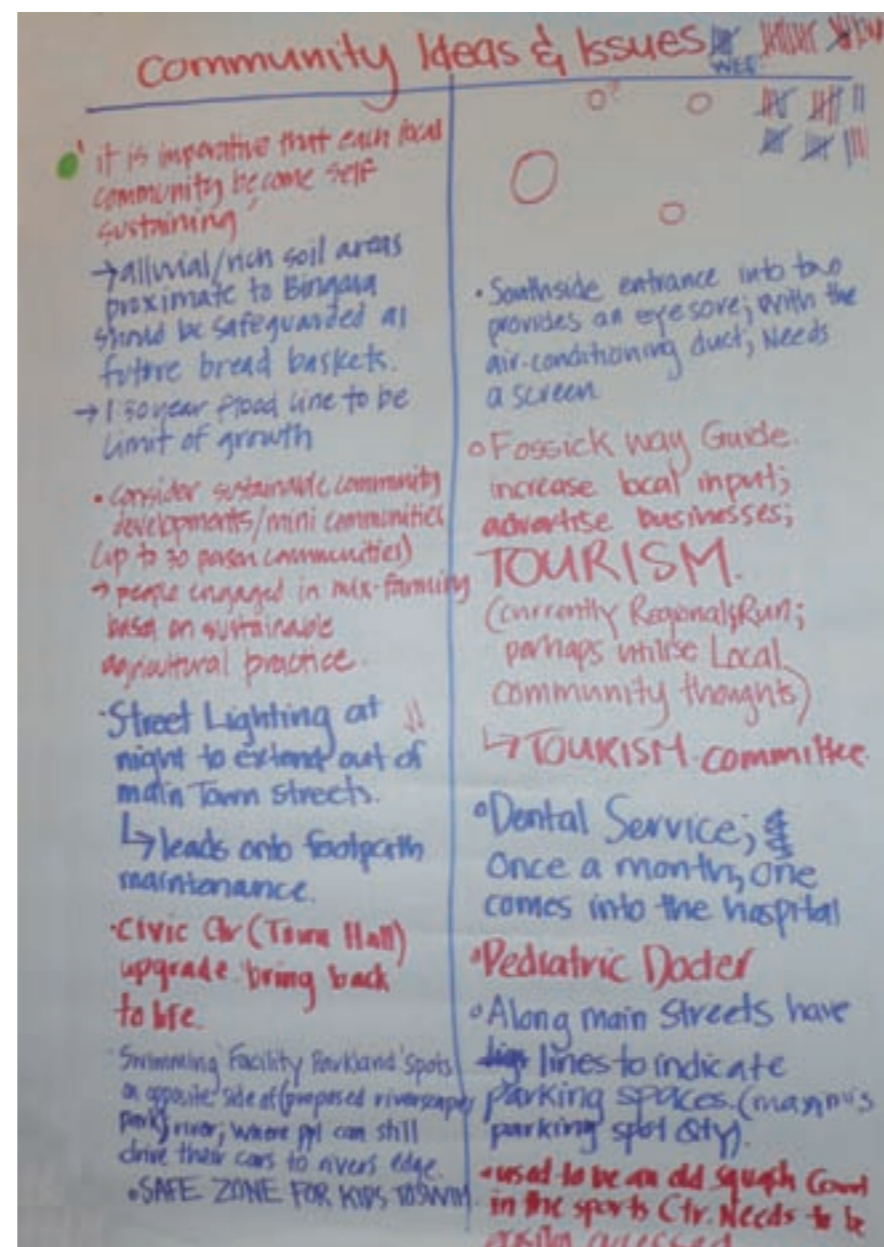
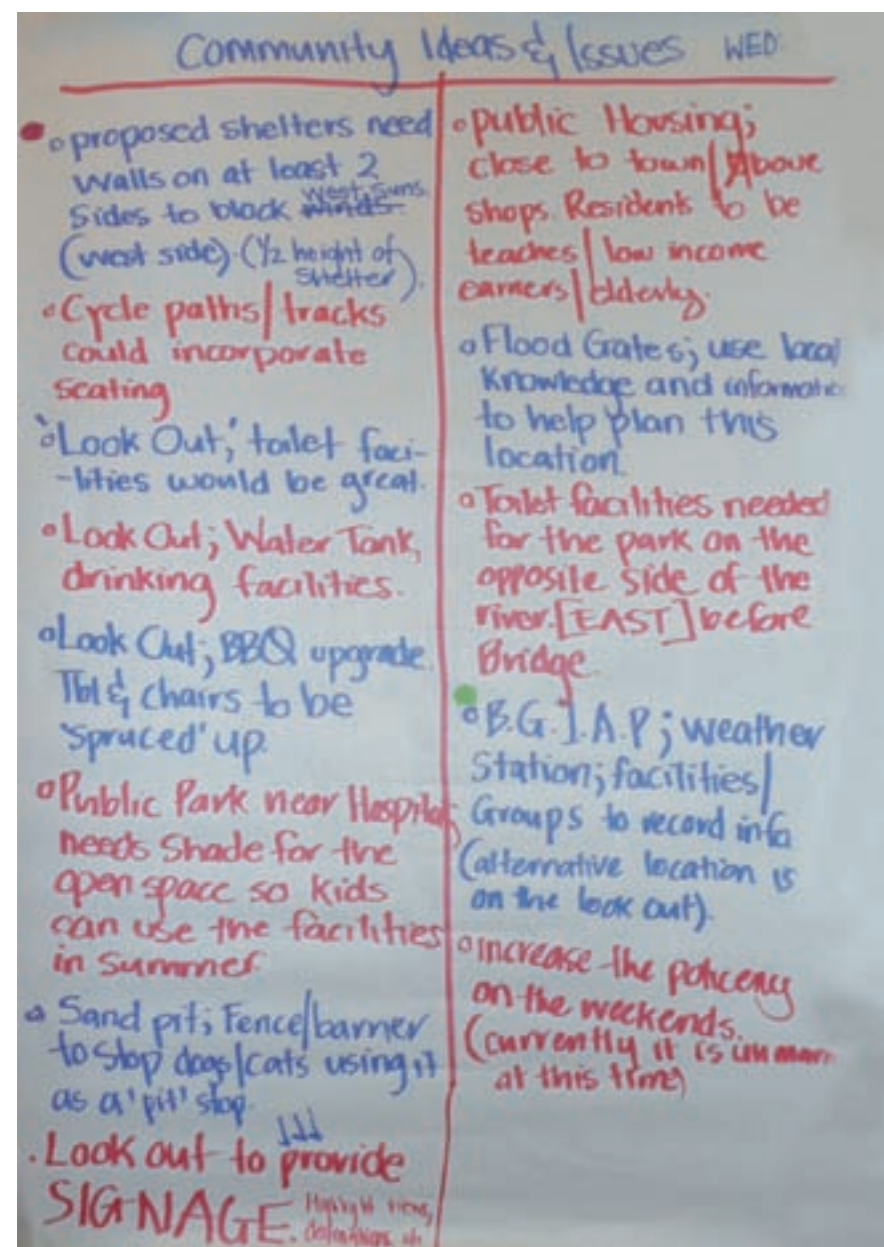
- a bike riding / bmx area.
- solar power as much of town as possible.
- In ten years time, will need a local public transport system.
- HACC Health & Community Car.**
- Bingara Gardens**
 - 'make it a principle to state that this facility will not effect Local Economy / business'
 - Main Goals; Tourism Facility & not a 'large scale' produce production.
 - Supporting Local Business
 - Bingara Gardens Could be an international tourist spot.
 - Heated 25m pool
 - Year round place for community to use & meet.
 - doubles as hydrotherapy.
 - USE FRIENDLY - all ages - swimming pool. (addition to heated pool).
 - located near hospital / make it a visitors Ctr!
- 'Bingara has a good feeling about it: its safe and friendly'
 - council to provide the correct information. 'USER FRIENDLY'
 - 55-65 yrs old; get these ppl to get involved. New facilities to inspire new community members.
 - AREA of parallel parking. older people find it easier to use the current parks.
 - Transport 'Daily to Inverell' currently no transport provide to do day trips.
 - Encouragement to Local Youth; to remain in town & go to Local Schools.
 - the mortality needs to change. Bingara is a good place to go to School.
 - Encourage Secondary School.
 - kill the illusion of Bingara being an ageing community. Encourage families to move here.

Community Issues & Ideas TUE:

- Sign: horse crossing on Bridge!
 - dangers to cars, cars often honk, tail-gate & spoil the horses.
 - often its tourist just informed.
- Designated Cycle tracks; characteristics to be wide paths; shade provided; well signed; connectivity around town.
- Park on Cunningham St; where school activities take place; could use an upgrade to facilities.
- Bike Racks on Main Street
 - 3 locations
 - Fayes
 - Post office
 - outside council
 - community want to feel comfortable to leave their bikes in an appropriate place.
- When the Youth BMX; SKATE FACILITIES are provided; members of the community would be happy to be on a 'retail program to supervise.'
 - QUOTE: We all want a safe place for our children to play.
- Boxing Hall; new facilities.
- Learning Club; teach Youth basic skills of life.
 - Sewing; wood works; horticulture; problem solving strategies; orienteering (scouts)
- Utilise the River; Water Sports. ~~from town~~
 - Keep it low key; informal Games; activities - invite sport & Rec. to host 'days' that provide these activities.
 - Motivate (bank's) levels of achievement
- Agree - farm gardens - unusual trees / fishery (glass wall to see fish) alternative energy / unusual vegetables as surround / visit with
- Recycle stormwater as via old mine - thru' figgie farm garden down to river
- Exercise stations around park
- Rakapras given a chair of 1-2 trees per year - so leads to a uniformity
- Finish / start river stage.
- Love the standover of town great shop keepers.
- Look near river (end of Mainland)
- Shade for cars in main street
- Town - example of alternative energy - being able to shop locally for 90%
- Golf course to have a 'hero' hole over the river.







Bingara Town Strategy
community ideas & Issues TUE:

- "you can see the quality of the good people that live in Bingara: people are warm & friendly" → keep it like that!
- It's a pretty little town: you can fish and camp and there is always something going on.
- It's a safe town
- It's not expensive to buy a house in town.
- The rates are too high in town
- Provide a workshop for youth to show them how to use tools and get work.
- Where can kids use their skateboards?
- Did people can walk around without struggling: it's not steep
- Public Transport is needed.
- Tourist need a place to stay. (bed; showers). Provide the required facilities that can host the tourists; then do the 'add on' ATTRACTIONS.
- Employment for 2, accommodate for partners & their need to work.

"The old people feel safe in Bingara"
- people live there to help others.
"some somman people stumbled into town and never left"
people are coming to live because it's a great little town
"bro came in 1957 and never left"

- A bypass around town for heavy vehicles.
- The township is hotter in summer and cooler in winter than in higher areas.
- There could be more shade on the main streets: like near post office on Finch Street.

Don't put too much concrete and bitumen in town

Bingara Town Strategy TUE:

- extend Riverside Park to include a circuit walk down river with a suspension bridge
- promote tourist destinations of Shire by creating a holidayer's itinerary so they have to STAY!
- Bingara Gardens great idea. Can become a tourist attraction as well as educational opportunity and employment. Take Hunter Valley Gardens as an inspiration. encourage development of independent retirement complex.
- spend ratepayers' funds frugally. How much is the consultant costing?
- Relocate Tourist Info. to Court house or Arts Centre - more room inside for local info & products, more room outside for A.V.s. Parking a nightmare at present location.

TOWN PLANNING

- Bring Back the Laneway.
- Utilise the Entire Block.
- Medium → High density residential.
- Services reduced; sprawl controlled.

The youth centre needs a makeover!
SKATEPARK!
Library need more books!
NETBALL COMP LIKE THE BOYS DO THE CRICKET!

+ Redevelop Adams Garage site as a special place - Combination of community facilities (library etc) + Commercial - link through to redevelopment Council Depot (med density housing). Open space in redevelopment

+ Accelerate utilising potential of National Parks ("pocket parks") with first entre point close to town (to NE of bridge)

+ More Tourist Info Centre to Building currently V&A - enables link between RORY + restaurant + more space for T&C

Community Issues & Ideas TUE:

- NEVER start charging people to use the T&P.
- 1500 Camper trailers come for the rally! Opportunity to bring people in & to show them why to stay.
- The process of building a house is very hard and time consuming → Council's process needs to be more streamlined.
- Don't do too much: it's good that it's not too flash
- Don't just talk about the good ideas; ACT! (do be proactive).
- Indoor Sports Ctr. ✓
- Air Field; upgrade to these facilities; (e.g. aero club)
- Ambulance could use this facility. (e.g. is the next closest) TOURIST POTENTIAL - Charter Flights
- Information Ctr; to be moved out of the ROXY.
- One combined learning Ctr. → maximise funds, resources; encourage learning for ALL AGED LEARNING.

Bingara can retain its uniqueness and its simplicity to be continue to be a great place to live in the future

- Bingara Park Gardens: make same process to create inclusive/community involvement. "everyone should feel there is a way to contribute"
- Bingara Gardens Agricultural Park; needs to be globally Recognised! → CAT → North Wales → EDAN Project
- Maintaining & understanding the integrity of the TOWN CTR. (RORY)
- Transport System; reflection of fuel prices.
- Riverside park: immediate residents concerns:
 1. underpass station close to houses as a result of improved amenities
 2. streets blocking views of river
 3. encourage lighting



Community Ideas & Issues WED

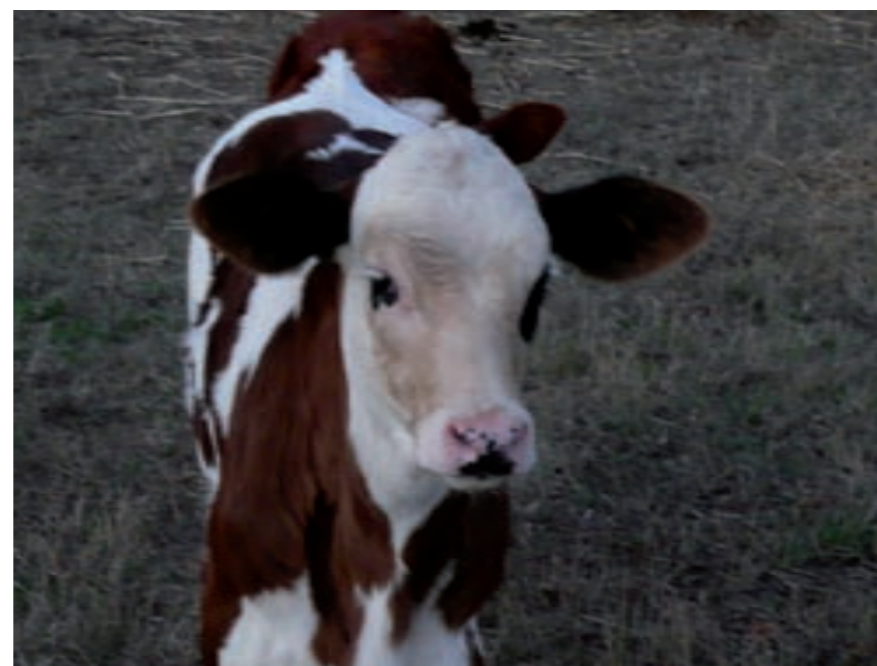
- Child Care / Emergency Sitters**
 - There is not enough accommodation for school groups in Bingara.
 - attract retired, travelling volunteer teachers who can help with educational initiatives
 - Hands-on agriculture is popular: 50% of kids live on farms.
- High Ropes course:** community can get behind it. Tourism, Youth & community.
 - DESTOCK Halls Creek within town limits & manage conservatively
 - DESTOCK Gumpin River frontage within town limits.
- Upper Bingara Area:**
 - Common Land; council have now leased; but property owners are denying access to creek
 - ↑ Budd Breakfast required in Town Centre
- Encourage new business to fill the Shop fronts.**
 - look after the fishing spots - rubbish bins, bins, toilets
 - "most visitors are looking to go fishing on the river"
- Protect the 'stamper' at All Nations Hill** (preserve the history)
 - provide the visitors & community with toilet facilities.
- Perhaps the Council can support a business (Industry) Generate Job to the Young people.
- Encourage families to move here & send their kids to Local Schools.

Community Issues & Ideas WED

- Convert the St. Mary's School Site into a multi sports complex / swimming pool / courts (volley ball, netball, etc)
 - additionally the Old Convent could be converted into a GYM!
 - Allocate the existing swimming pool (on other side of river) into an expanded Caravan Park!
- Relocate the Shire Yards out of TOWN & replace with a retirement village.
 - Water up the Lookout (top) and possibly toilets (for those to use on picnics & using the walking tracks)
- 50m pool gives the kids the right training to help them when competitions are on against other schools the town with 50m pool facilities.
 - Stop the kids from jumping off the Bridge.
- Finch Street: Council resurfaced the road right up onto the TREE TRUNKS! this will kill the trees.
- School kids need to get the to BAND Practice every Monday; provide the use of (BUS) & (Tractor)
 - ALL NATIONS HILL - STAMPER REQUIRES A COVER & SIGNAGE
 - No community gardens.

Community Issues & Ideas WED

- High school willing & able to start running agricultural training programs based at the community site
 - need competing activities such as fencing for their TUE/FRI. curriculum.
- The cooking teacher could use produce for classes.
- The business class can look at concepts to create business possibilities as student learning → send the consultation outcomes & pdf images of gardens a river project.
- Bingara Gardens / Riverscapes
 - handstone used to reflect sister city - willowby.
- History of Bingara
 - needs to be documented
 - stories & interpretation need to be in the street.
- Grey nomads need have bikes:
 - there needs to be bike storage (near toy library)
 - more bikeways & bike facilities
- B.G.I.A.P; needs to start small, trial a small zone; then build in size; encourage Tourism to come back.
- Gophers - provide gopherways along streets
 - an electric charging point in town centre so they could charge whilst shopping.
- a meat butchering facility is needed locally: it is not sustainable to send it to Inverell or Casino. How would you know you got your own beef back?
- The bridge needs repainting
- many houses up for sale but not many homes up for rent
 - address the needs of aged home owners to allow them to keep renting without affecting their allowance
- Devon Halls Creek Av. there is a dirt creek crossing that Judy wants to see concreted. This spot falls within Town Limits; its the only access route to the hospital in floods & the SES can't cross it!
- Riverscapes Park; The theory is good, but the location is discour. - aged, due to the kids use this zone as a hang out. ITS THERE SPOT; and they do what ever they want.



Community Ideas & Issues

- Skate Park; utilise the knowledge of the Youth to design the skate park.
- Youth Ctr; provide activities for older Youth. (Projector Screen for Group Activities)
Pool Tables; music players.
- Youth nights; Gives us a place to go; & not just roam the streets.
- Location of Youth activities places; need to be walking distance, accessible.
- Walking Tracks; explore landscapes.
- Currently working with Sussex Youth Ctr upgrade & location of skate park; volleyball courts.
- Miller; Tennis Comp. Annually holds the record of attending 50 yrs straight.
- Bingara Gardens site:
Because Bingara is an old mining centre, its very important to carry out soil testing to ensure soil is suitable for purpose.
or testing for arsenic.
- Street Trees on Finch Street:
brought too close to travel trunk and may affect their health.
- Library; join the Toys & Books together, more accessible. Opportunity for a Learning Ctr - computer training.
- Use local authorities; & influential members to encourage & Teach the Youth;
- Outside Toyes; the foot path has an uncomfortable slope; it makes shopping trolleys hard to use.



Community Ideas & Issues. TUE NIGHT

Bingara in 20yrs Time...

- Youth is the vitality. We need to provide interest to youths to stay.
- Currently attractive to older people, due to the relaxed attitude.
- Council needs to respond to community enquiries & Questions. (speed).
- 1 yr → 20yrs; everyone is made to feel welcome.
- Community needs to support community.
- Landscape:
- Transport. 20yrs from now, if there is an ageing population; who is responsible for transport facilities for the aged?

Community Issues & Ideas TUE NIGHT

- Affordable ways of Living: sub-divisions; walking distance to town hub;
- Utilise distance. Encourage walking & Cycle.
- population Growth; increase in recent years.
- Trends that have happened for the positive;
 - RDX M - cultural heritage
 - Streetscape planting
 - mobility.
- Thinking community; is an active/pride community.
- Industry (we have shop, Ag; cannal)
- Youth = Future. Encourage Secondary Schools; traineeship; provide the youth with the skills to support Bingara's Future.
- Characteristics of Bingara's setting:
 - the hills (backdrop)
 - the river.
- Town Identity (Gold mine town)
- Childcare; train community to facilitate these roles. (provide courses).



Flood Map

