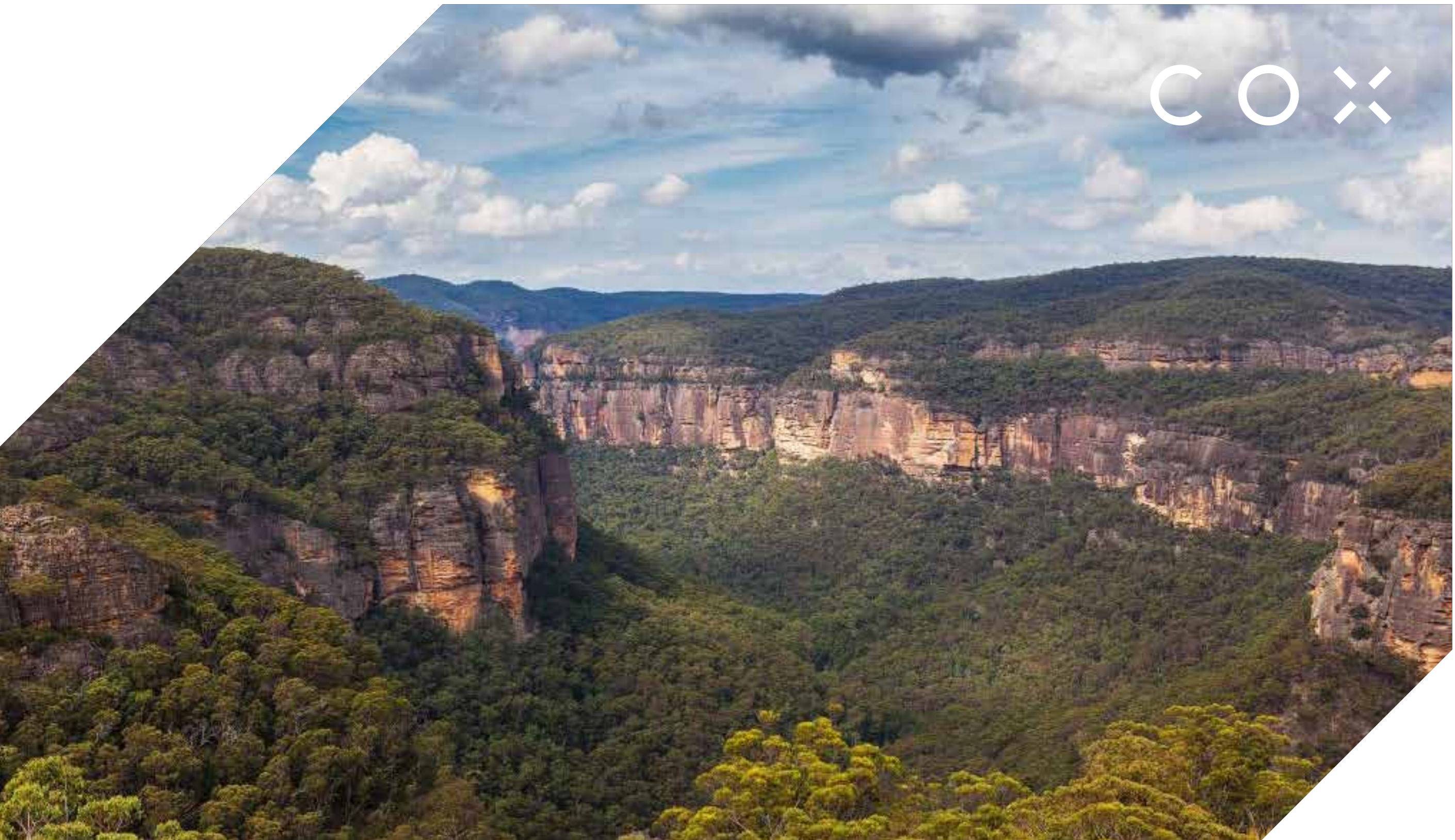
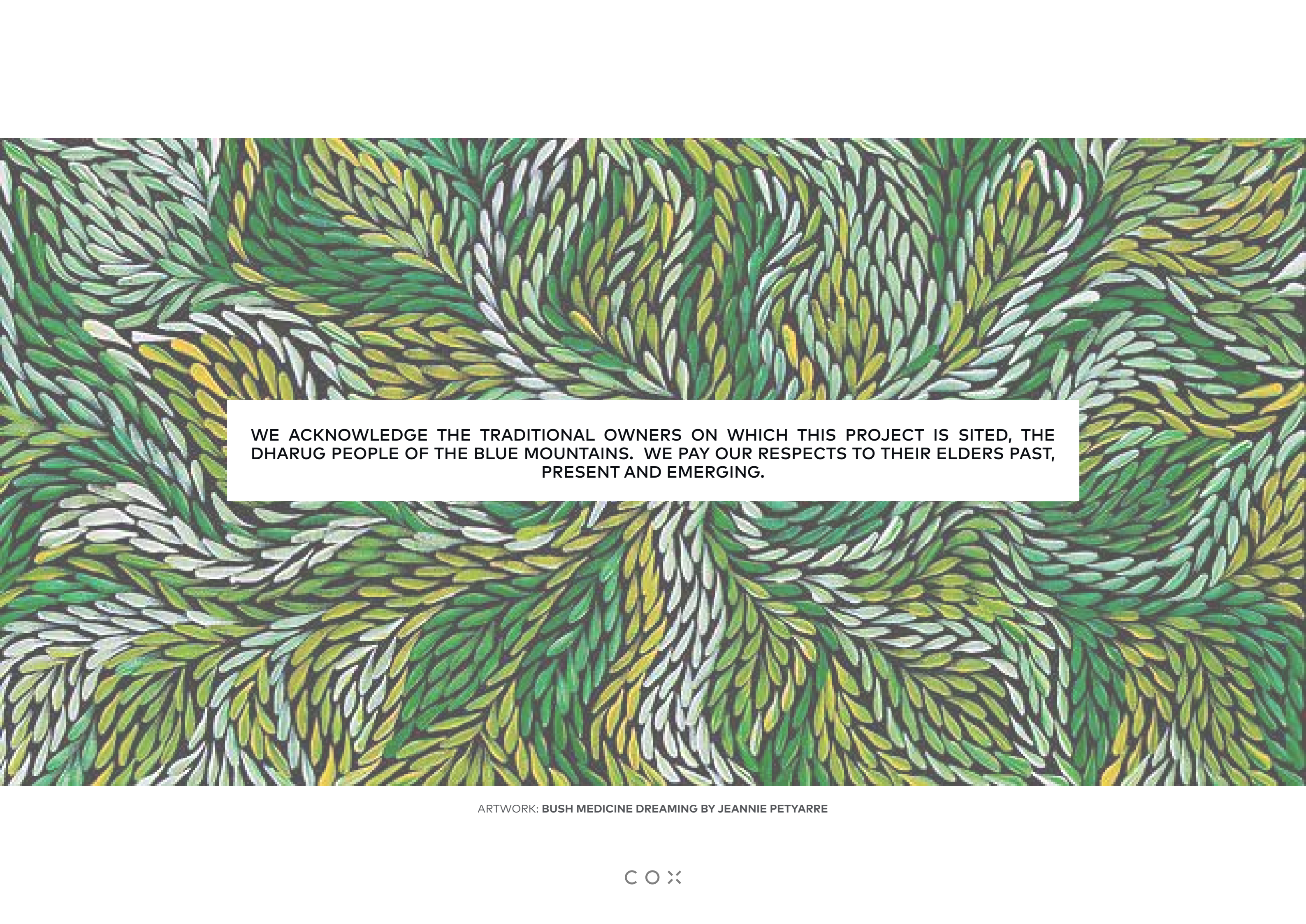


Blue Mountains Wildlife Park

Concept Design Report

October 2020





WE ACKNOWLEDGE THE TRADITIONAL OWNERS ON WHICH THIS PROJECT IS SITED, THE DHARUG PEOPLE OF THE BLUE MOUNTAINS. WE PAY OUR RESPECTS TO THEIR ELDERS PAST, PRESENT AND EMERGING.

ARTWORK: BUSH MEDICINE DREAMING BY JEANNIE PETYARRE

1. Brief & Objectives
2. Site Analysis
3. Concept Design & Planning
4. Preliminary Character & Precedents

Blue Mountains Wildlife Park

Brief & Objectives

October 2020

C O X



PROJECT VISION

To compliment the World Heritage area with an engaging experience which focusses on Australian history, fauna and flora.

Blue Mountains Wildlife Park

Project Objectives

- Provide within what is already a global tourist destination, a showcase of cultural heritage and flora and fauna.
- Provide veterinary care, animal sanctuaries, cultural education, accommodation, event function facilities, and Australian culinary experiences.
- Capture existing tourist expenditure by encouraging longer visits and over-night stays. Reinforce the Blue Mountains as a global destination for tourism.
- Grow the regional, district, and local economies by providing new employment opportunities.
- Manage environmental impacts associated with construction and operation of the Project in an environmentally and socially sustainable manner.





Regional Visitors

- Day-trippers/Overnight
- Getaways
- Wildlife Experiences
- Group visits



International Visitors

- Experience Australian fauna & flora.
- Day or overnight stays
- Hospitality, food and beverage offerings both for the park experience and a base from which to explore the Blue Mountains.



Families

- Offerings tailored to young families to entice them to stay for longer.
- Play and interactive elements, shows, places to eat and rest.
- Repeat patronage with alternating shows and exhibits throughout the year.
- A destination for families needing midweek or weekend activities.



School Groups

- Educational and interactive shows and presentations, places to stop and eat (not just at the restaurant).
- Picnic settings and shaded turf areas within the wildlife enclosures
- Repeat patronage for education, or study into care of flora or fauna.
- Feed into the national curriculum



Locals

- Weekly offerings that change, and become a regular destination to visit.
- Cooking experiences, cultural, education (indigenous), community gardening, rehabilitation programs, animal care programs.
- Discounts for groups that visit regularly or community engagement.
- This group will possibly visit weekly/monthly if there are varied programs on offer, or if they become engaged in the care of fauna and flora.



Events

- New-age Australian F&B offering which reflects our culture and values.
- Quality spaces that showcase views/aspect/ unique destination.
- Centralising community to a location the community can identify as their own.
- Immersed in its surroundings to feel exclusive, unique, special, yet local to give the local community a destination they are proud to champion as theirs.
- Function space for corporate functions, arts, exhibitions, weddings, and important gatherings.

Blue Mountains Wildlife Park

Project Brief

- Wildlife Park and Tourist development to compliment an already globally recognised tourist destination.
- To provide the already 7 to 8 million and increasing visitors to the region offerings that are primarily found only in fragmented locations, but now in the one location, and to meet standards of global excellence in doing so.
- Exhibit wildlife from up-close interaction, to free range and guided tours. Allow environmental engagement, with cultural and educational programs.
- Contribute towards conservation programs, endangered species programs, and wildlife rehabilitation.
- Provide resort style accommodation and rest facilities that interface with flora and fauna experiences. A range of dining and event opportunities that rest upon the flora and fauna opportunities.
- Provide a world standard offering that improves awareness, and a benchmark for conservation and human experience.

C O X





FAUNA

- Australian Native Animals
- Koala Sanctuary
- Animal Rehabilitation
- Close Encounters
- Free Range Tours
- Education & History



FLORA

- Australian Endemic Plants
- Ecological Habitats
- Education & History



CULTURE

- Local Indigenous Stories
- Arts + Craft
- Food
- Tours and Guides
- Education & History



PLAY

- Adventure and wild play
- Tree top walks
- Active Play zones
- Immersive Play/Interactive Play
- Animal feeding & care



SCIENCE & EDUCATION

- Veterinary Sciences
- Rehab Clinics
- Education + Training Services
- Auditorium
- Conservation



F&B MERCHANDISE

- Gift Shop and Souvenirs (Locally sourced)
- Grab + Go Food
- Australian Café + Fine Dining experiences with recognised Australian items of food and drink from household names and labels.
- Animal Feeding
- Breakfast with the Birds / Wildlife



ACCOMMODATION

- Short Stay accommodation
- Animal View Rooms
- Areas for rest and daytime relaxation



EVENTS

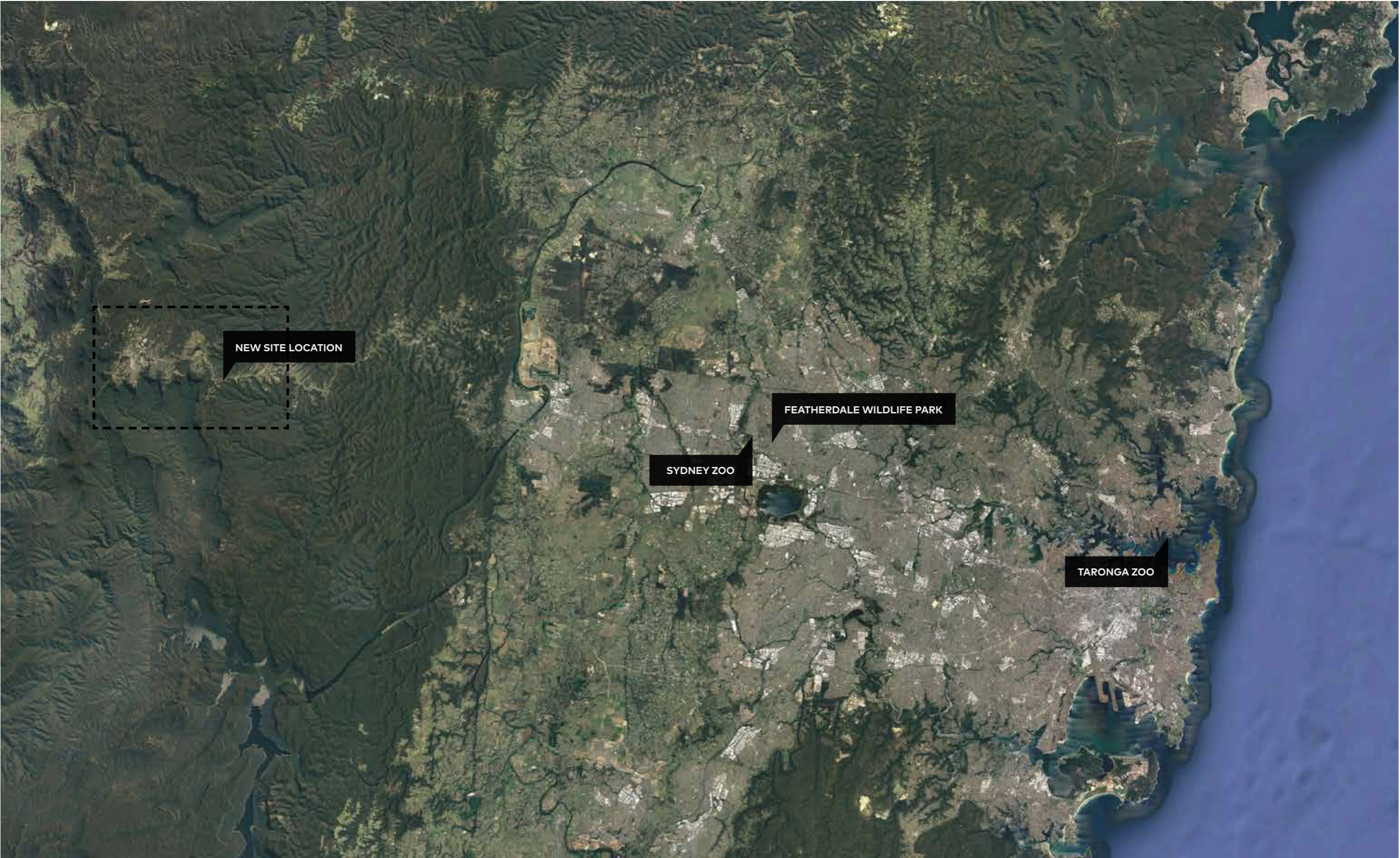
- Indoor events and gatherings
- Outdoor events and gatherings
- Animal Encounters
- Behind the scenes Tours
- Community events and gatherings

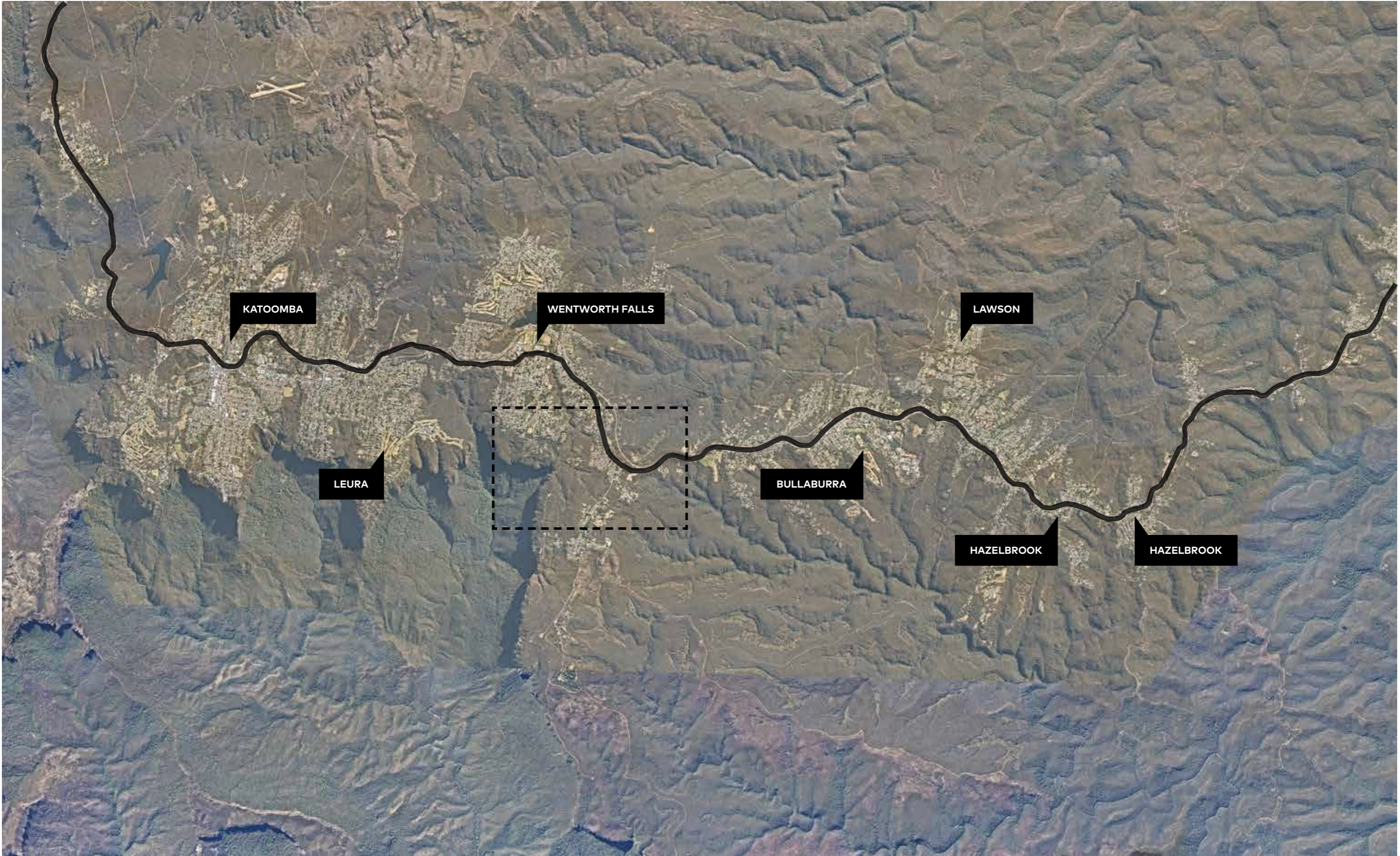
Blue Mountains Wildlife Park

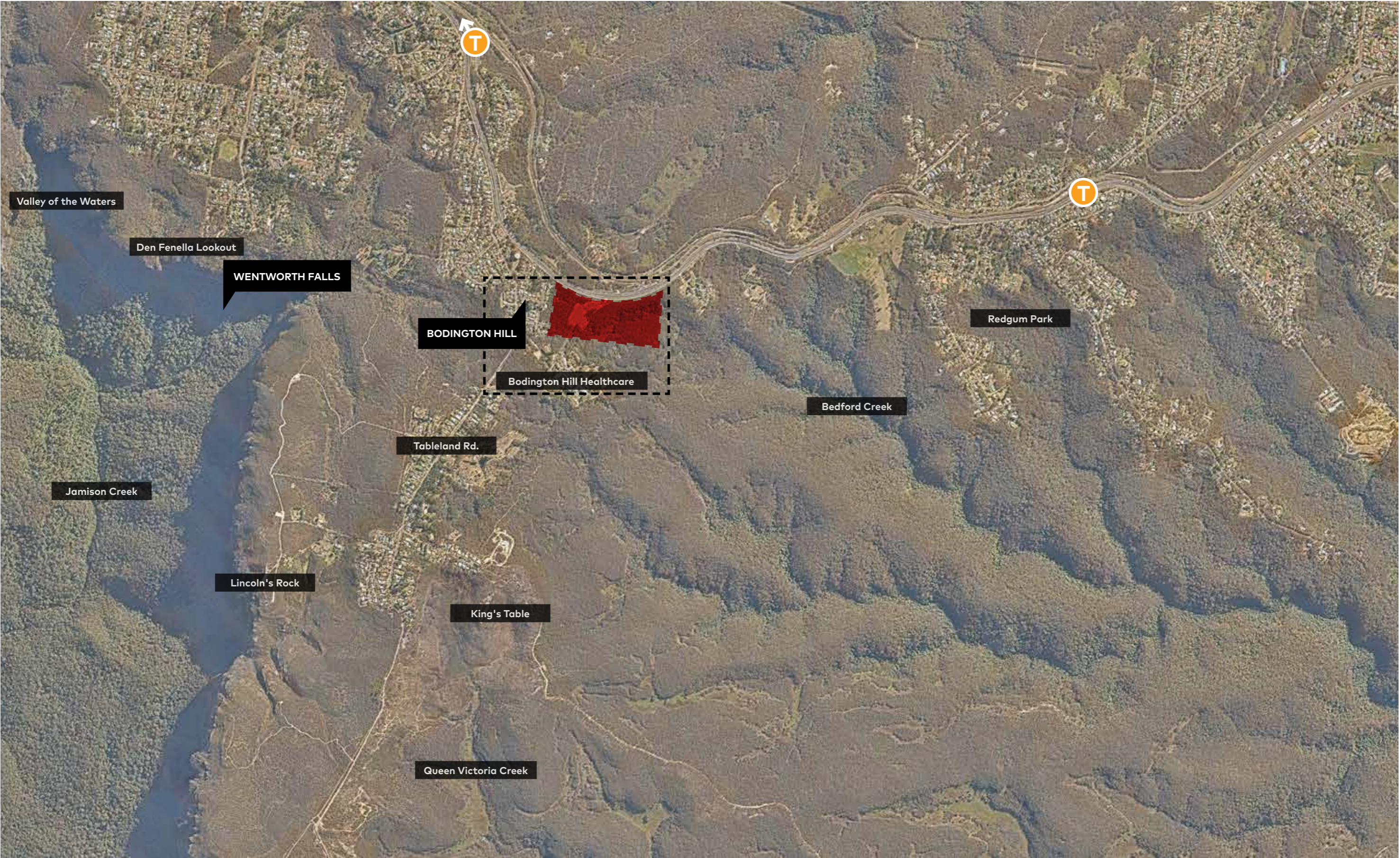
Site Analysis

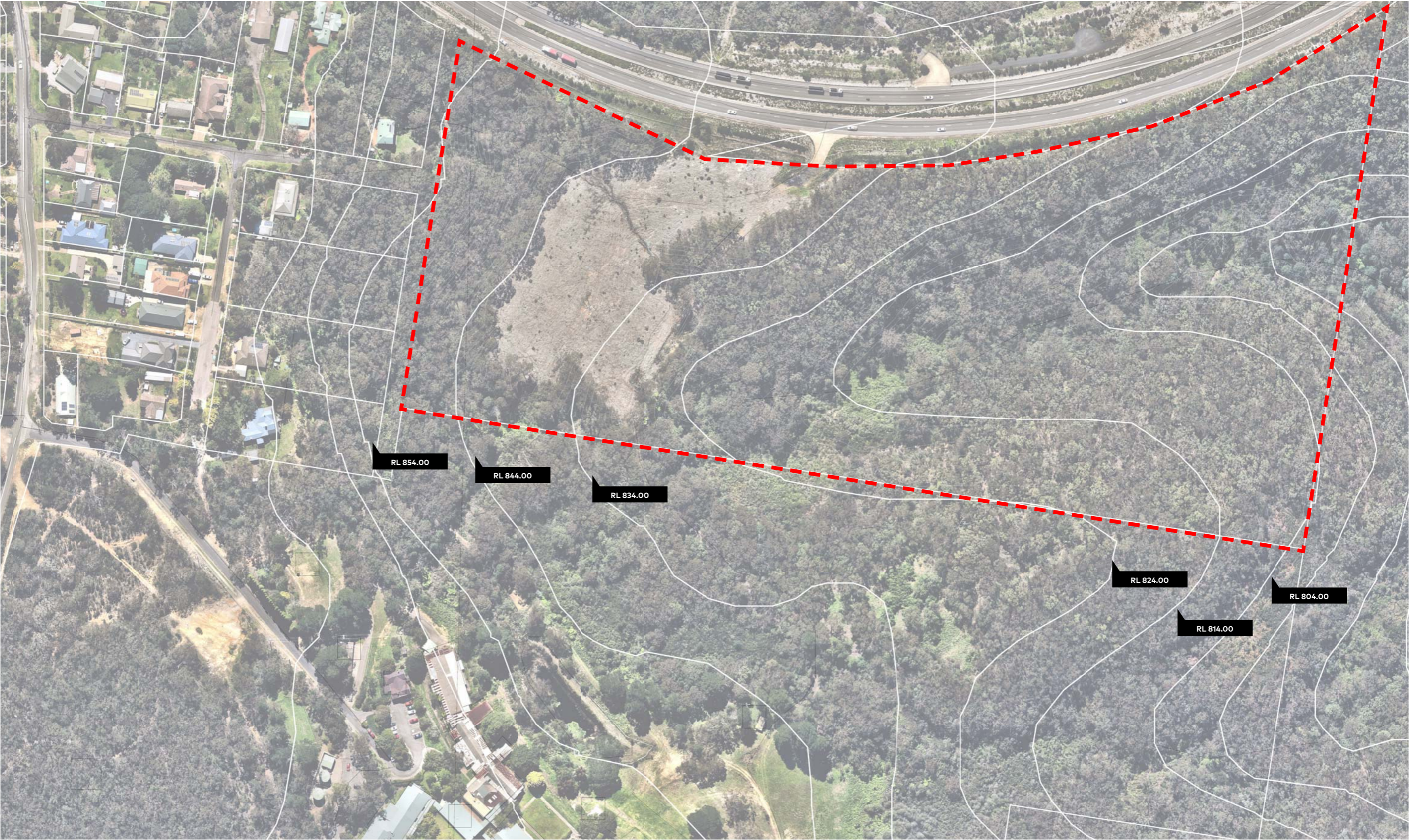
October 2020

C O X

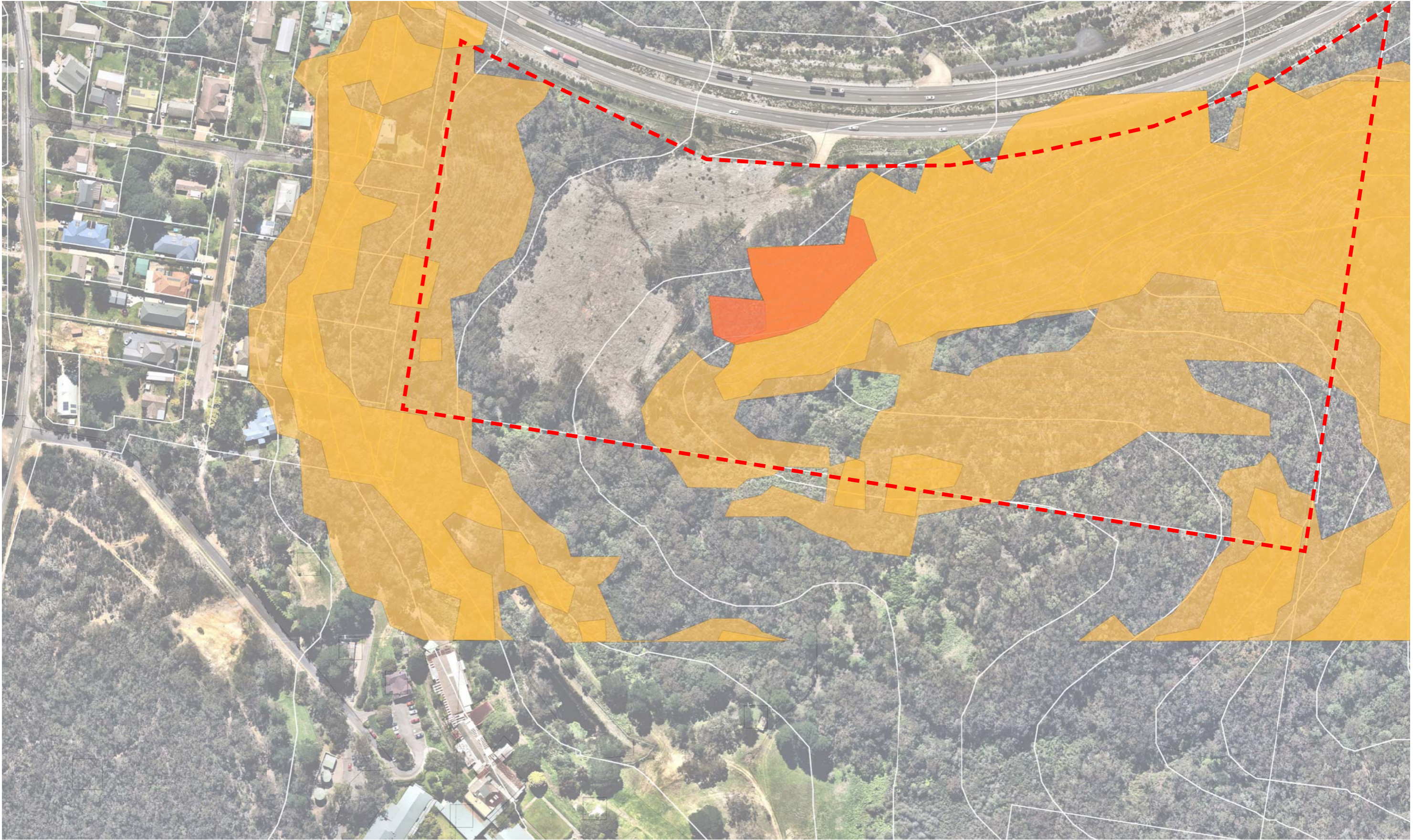











Blue Mountains Wildlife Park



Information sourced from the Blue Mountains City Council eMapping Spatial Analyst website. Found at: <http://emapping.bmcc.nsw.gov.au/connect/analyst/mobile/?mapcfg=Locality#/main?mapcfg=Locality>

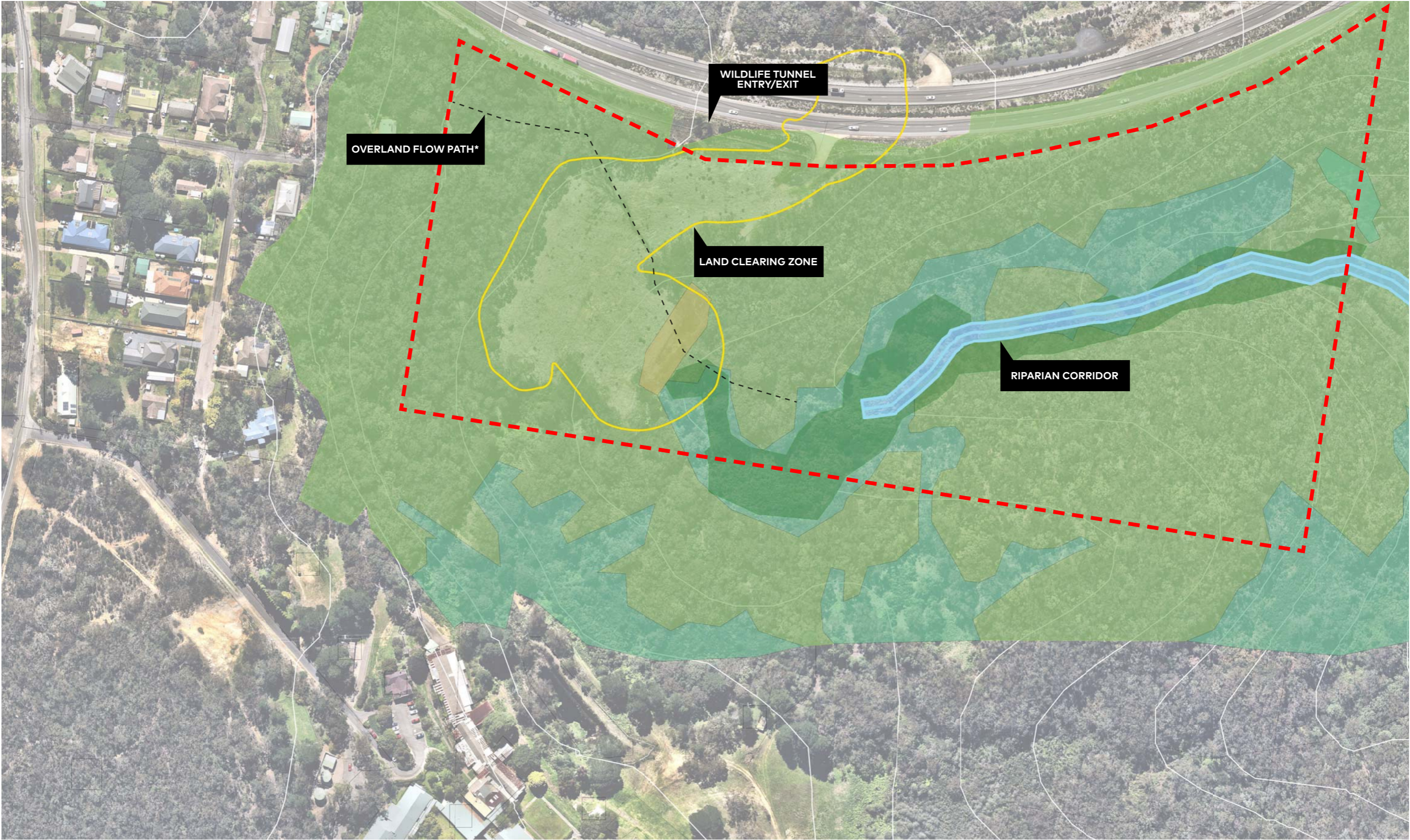
*Information such as Overland Flow Path, and Asset Protection Zone from previous architects cannot be verified for accuracy

-  SLOPE >33%
-  SLOPE 20% - 33%
-  SIGNIFICANT & PROTECTED

Sloping Constraints Plan | 1:2000



Blue Mountains Wildlife Park



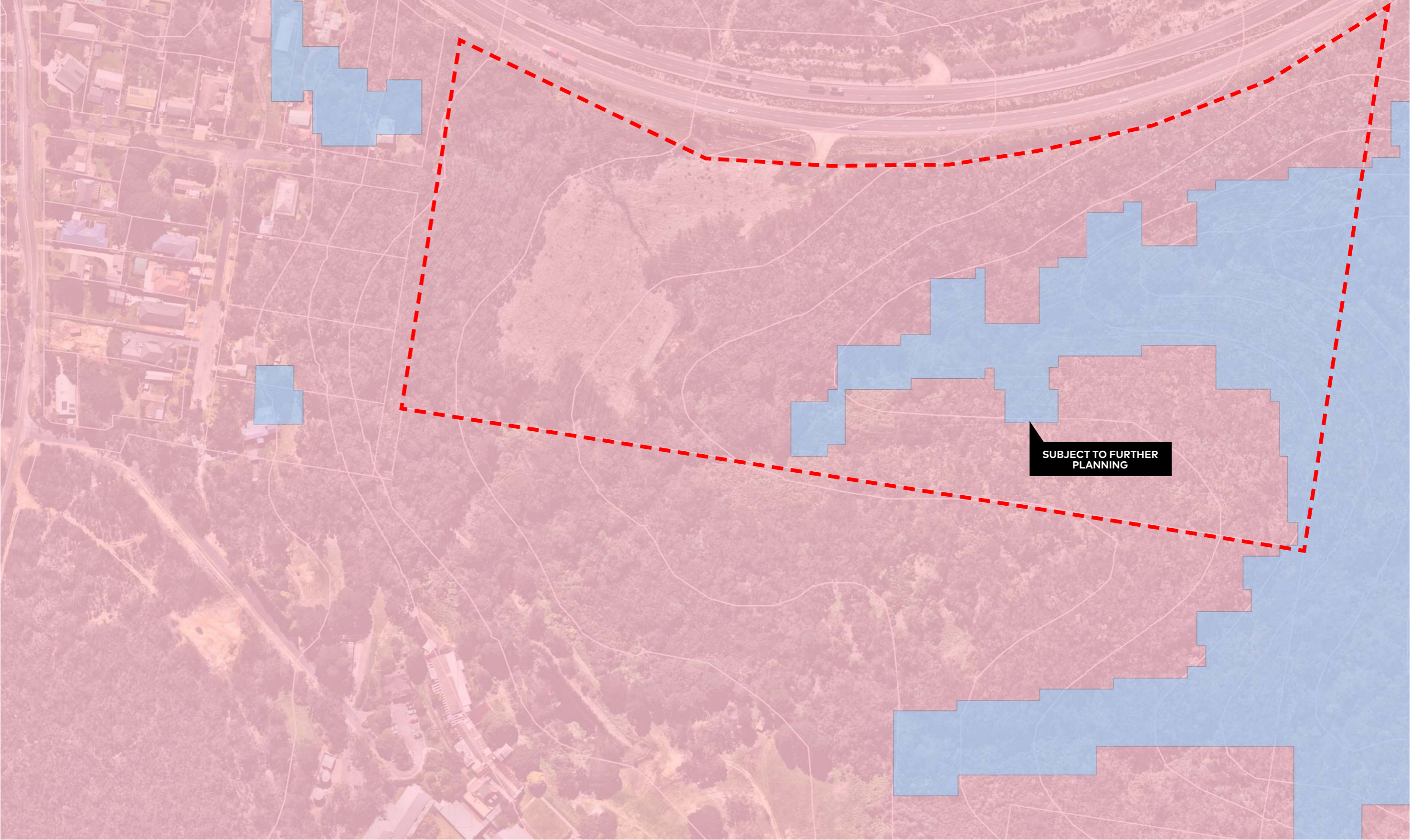
Information sourced from the Blue Mountains City Council eMapping Spatial Analyst website. Found at: <http://emapping.bmcc.nsw.gov.au/connect/analyst/mobile/?mapcfg=Locality#/main?mapcfg=Locality>
*Information such as Overland Flow Path, and Asset Protection Zone from previous architects cannot be verified for accuracy

- | | | | |
|---|-----------------------|---|---------------------------|
|  | LAND CLEARING ZONE |  | 11A - EUCALYPTUS FOREST |
|  | 10M RIPARIAN CORRIDOR |  | 5B - BLUE MOUNTAINS SWAMP |
|  | EEC ZONE* |  | 12 - MODIFIED BUSHLAND |

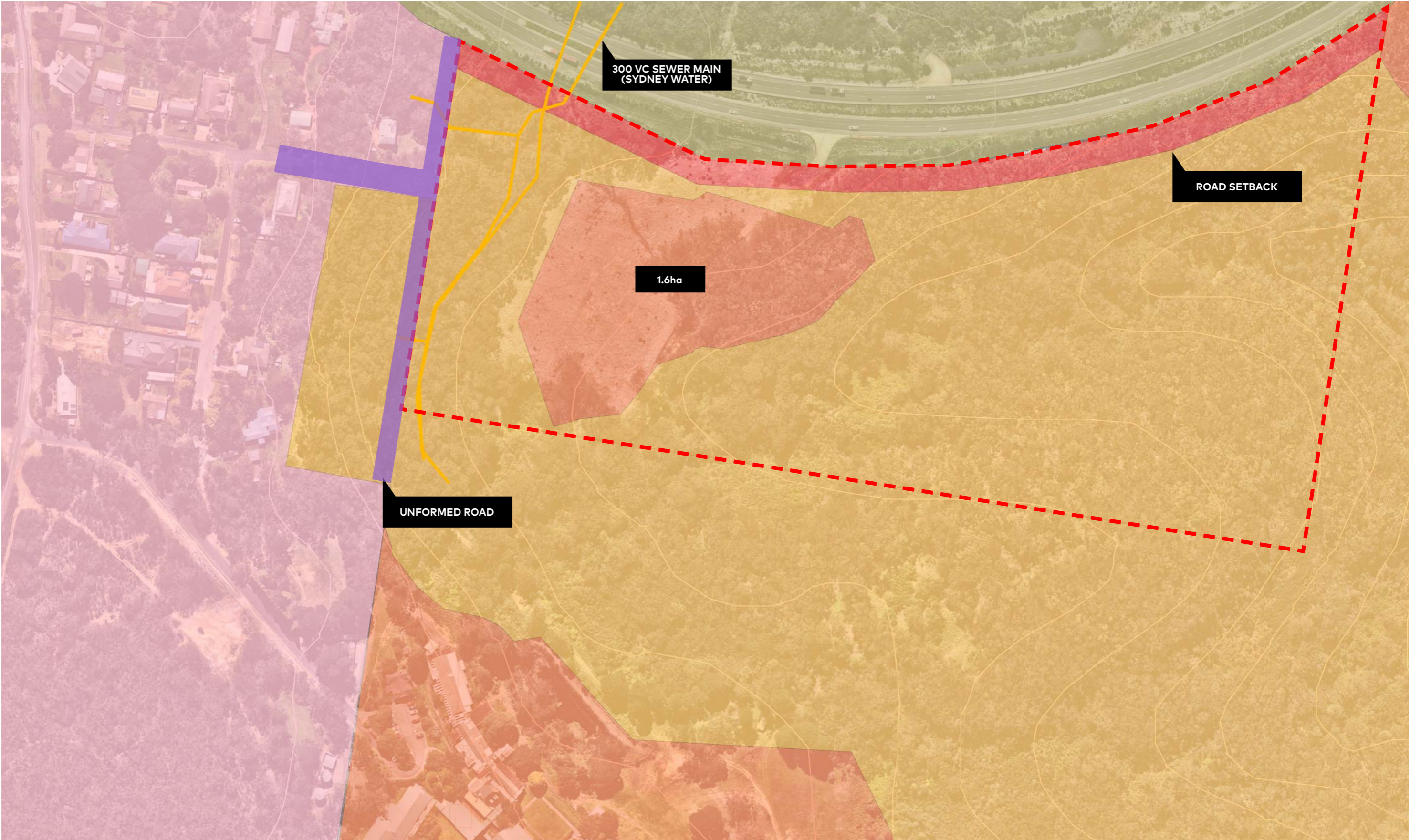
Ecological Site Plan | 1:2000









Blue Mountains Wildlife Park



Blue Mountains Wildlife Park



Information sourced from the Blue Mountains City Council eMapping Spatial Analyst website. Found at: <http://emapping.bmcc.nsw.gov.au/connect/analyst/mobile/?mapcfg=Locality#/main?mapcfg=Locality>
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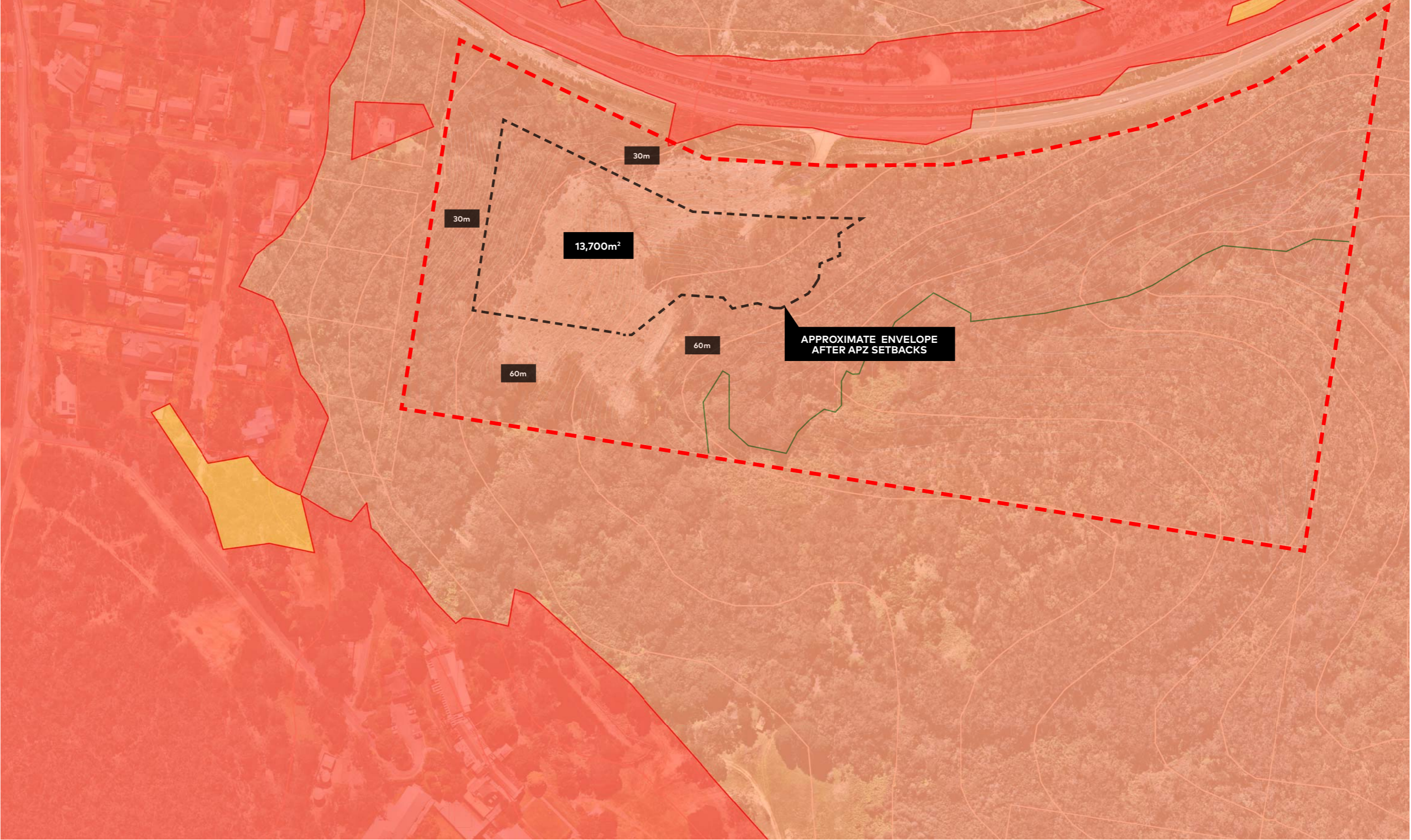
- | | | | |
|---|---------------------------|---|-------------------------------|
|  | 30M GREAT WESTERN HIGHWAY |  | E2 ENVIRONMENTAL CONSERVATION |
|  | UNFORMED ROAD |  | E3 ENVIRONMENTAL MANAGEMENT |
|  | ASSET PROTECTION RESULT |  | ENVIRONMENTAL LIVING |

Zoning Plan | 1:2000

0 10 20 40 80



Blue Mountains Wildlife Park



Blue Mountains Wildlife Park

Concept Masterplan

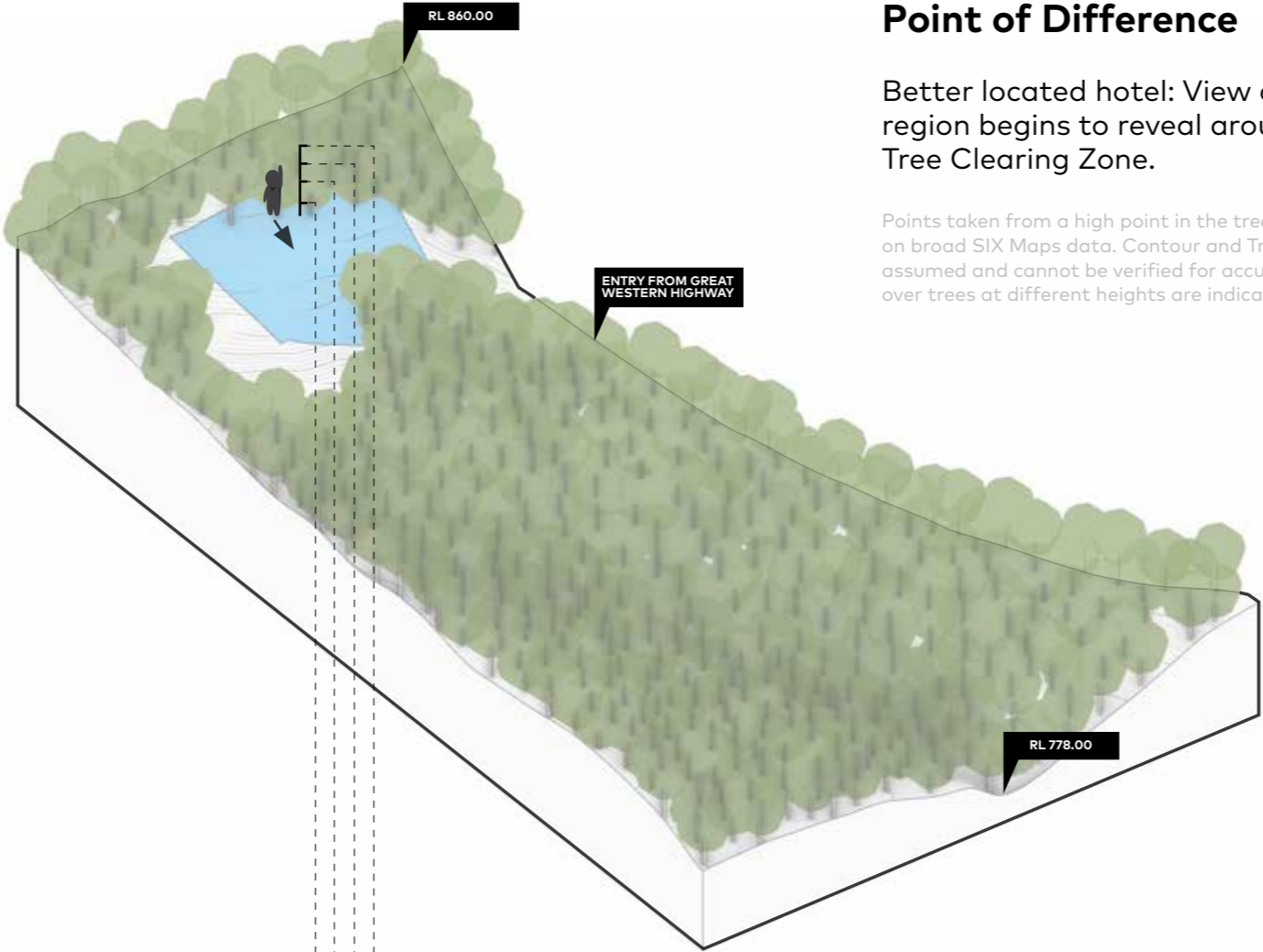
October 2020

C O X

Point of Difference

Better located hotel: View of Blue Mountain region begins to reveal around 850RL within Tree Clearing Zone.

Points taken from a high point in the tree clearing zone, based on broad SIX Maps data. Contour and Tree height data has been assumed and cannot be verified for accuracy. Views shown below over trees at different heights are indicative only.



Eye Level | RL 843.00



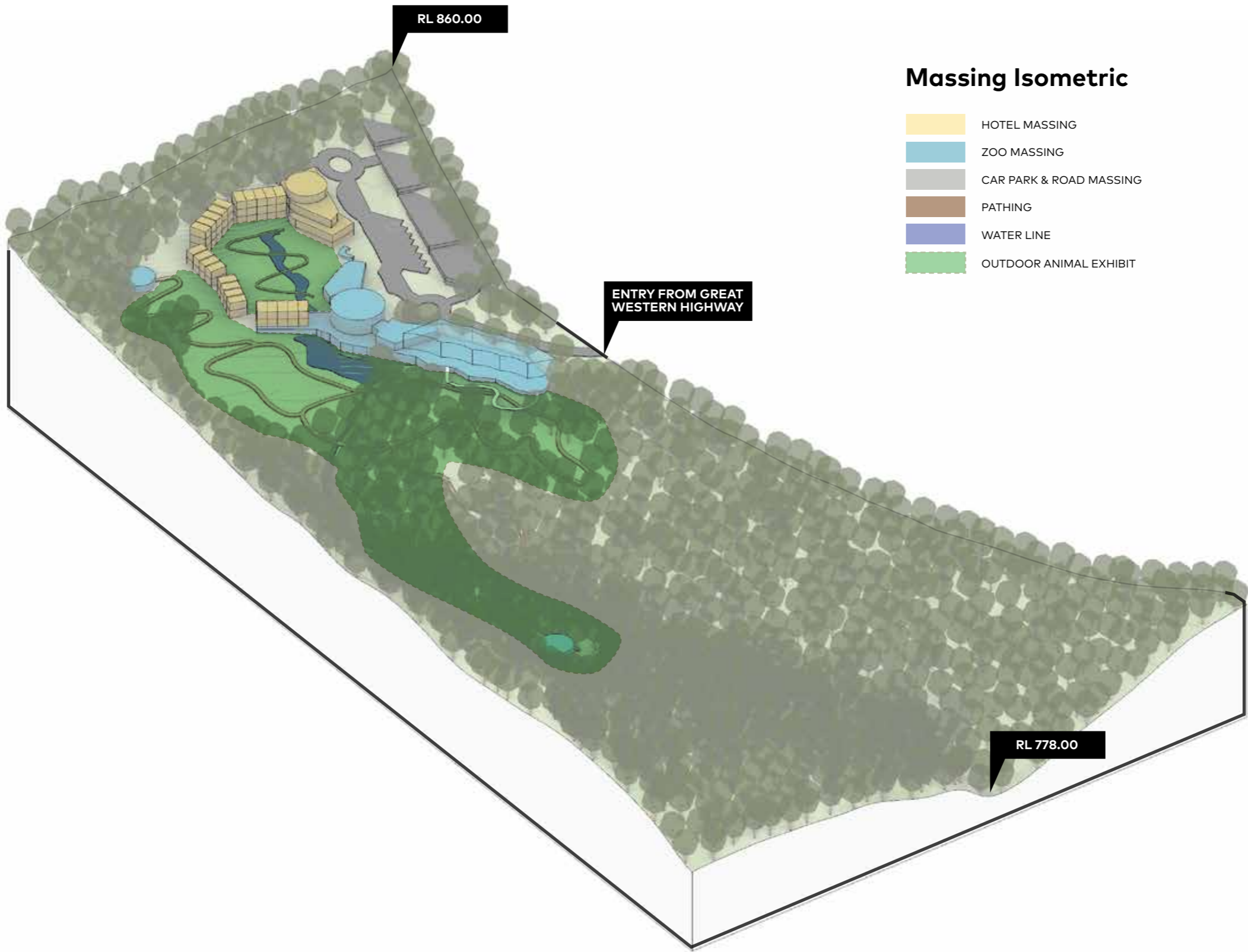
+4m Level | RL 845.50



+8m Level | RL 849.50



+12m Level | RL 853.50





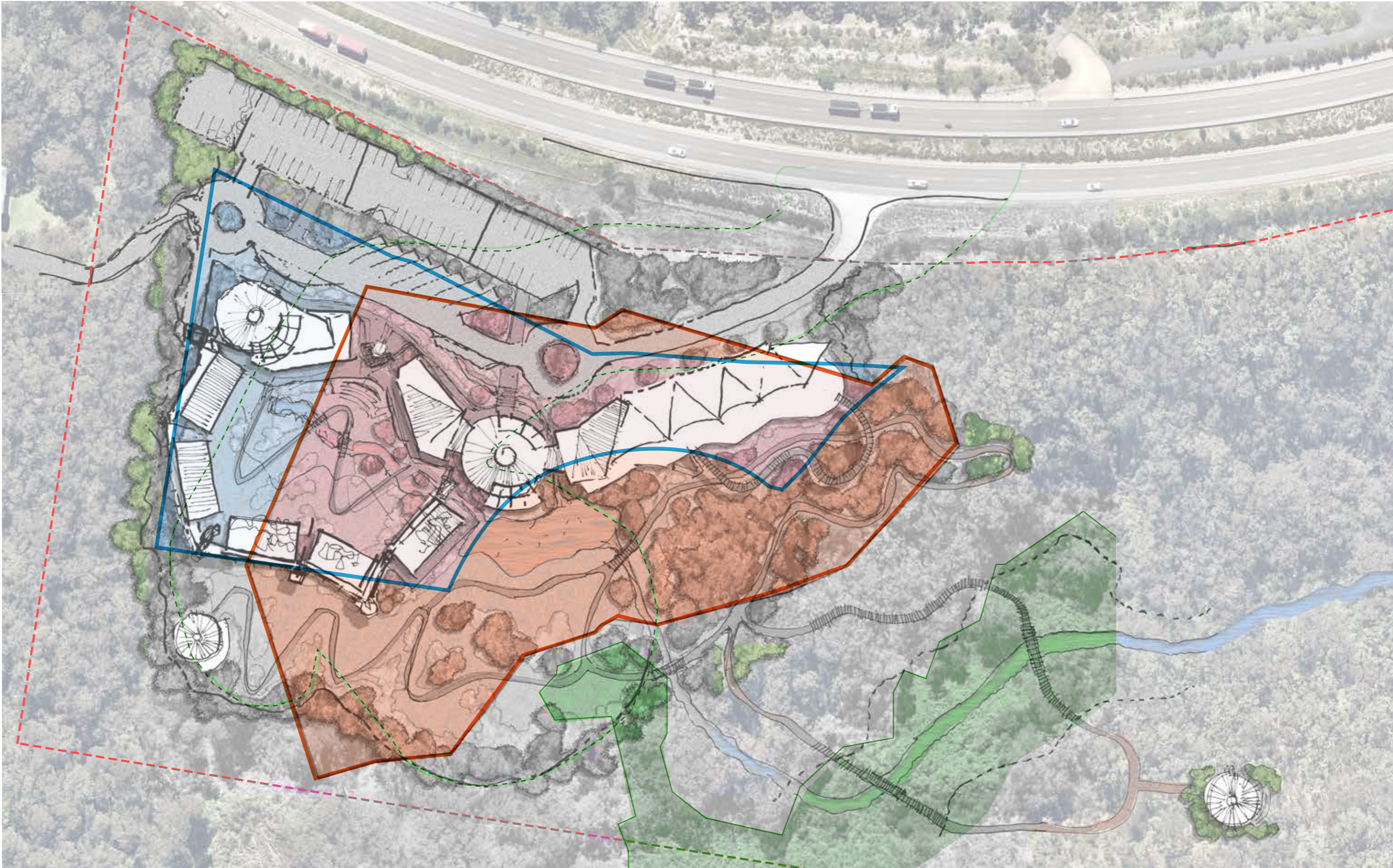
- | | | | |
|---|-------------------------|----|---------------------|
| 1 | BAR | 7 | VET CLINIC |
| 2 | HOTEL ENTRY & CONCIERGE | 6 | ENTRY / GIFT SHOP |
| 3 | DINING | 9 | THEATRE |
| 4 | ACCOMMODATION | 10 | AVIARY EXHIBIT |
| 5 | COACH PARKING | 11 | INDOOR ZOO EXHIBIT |
| 6 | CAR PARKING | 12 | EXHIBIT DESTINATION |

- | | | | |
|--|-------------------|--|-------------------------|
| | BUILT FORM | | TREES & TALL VEGETATION |
| | ROAD & CARPARKING | | BUSH & LOW VEGETATION |
| | SKYWALK | | PATHWAYS |

Sketch Site Plan | 1:1000

0 5 10 20 40







COX

Curated Exhibits

Zoological Display
Close Encounters
Petting Experience
Selfie Zones
Free Flight
Animal Feeding

Interactive Exhibits

Vet Clinic
Volunteers / Rehab
Research
Koala Rehab
Training + Education

Educational Exhibits

Theatrette
Art + Displays
Select Animals
Aboriginal Engagement
Indigenous Arts, Crafts, &
Education Centre

Premium Exhibits

Koala View Rooms
Free Range Animals
Kangaroo Lawn
Animal Feeding

Free-Range Exhibits

Rehabilitation + Respite Animals
Koala Sanctuary
Discovery Walks
Possum Boxes
Bird Boxes
Night Encounters & Spotighting
Wallaby Lawns
Back of House Experiences

Sketch Experiences Plan | 1:1000

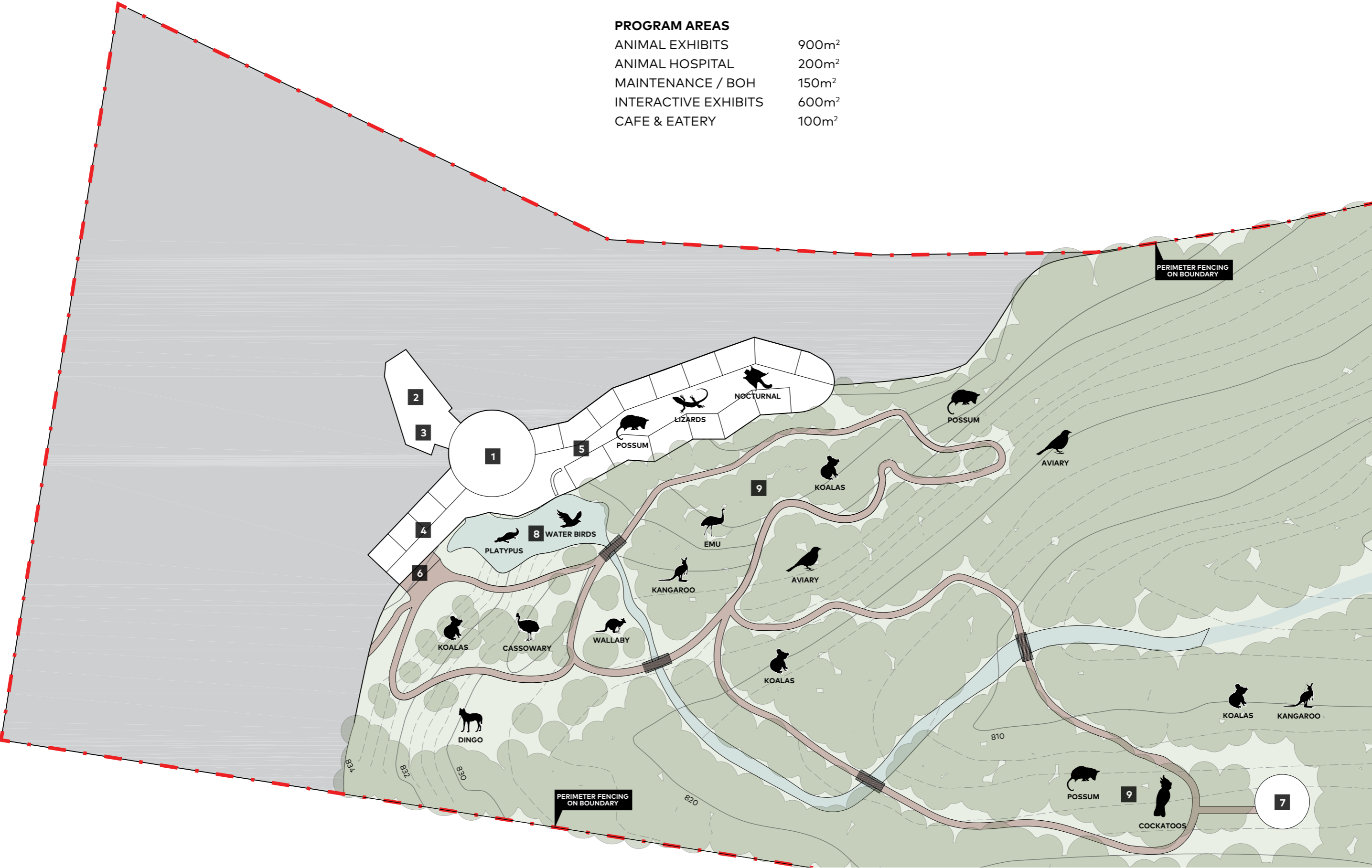
0 5 10 20 40



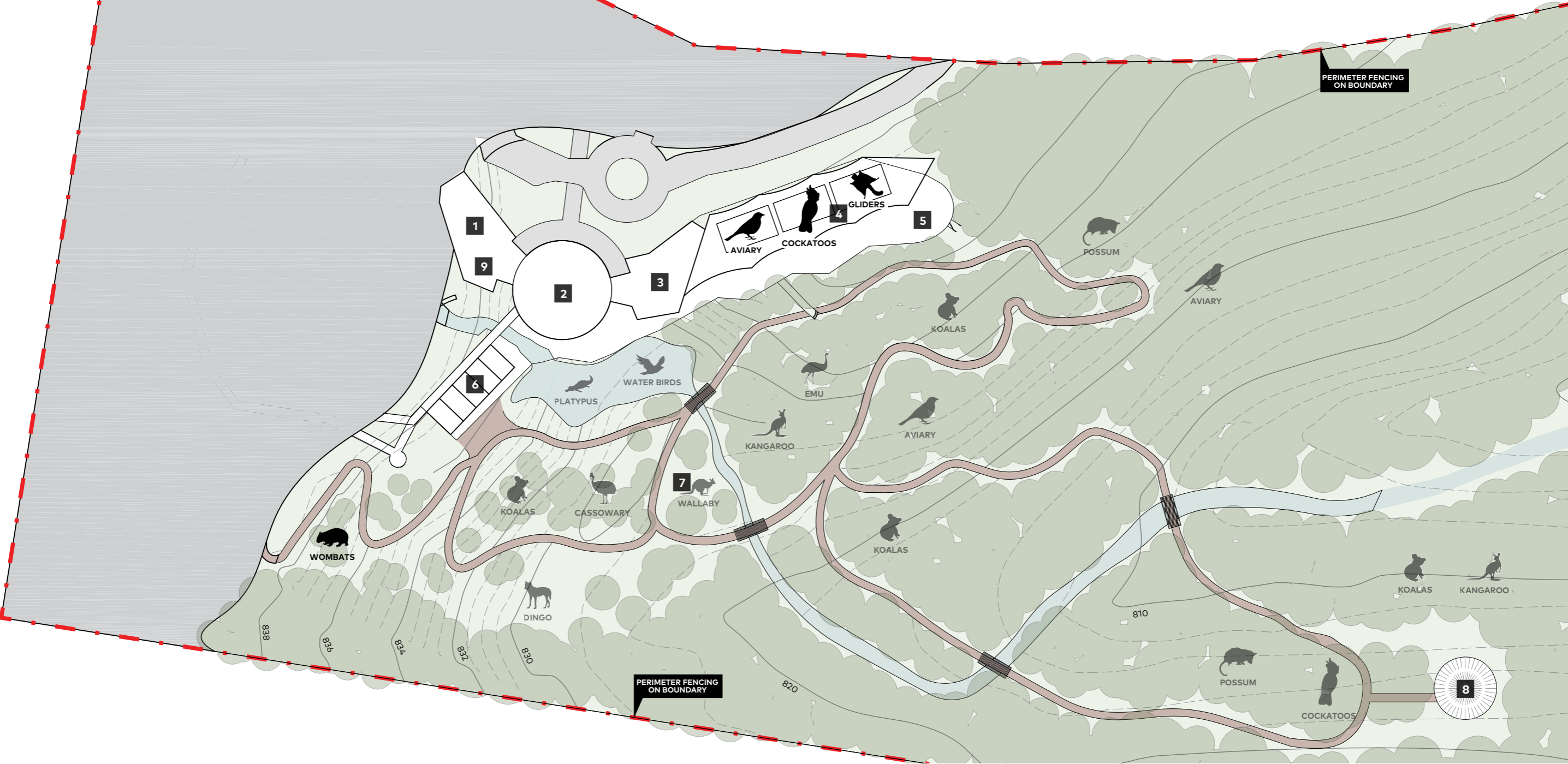




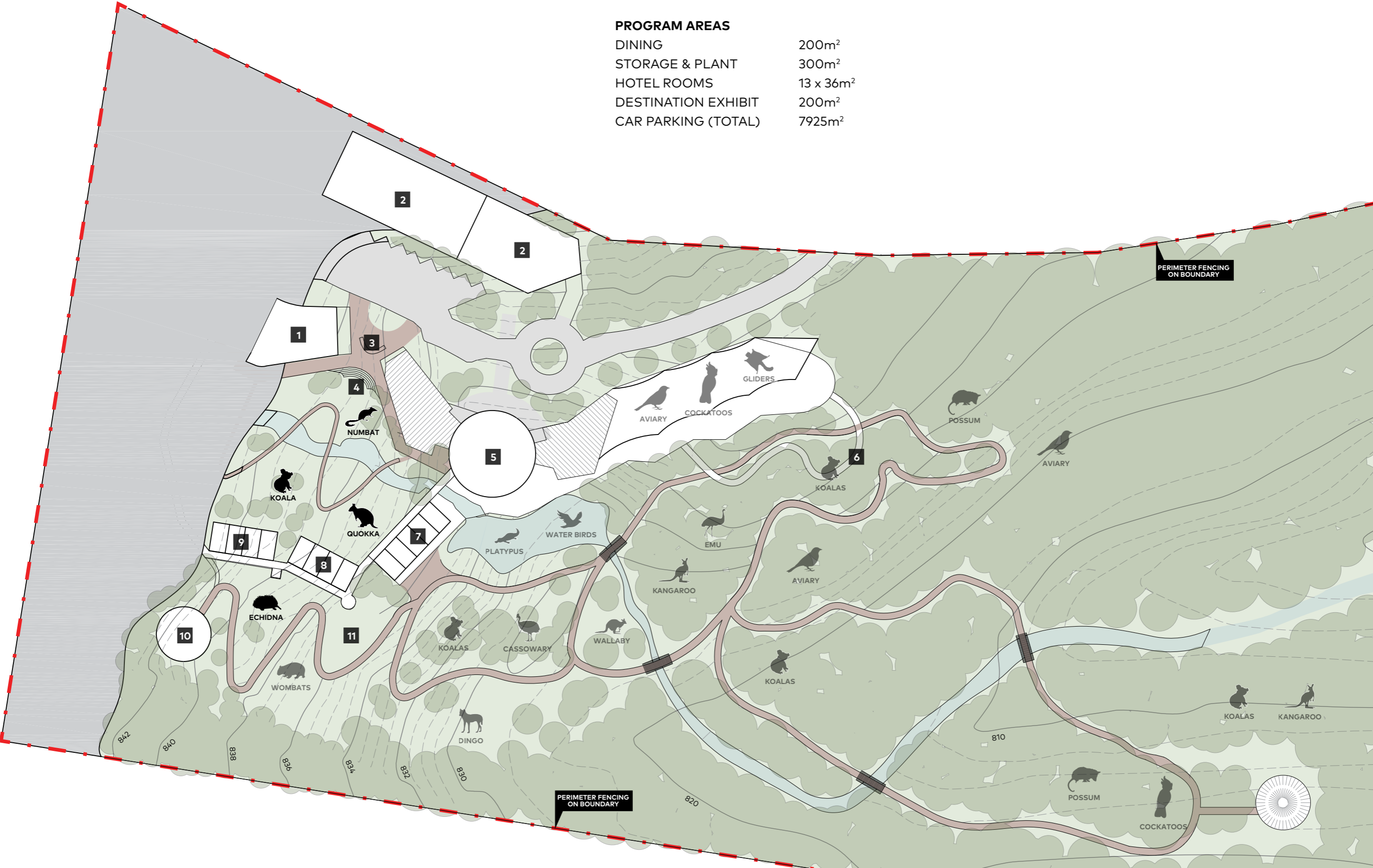
| PROGRAM AREAS | |
|----------------------|-------------------|
| ANIMAL EXHIBITS | 900m ² |
| ANIMAL HOSPITAL | 200m ² |
| MAINTENANCE / BOH | 150m ² |
| INTERACTIVE EXHIBITS | 600m ² |
| CAFE & EATERY | 100m ² |



| PROGRAM AREAS | | |
|---------------------|-----------------------|--|
| OUTDOOR EXHIBITS | 3 x 100m ² | |
| THEATRE | 350m ² | |
| ENTRY / GIFT SHOP | 300m ² | |
| TICKETING / AMENITY | 150m ² | |
| DESTINATION EXHIBIT | 200m ² | |
| HOTEL ROOMS | 5 x 36m ² | |

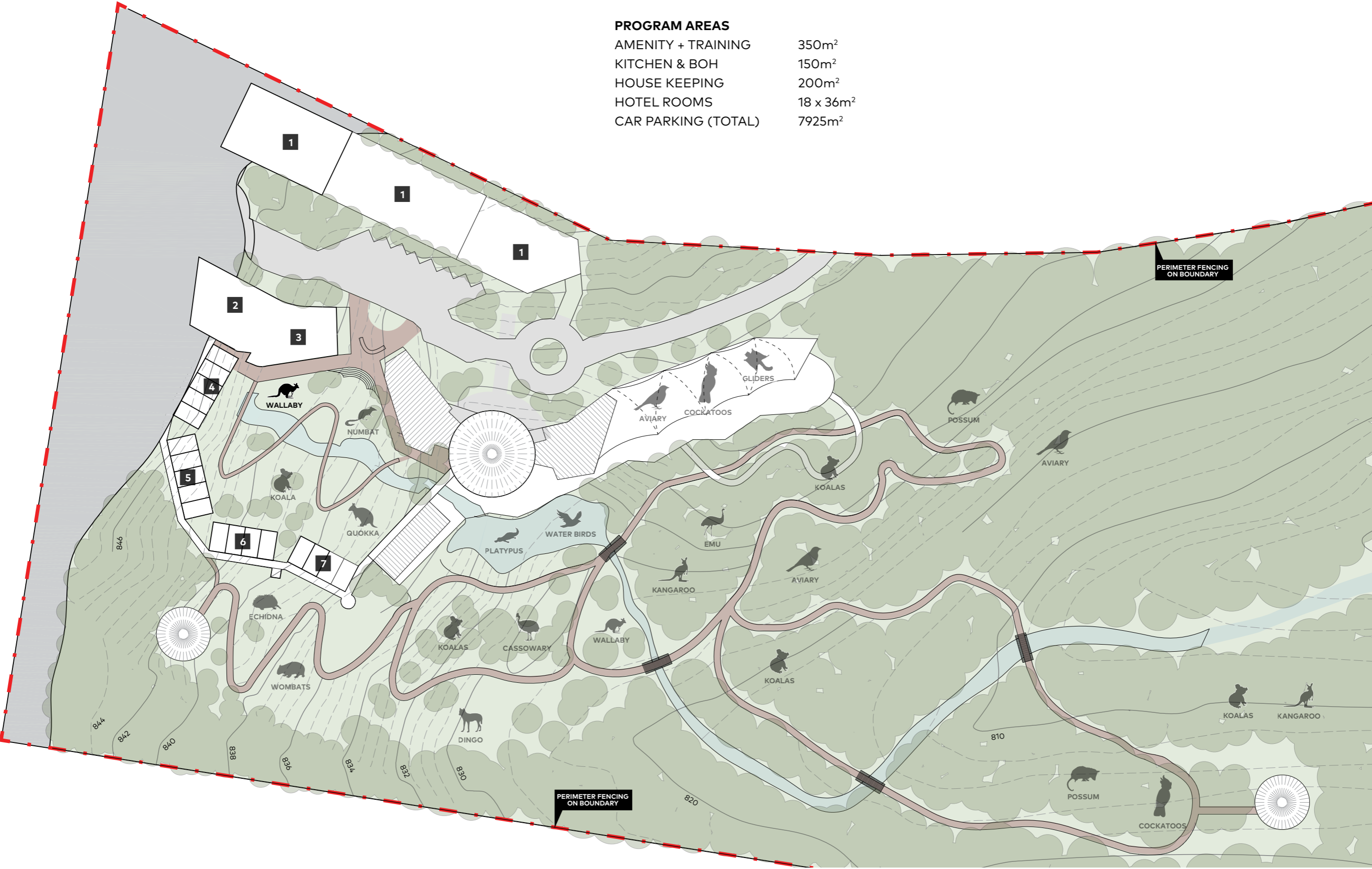


| PROGRAM AREAS | |
|---------------------|-----------------------|
| DINING | 200m ² |
| STORAGE & PLANT | 300m ² |
| HOTEL ROOMS | 13 x 36m ² |
| DESTINATION EXHIBIT | 200m ² |
| CAR PARKING (TOTAL) | 7925m ² |



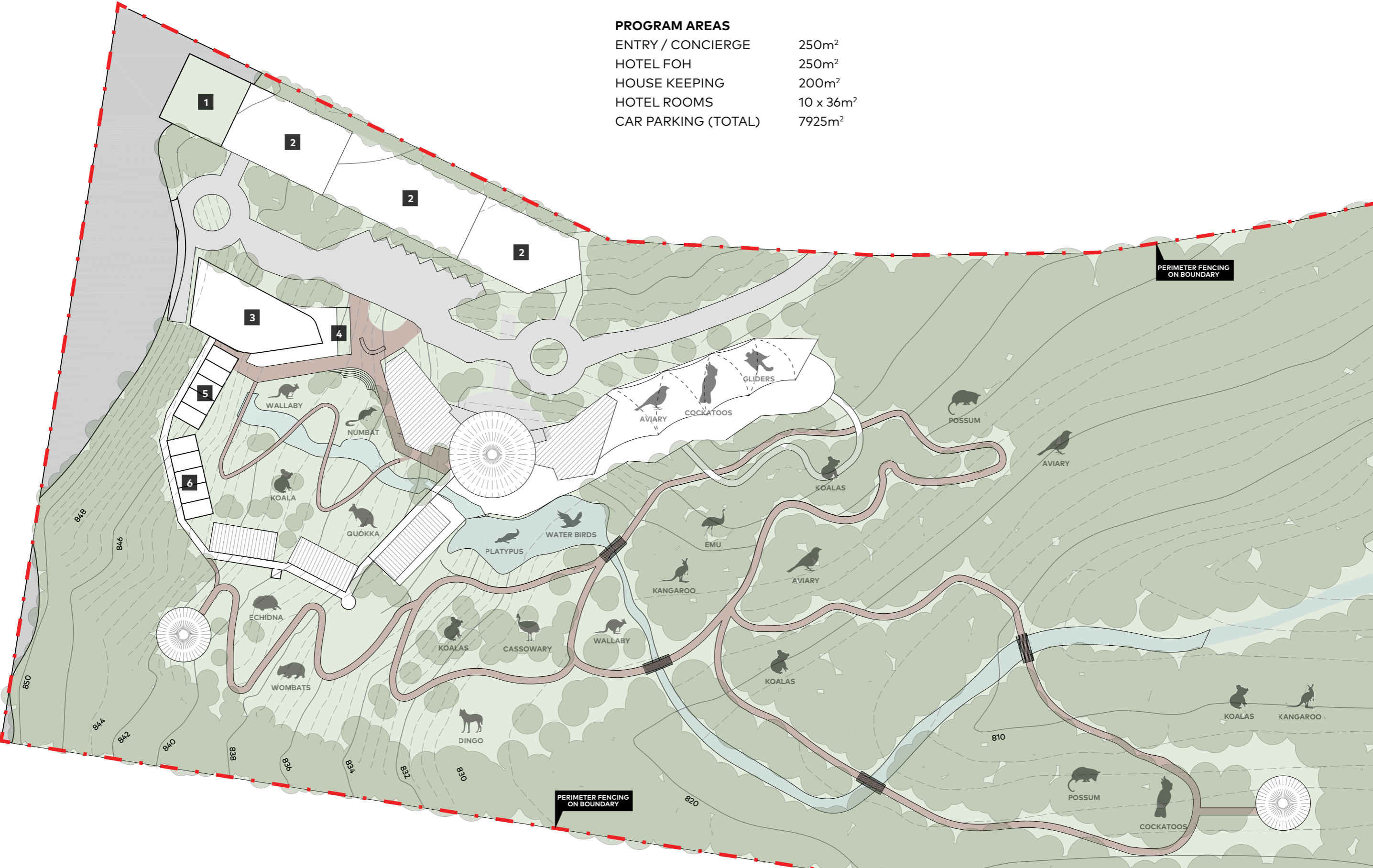
PROGRAM AREAS

| | |
|---------------------|-----------------------|
| AMENITY + TRAINING | 350m ² |
| KITCHEN & BOH | 150m ² |
| HOUSE KEEPING | 200m ² |
| HOTEL ROOMS | 18 x 36m ² |
| CAR PARKING (TOTAL) | 7925m ² |



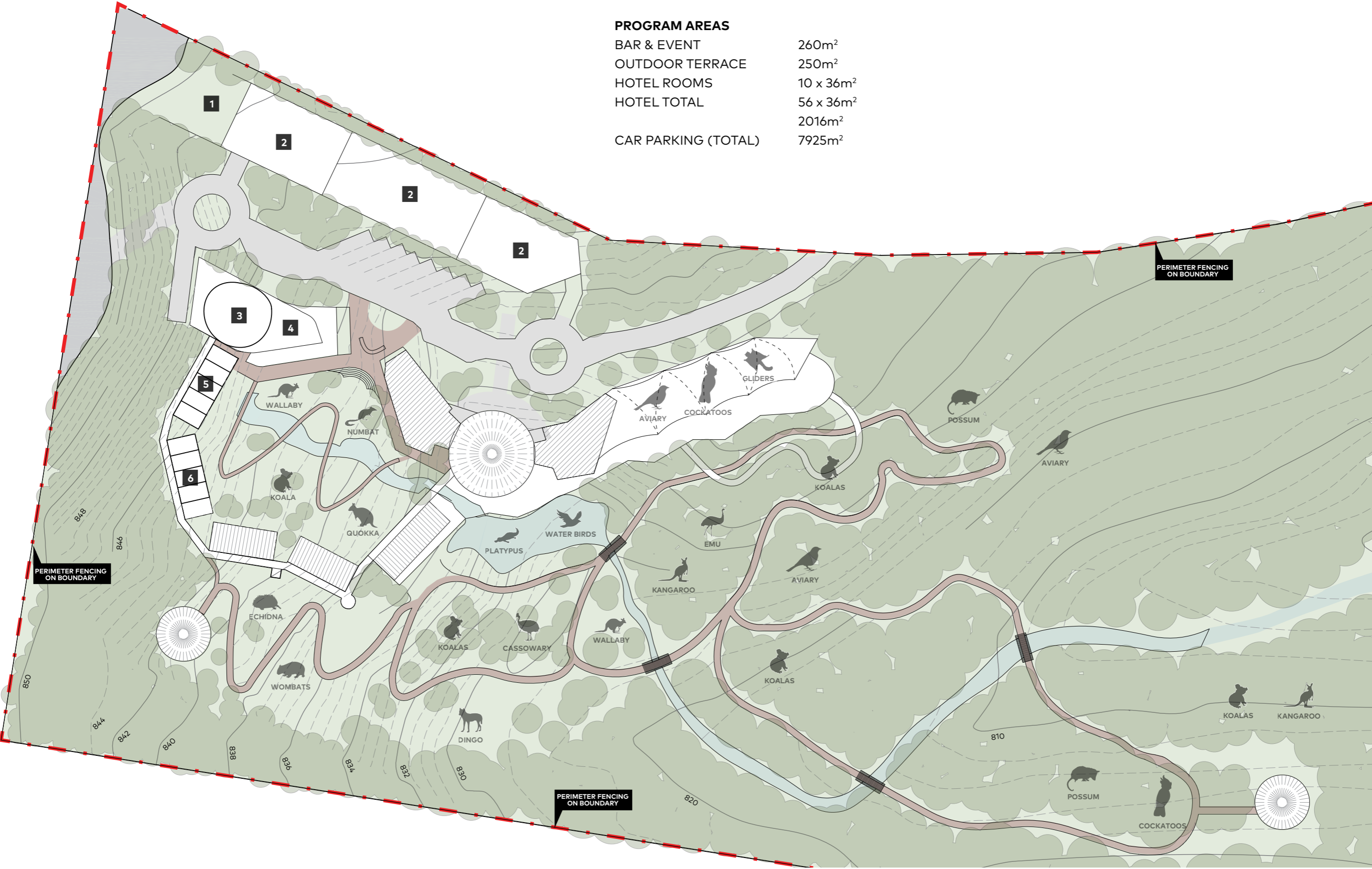
PROGRAM AREAS

| | |
|---------------------|-----------------------|
| ENTRY / CONCIERGE | 250m ² |
| HOTEL FOH | 250m ² |
| HOUSE KEEPING | 200m ² |
| HOTEL ROOMS | 10 x 36m ² |
| CAR PARKING (TOTAL) | 7925m ² |

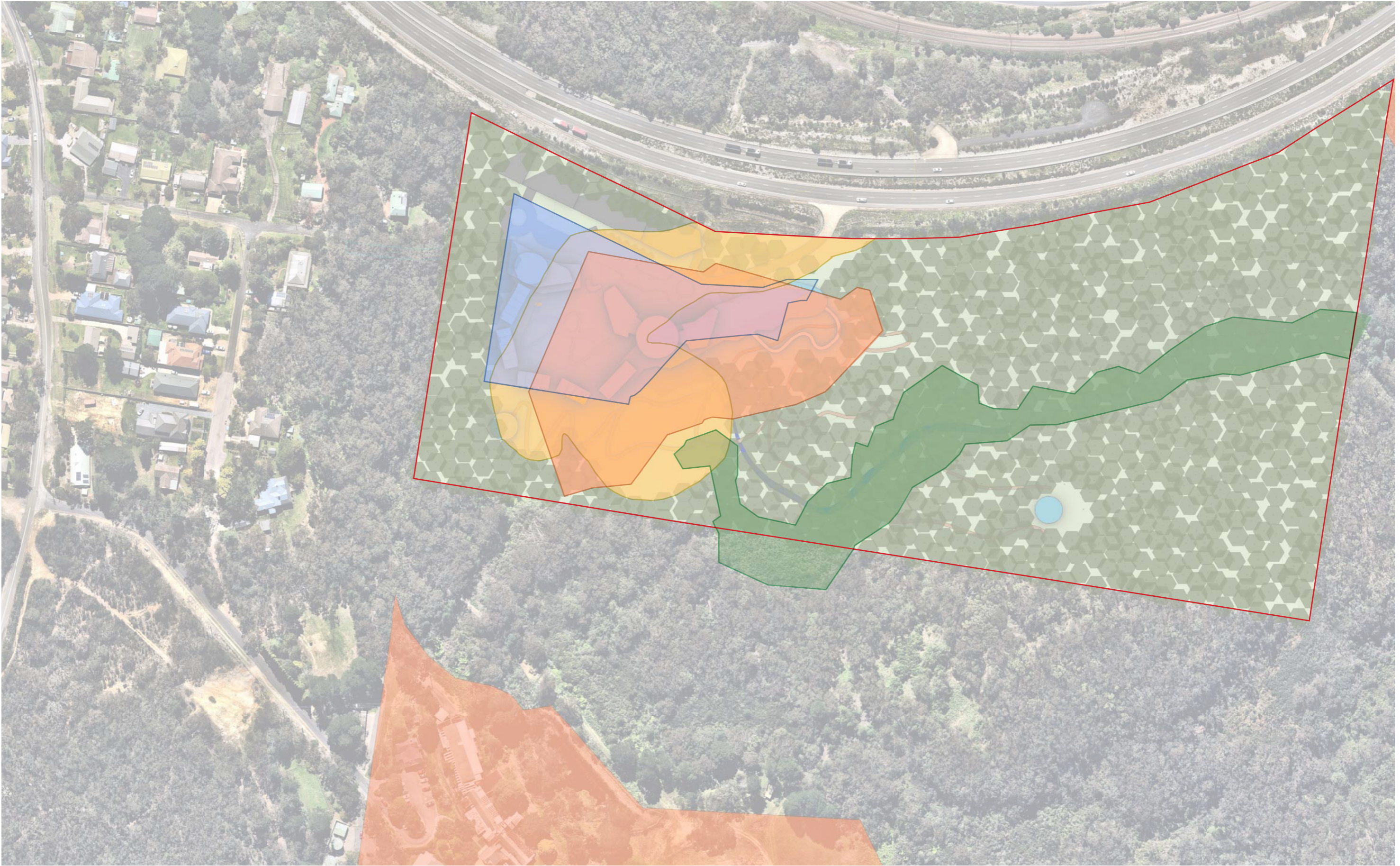


PROGRAM AREAS

| | |
|---------------------|-----------------------|
| BAR & EVENT | 260m ² |
| OUTDOOR TERRACE | 250m ² |
| HOTEL ROOMS | 10 x 36m ² |
| HOTEL TOTAL | 56 x 36m ² |
| | 2016m ² |
| CAR PARKING (TOTAL) | 7925m ² |



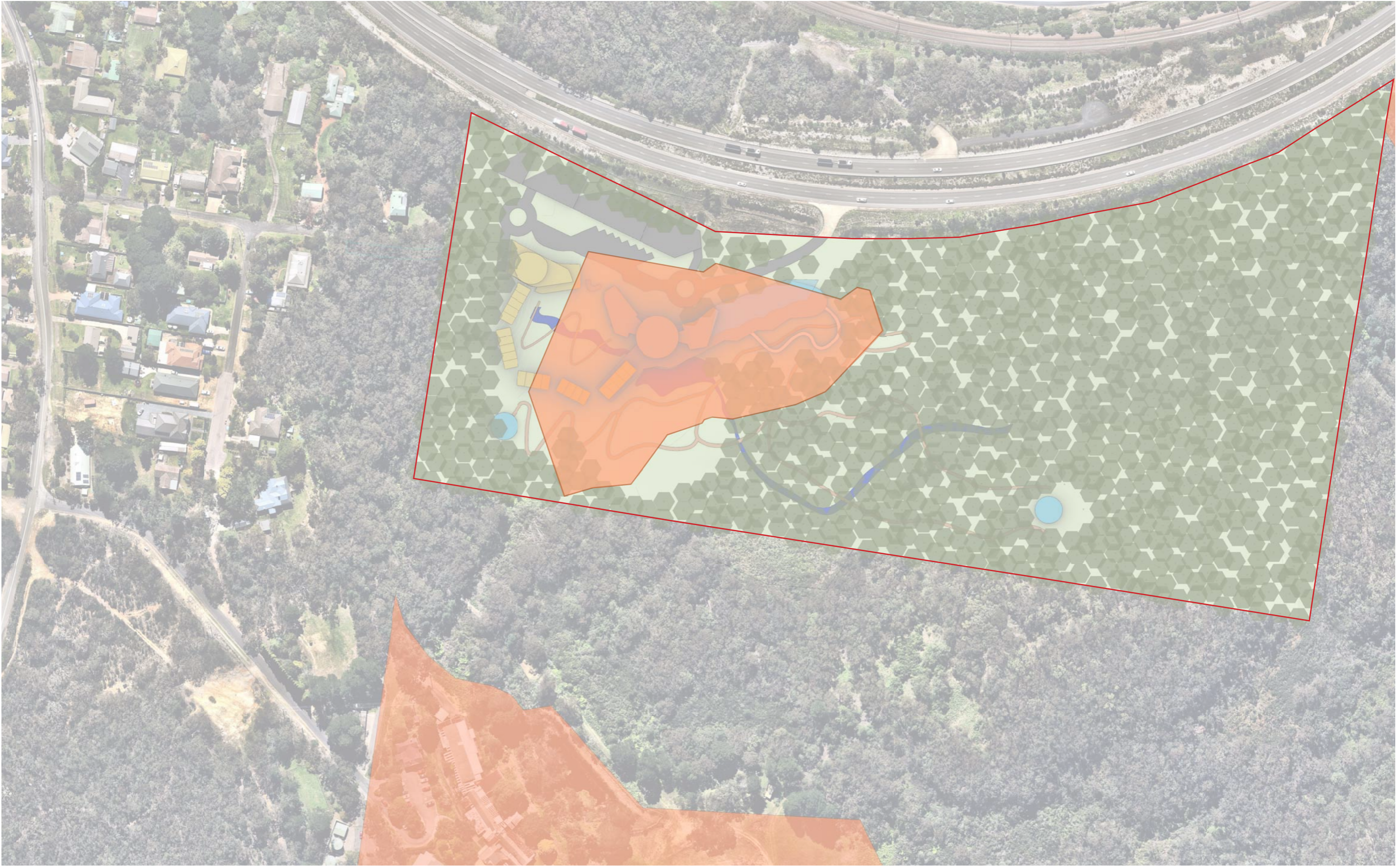
Blue Mountains Wildlife Park



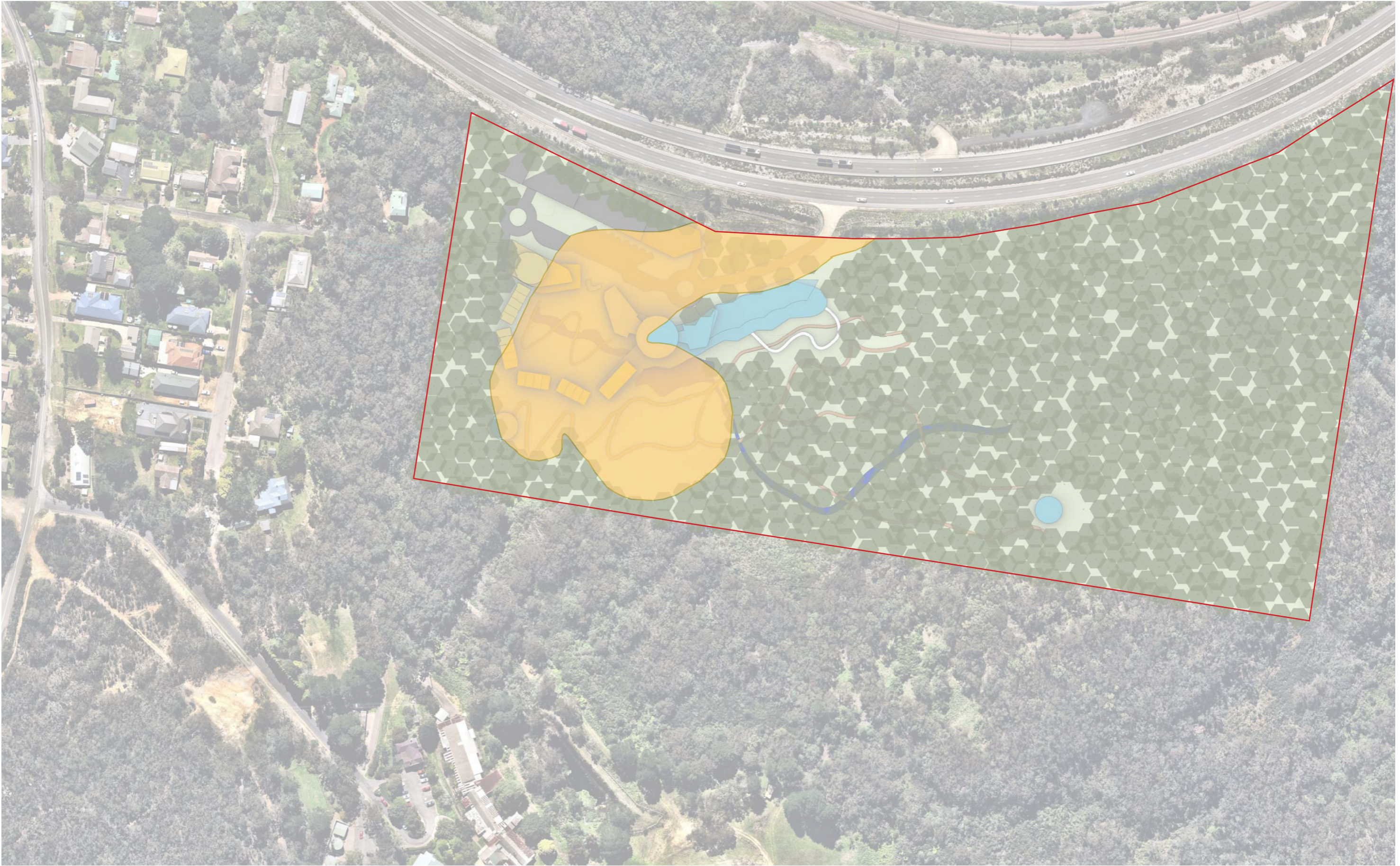
Blue Mountains Wildlife Park



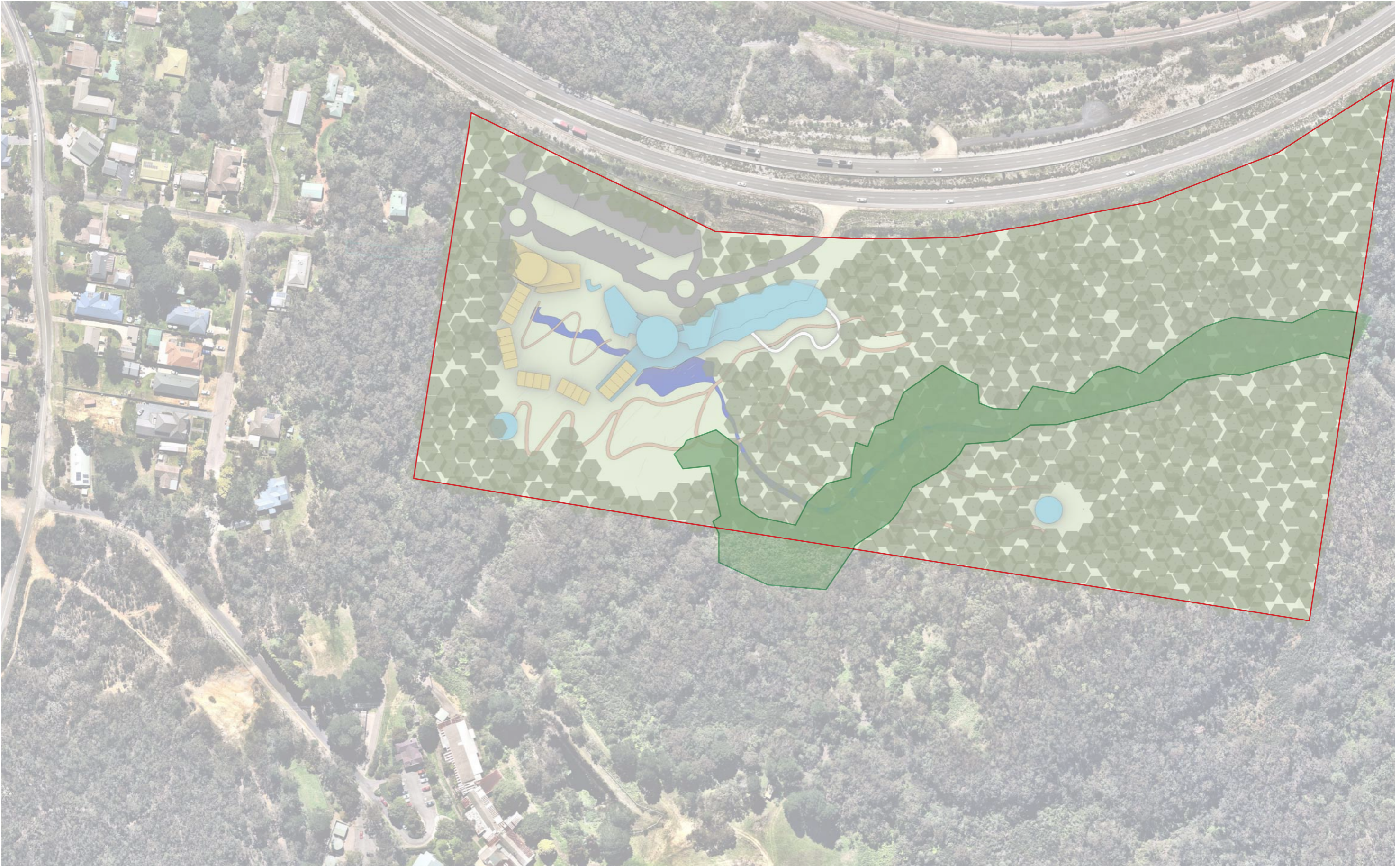
Blue Mountains Wildlife Park



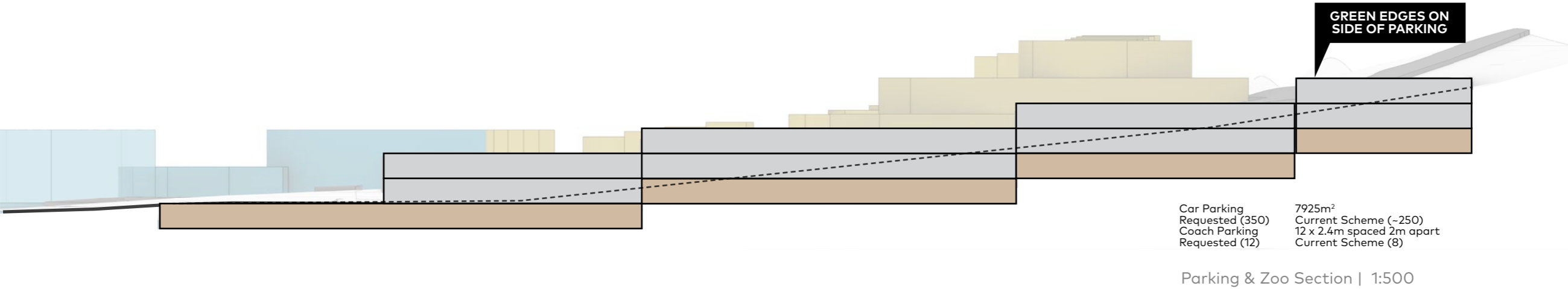
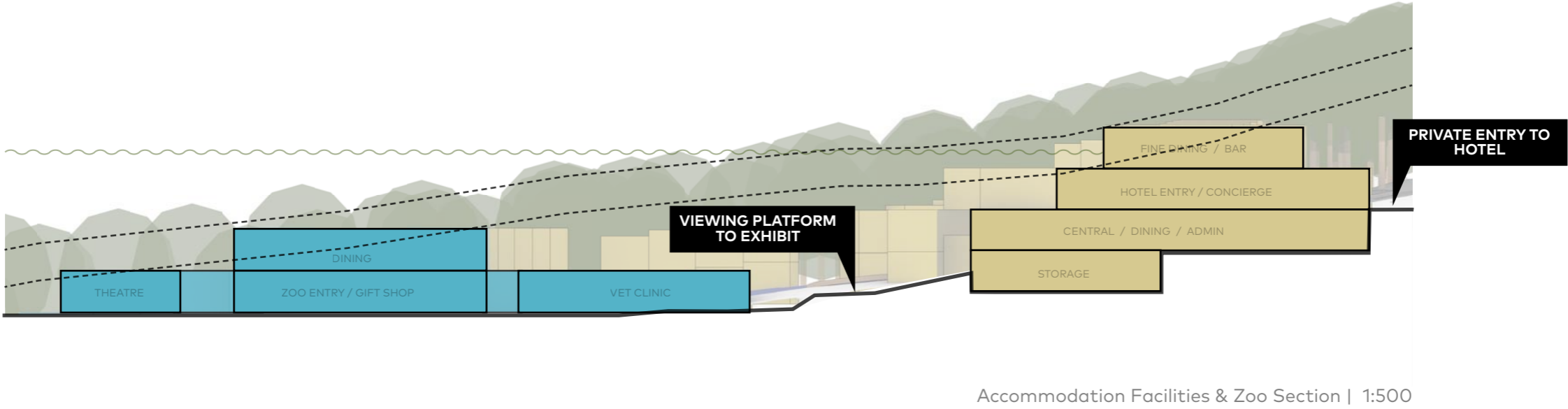
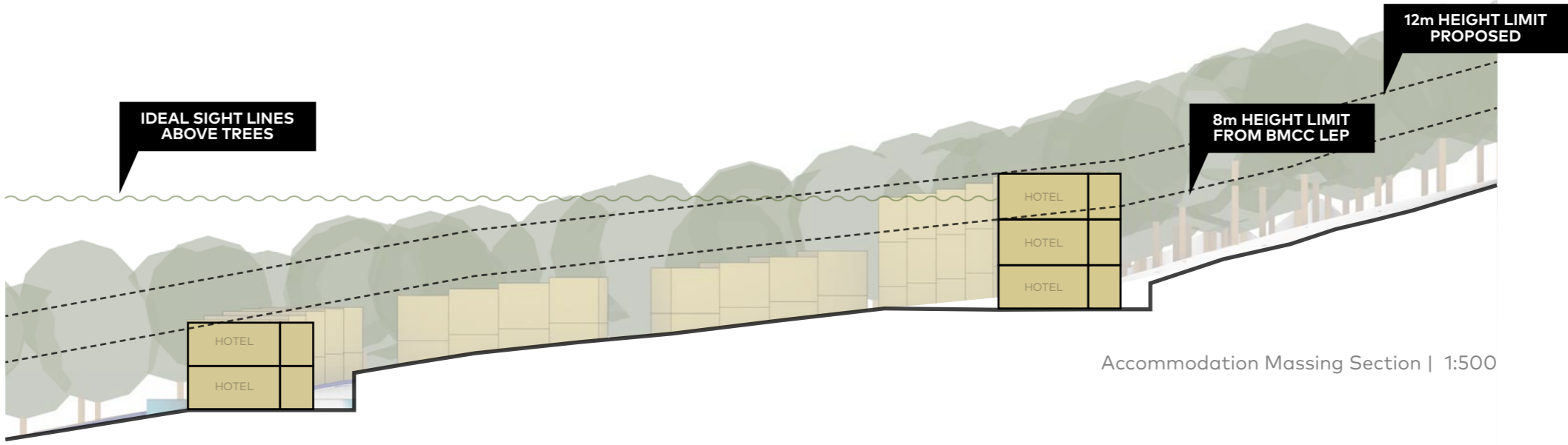
Blue Mountains Wildlife Park

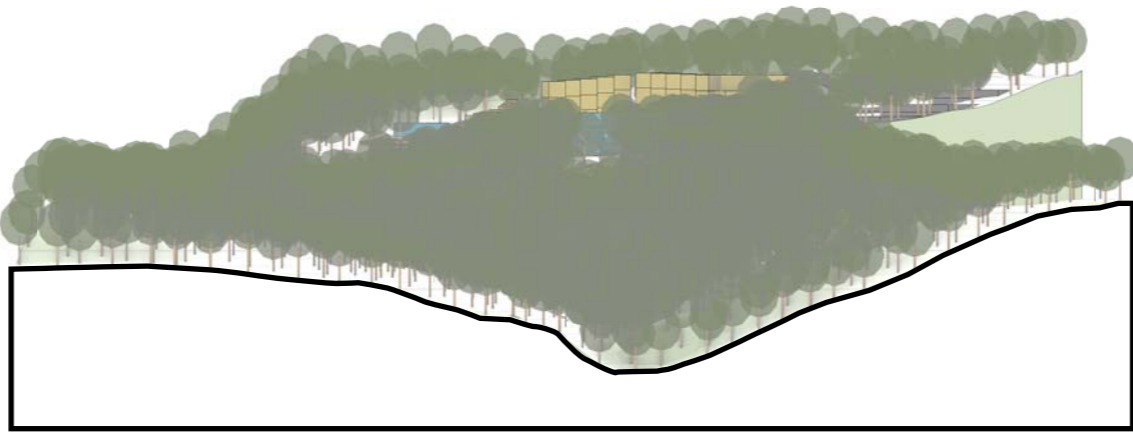


Blue Mountains Wildlife Park



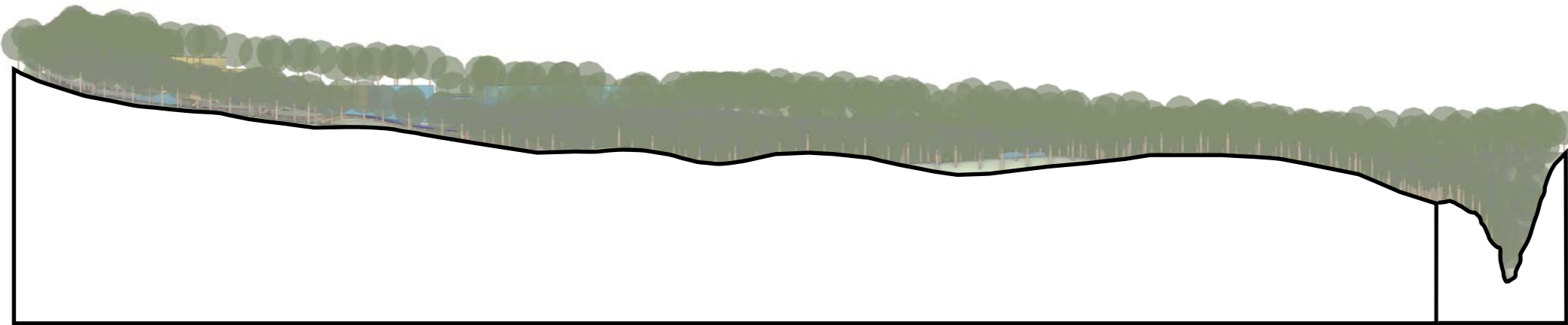
| Program | Area | |
|---|---|---------------------------|
| Exhibit Entry Amenities / Gift Shop Entrance / Ticketing / Concessions | 300m ² 150m ² | 450m² |
| Animal Exhibits Animal Hospital / Rehab Feed and BOH Indoor Animal Exhibits Maintenance / Caretaker Outdoor Exhibits Theatre | 400m ² 150m ² 900m ² 150m ² 10ha 350m ² | 2200m² |
| F & B All Day Dining Cafe & Eatery Terrace | 450m ² 80m ² 270m ² | 800m² |
| Central Facilities Entry / Concierge FOH / Tours / Meeting Bar Outdoor Terrace | 250m ² 250m ² 260m ² 250m ² | 1010m² |
| Administration | | 250m² |
| BOH / Services BOH / Stores / Utility Housekeeping Kitchen & Handling Plant / Services Staff Amenities / Training | 350m ² 200m ² 150m ² 300m ² 350m ² | 1350m² |
| Accommodation Premium View Suites (20 x 36m ²) Animal View Suites (36 x 36m ²) | 720m ² 1296m ² | 2016m² |
| Car Parking (Approx. 250) Coach Parking (Approx. 8) | | 7925m² |
| | Total | 16001m² |





- HOTEL MASSING
- COMMERCIAL MASSING
- CAR PARK MASSING

East Elevation | 1:2000



South Elevation | 1:2000



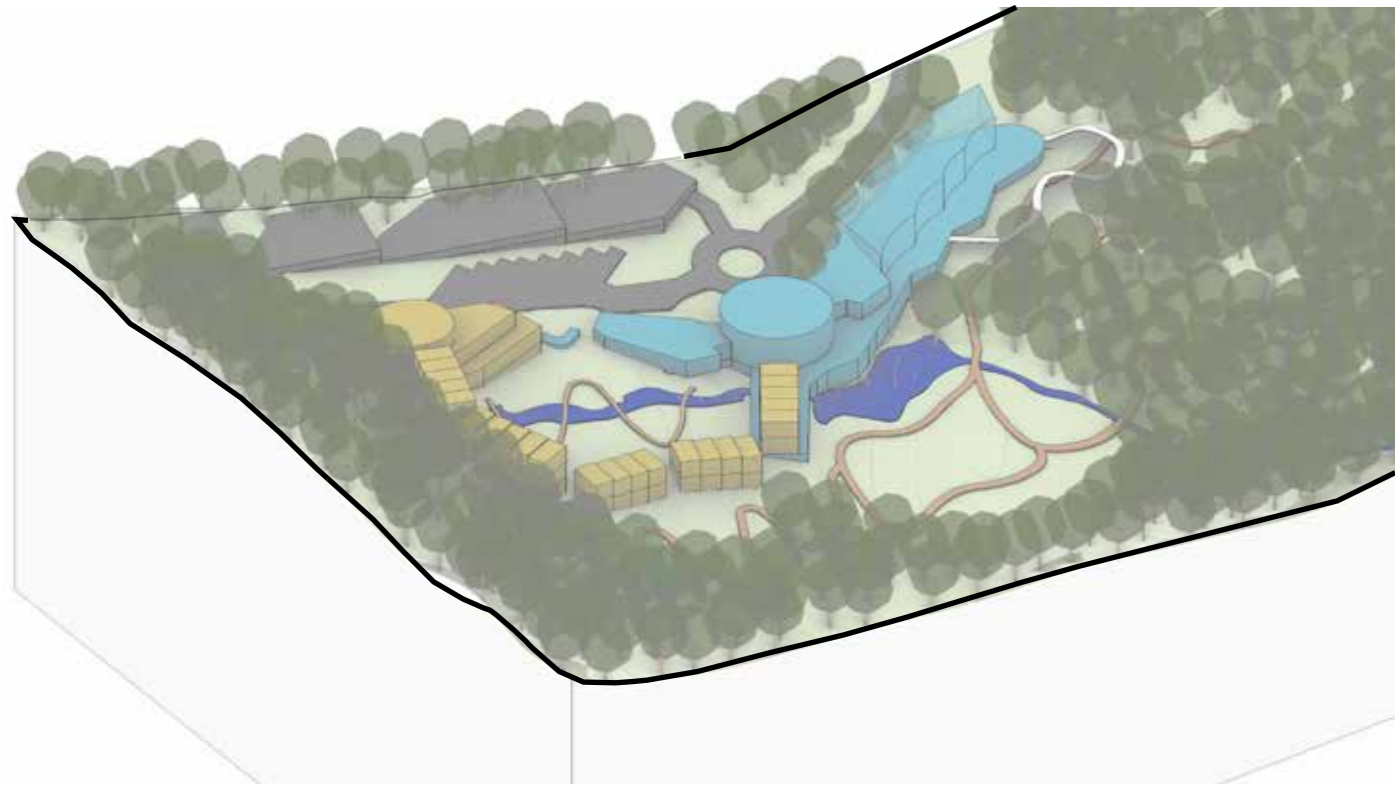
North Elevation (Great Western Highway) | 1:2000



SE Isometric | NTS



NE Isometric | NTS



SW Isometric | NTS



NW Isometric | NTS

Blue Mountains Wildlife Park

Preliminary Character & Precedents

October 2020

C O X

Precedent: Kandalama Hotel - Geoffrey Bawa

Neutral Concrete, Vegetation & Transparency



Vegetation & Durability: Hidden Landscape

To soften the impact of construction on the natural landscape mass vegetation can be used as the architectural statement, a regenerative expression of the flora and fauna of the site and surrounding areas. These soft edges may also mask the harder, more durable construction materials required to resist a site at heightened bushfire risk.

This motif could be followed by using higher reflective glass to celebrate the surrounding landscape and enhance privacy, as well as multiple thinner structural elements to blend in and biomimic the surrounding eucalyptus tree forestry.

Where key elements are visible, incorporating aboriginal artwork into the design could add more richness, story-telling, history and culture to respect and work together with the traditional owners of country.

1. Modern Aboriginal Artwork
2. Vegetation Artwork
3. Traditional Aboriginal Artwork



1.

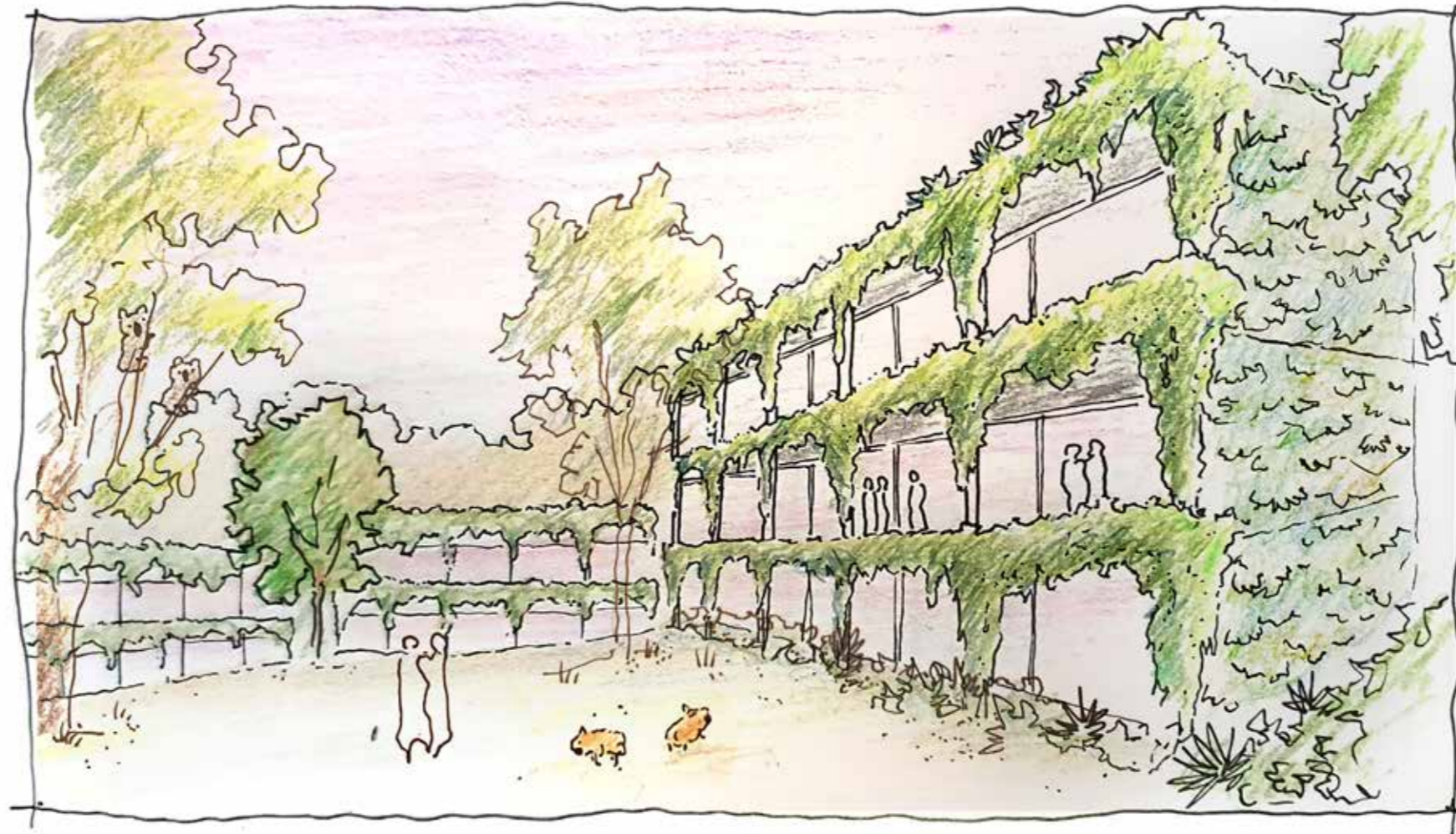


2.



3.





C O X