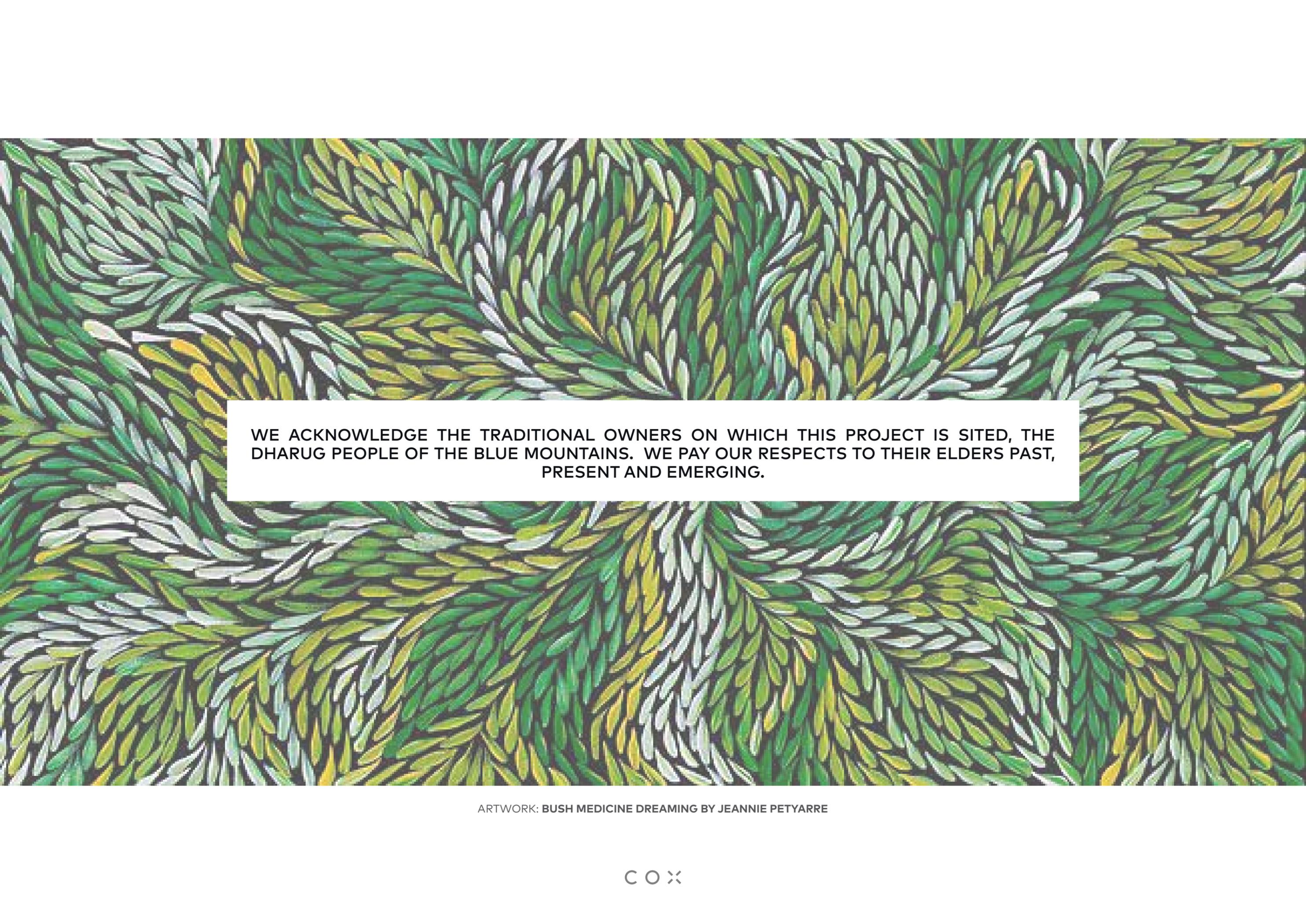


# Blue Mountains Wildlife Park

## 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

## Blue Mountains Wildlife Park

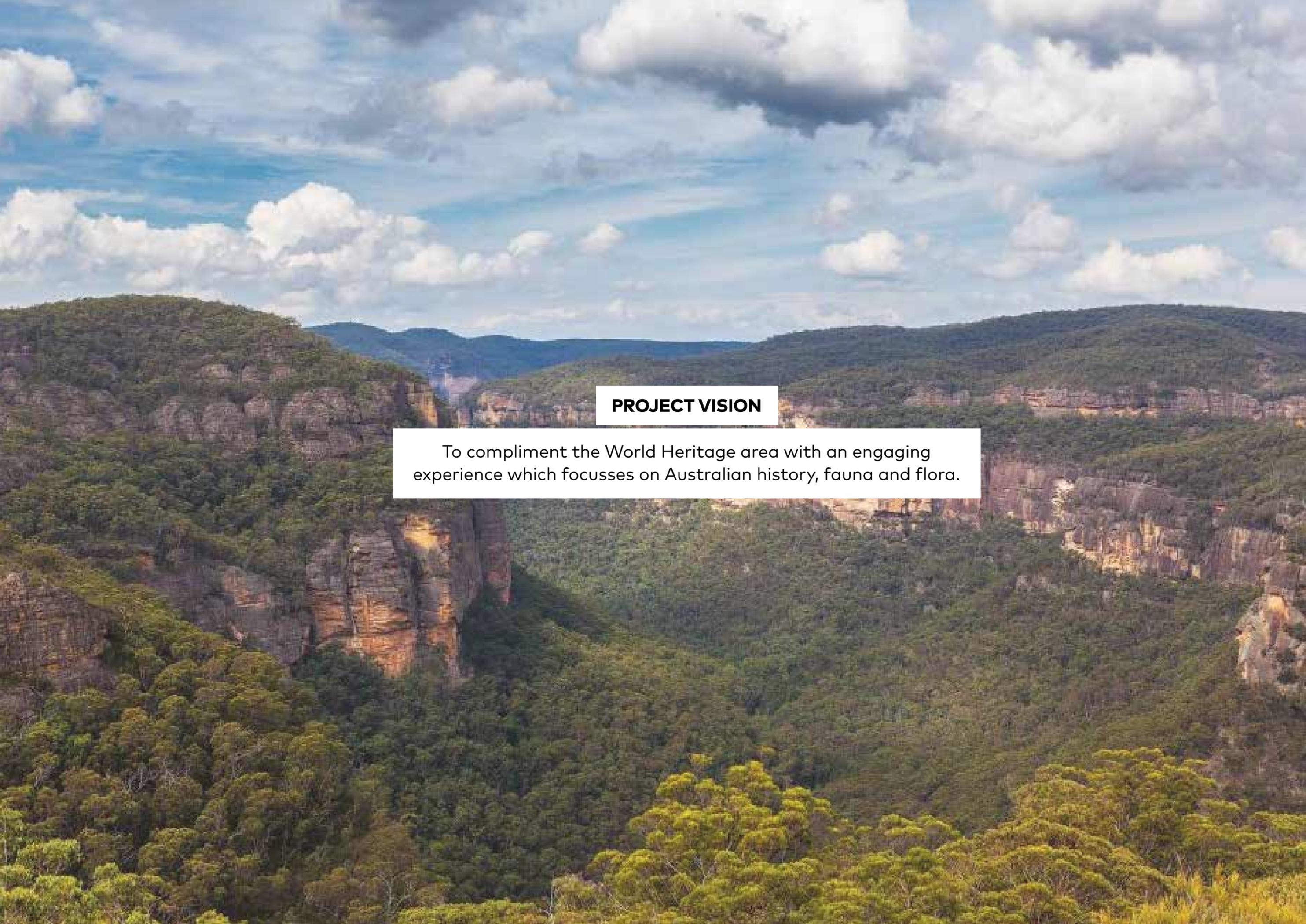
1. Brief & Objectives
2. Site Analysis
3. Concept Design & Planning
4. Preliminary Character & Precedents

# Blue Mountains Wildlife Park

## Brief & Objectives

October 2020





## **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**

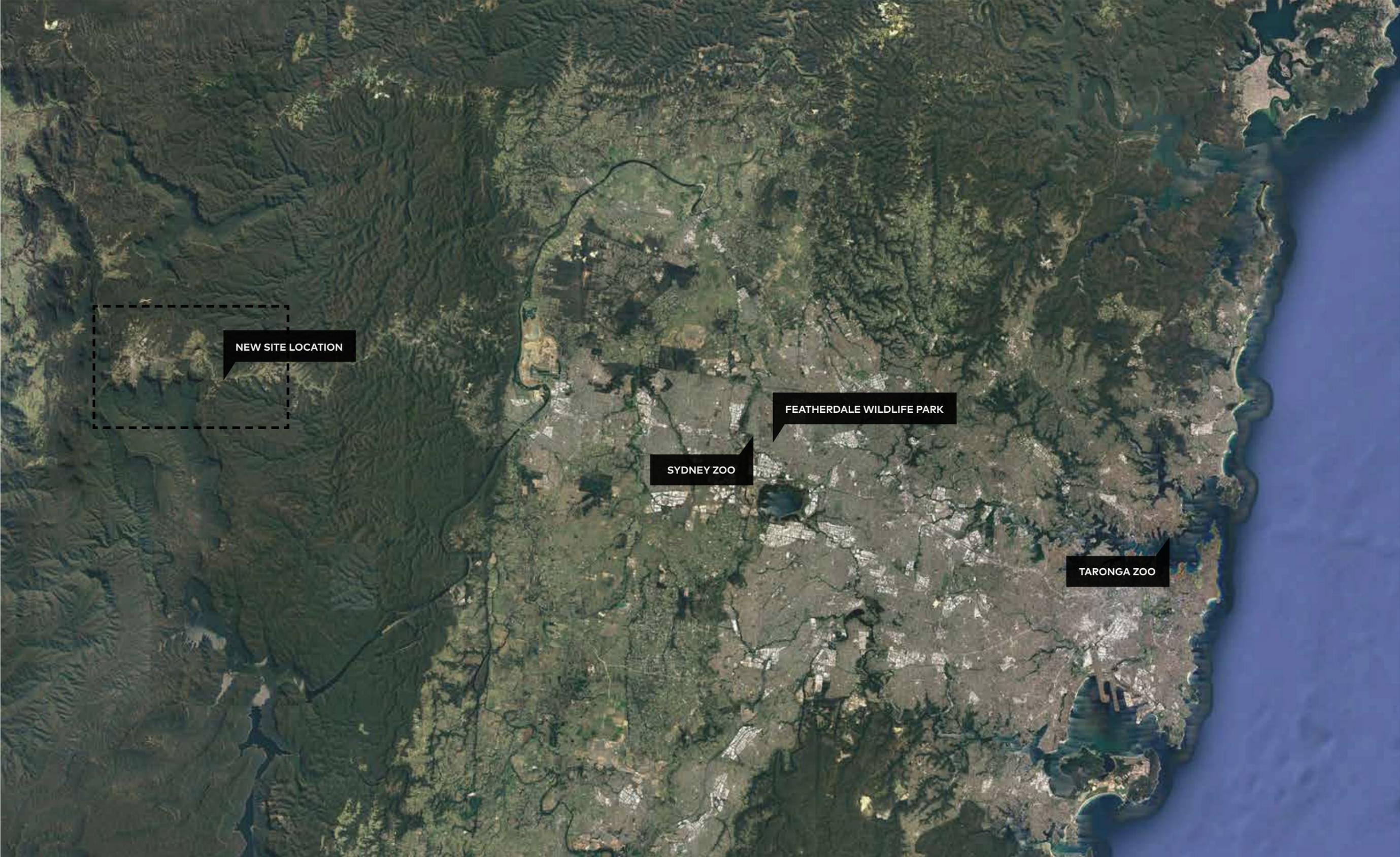
- Indoor events and gatherings
- Outdoor events and gatherings
- Animal Encounters
- Behind the scenes Tours
- Community events and gatherings

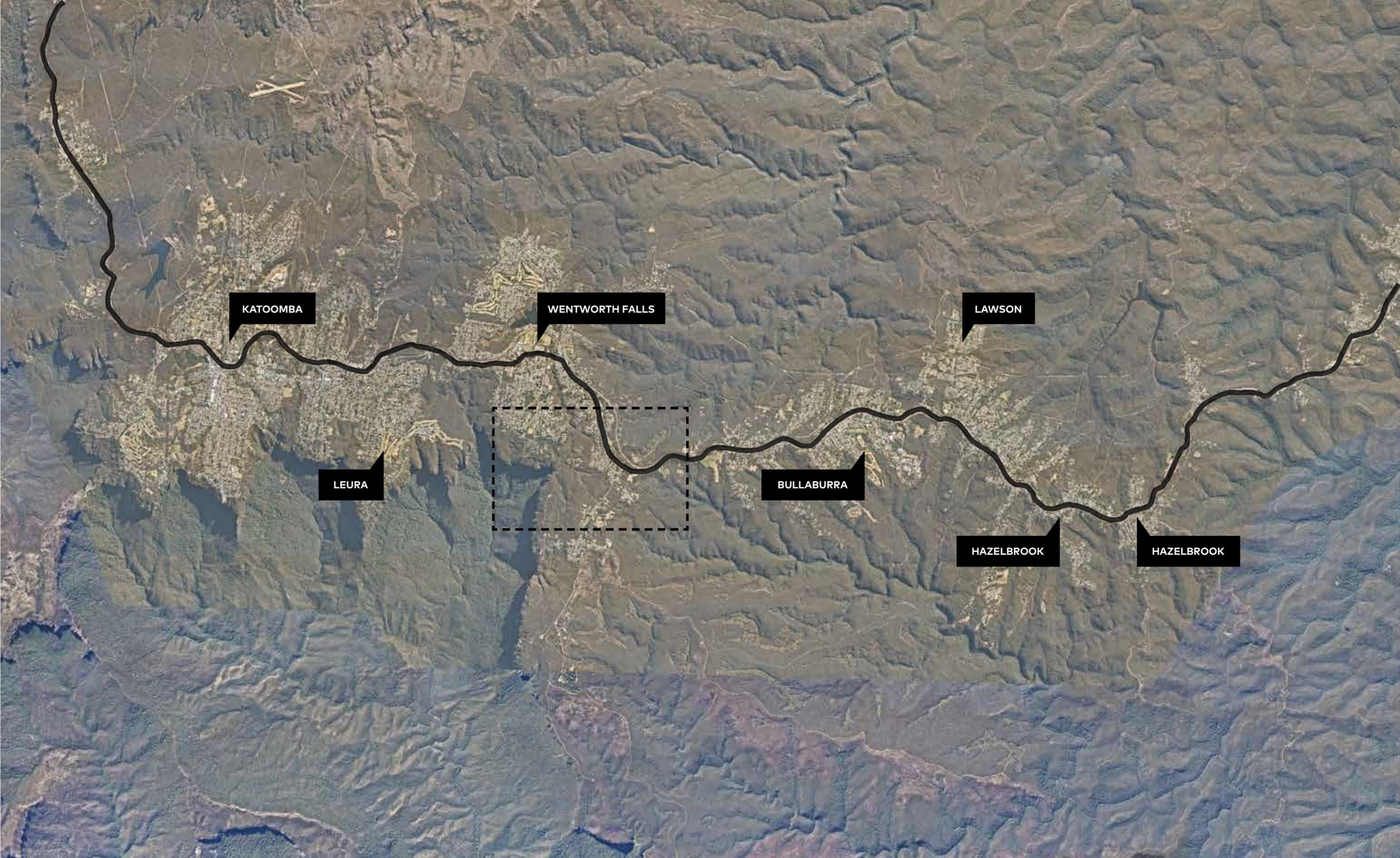
# Blue Mountains Wildlife Park

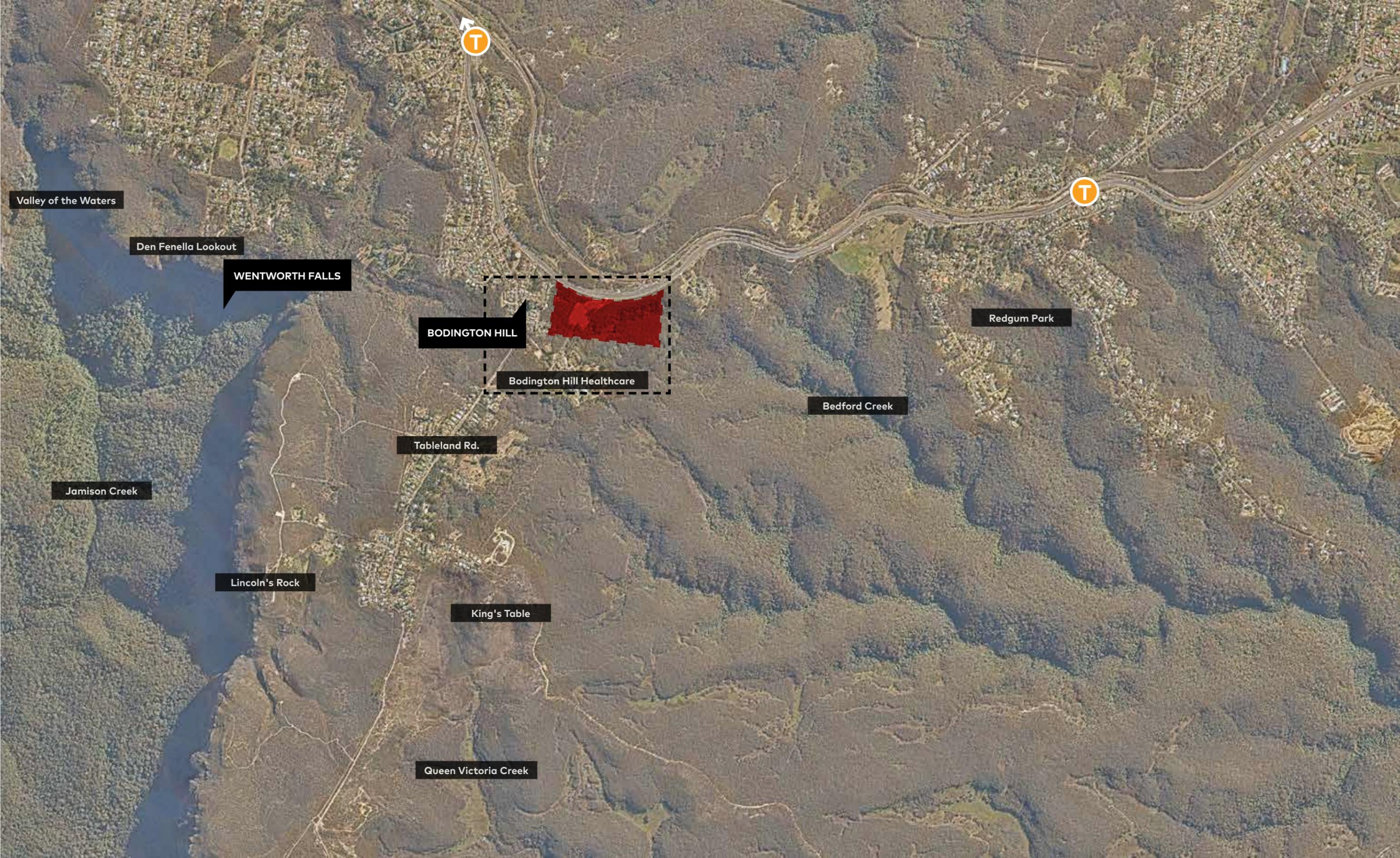
## Site Analysis

October 2020



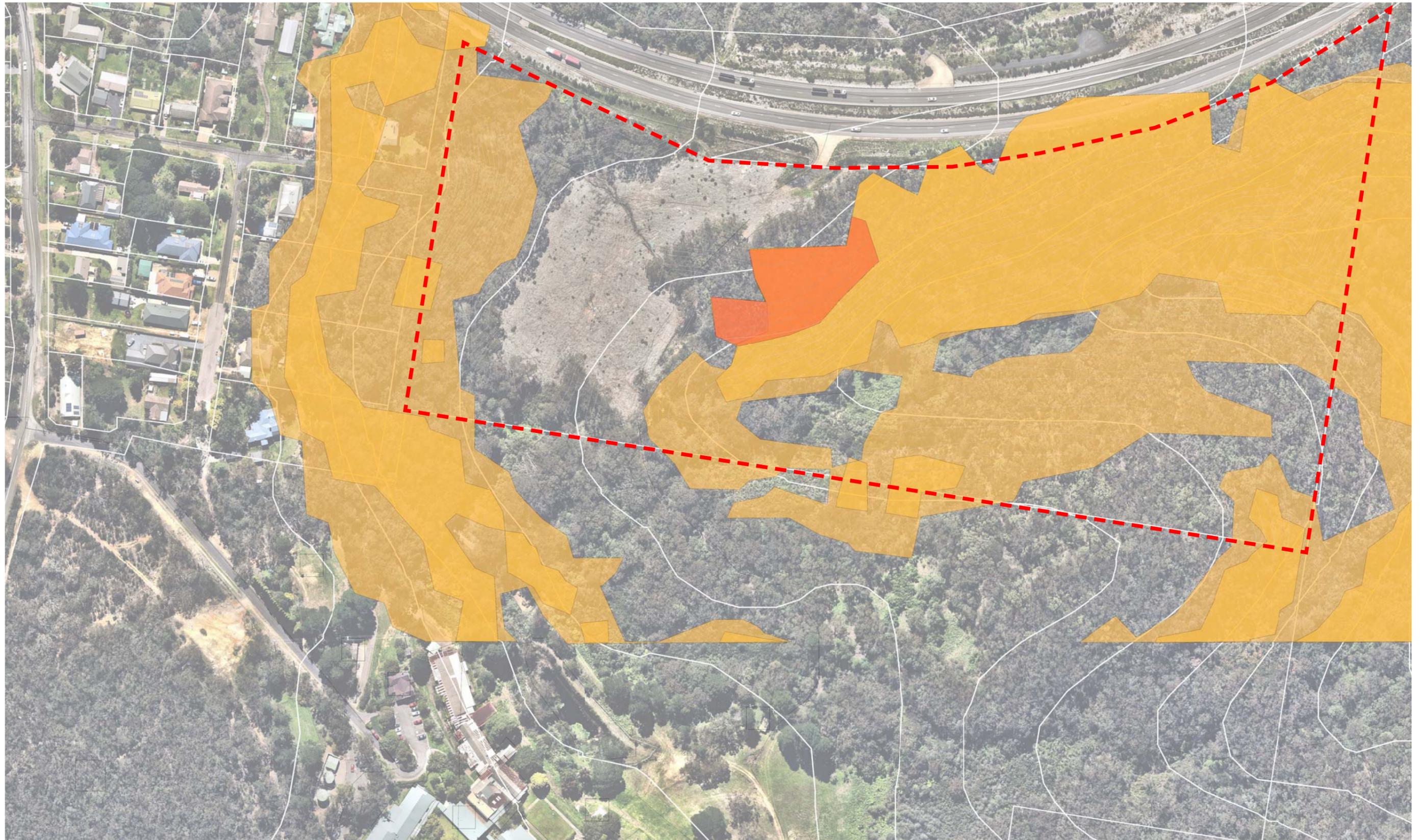








# Blue Mountains Wildlife Park



# 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>

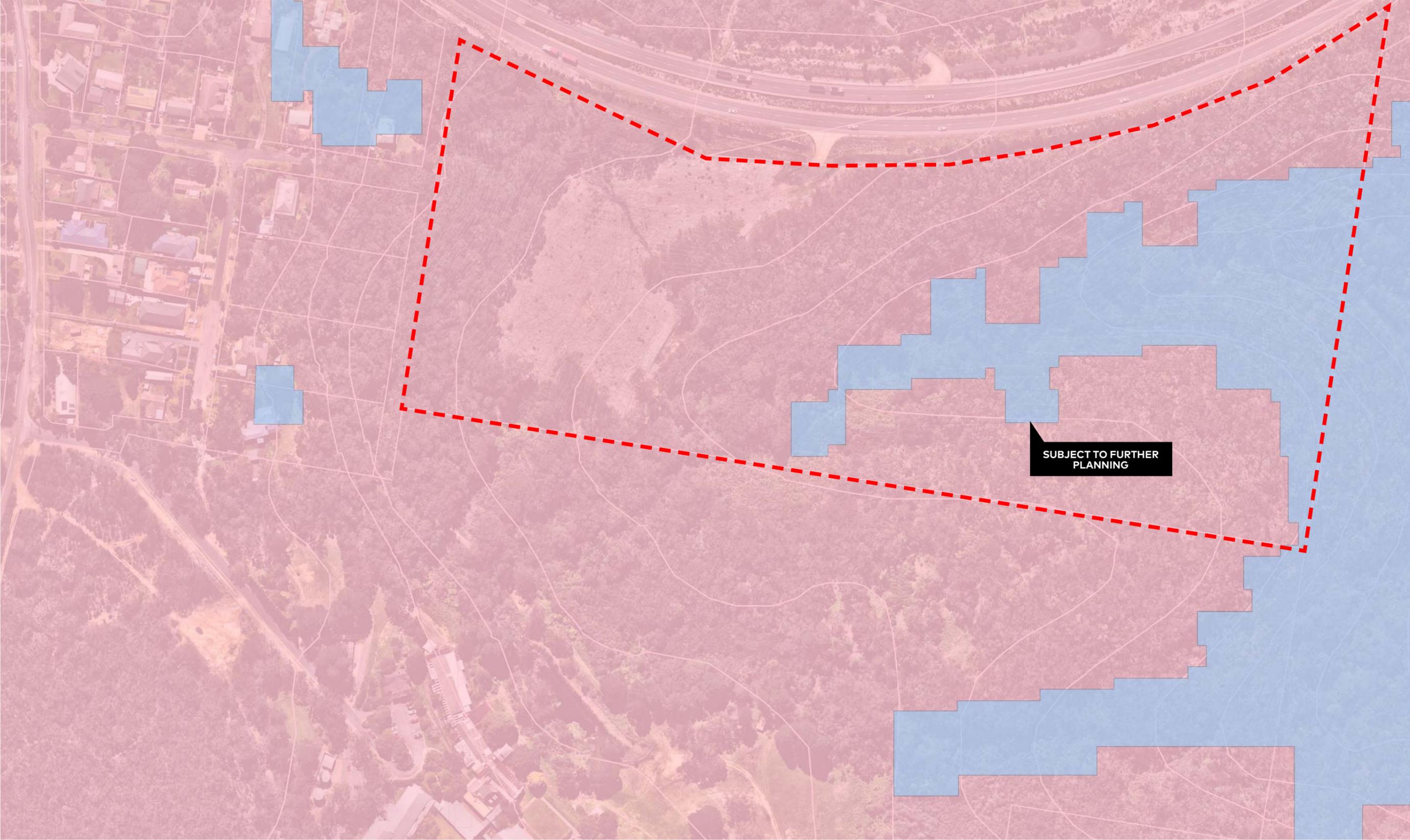
\*Information such as Overland Flow Path, and Asset Protection Zone from previous architects cannot be verified for accuracy

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

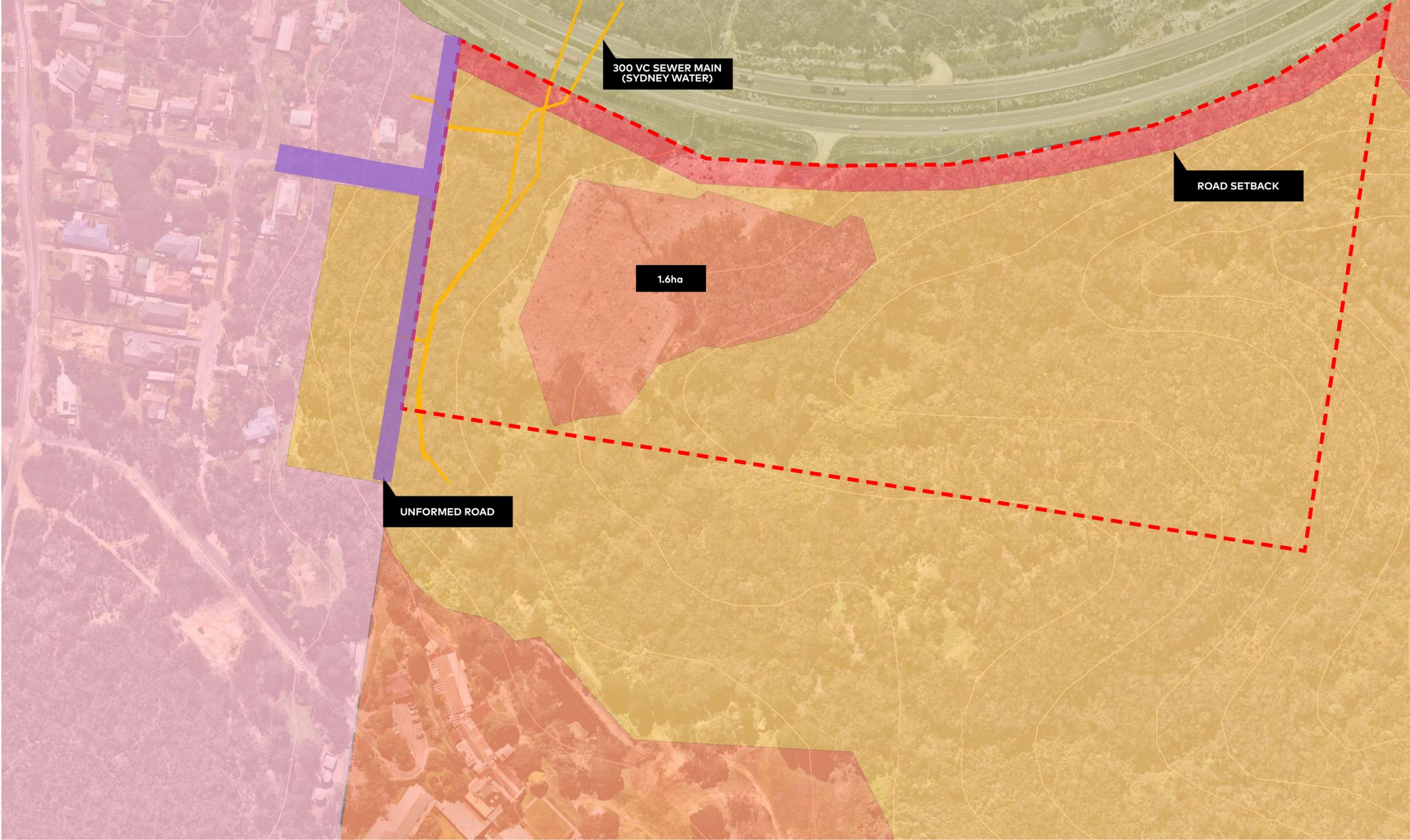
Ecological Site Plan | 1:2000



# 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>

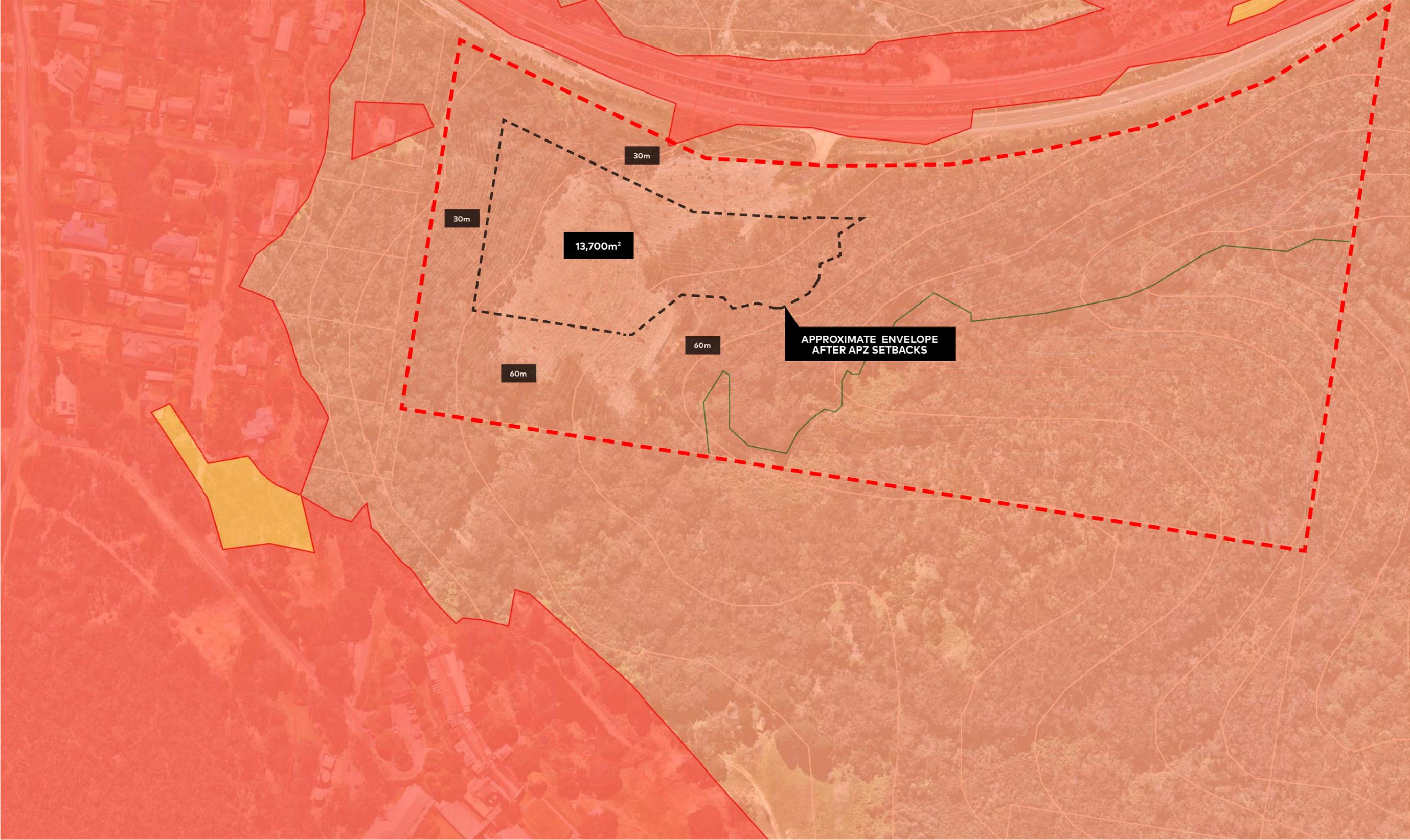
\*Information such as Overland Flow Path, and Asset Protection Zone from previous architects cannot be verified for accuracy

- 30M GREAT WESTERN HIGHWAY
- E2 ENVIRONMENTAL CONSERVATION
- UNFORMED ROAD
- E3 ENVIRONMENTAL MANAGEMENT
- ASSET PROTECTION RESULT
- ENVIRONMENTAL LIVING

Zoning Plan | 1:2000



# Blue Mountains Wildlife Park

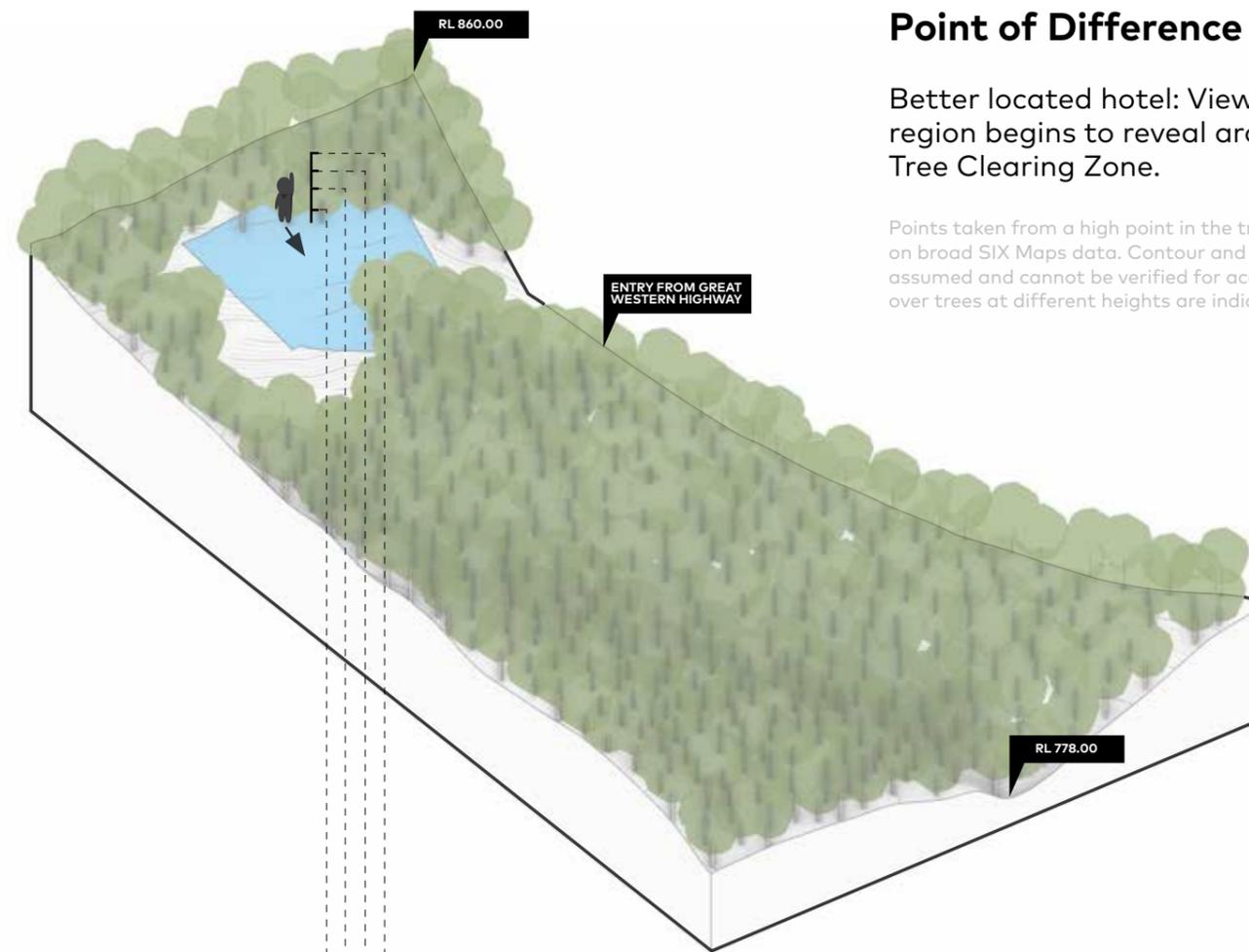


# Blue Mountains Wildlife Park

## Concept Masterplan

October 2020

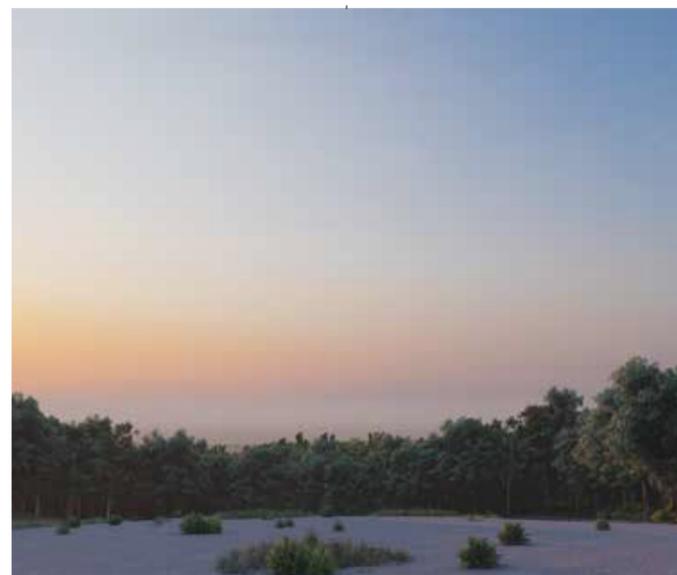
C O X



### 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

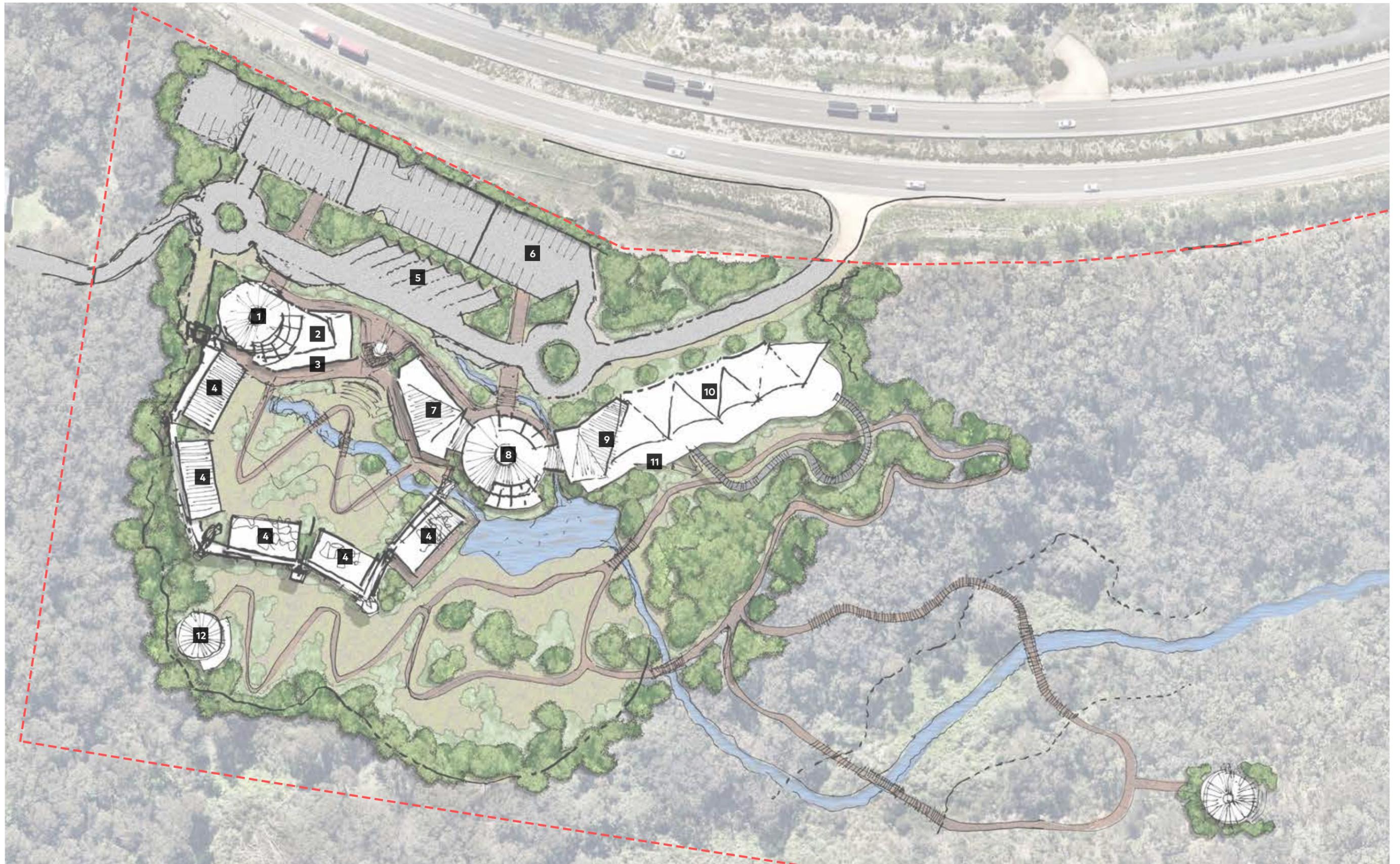


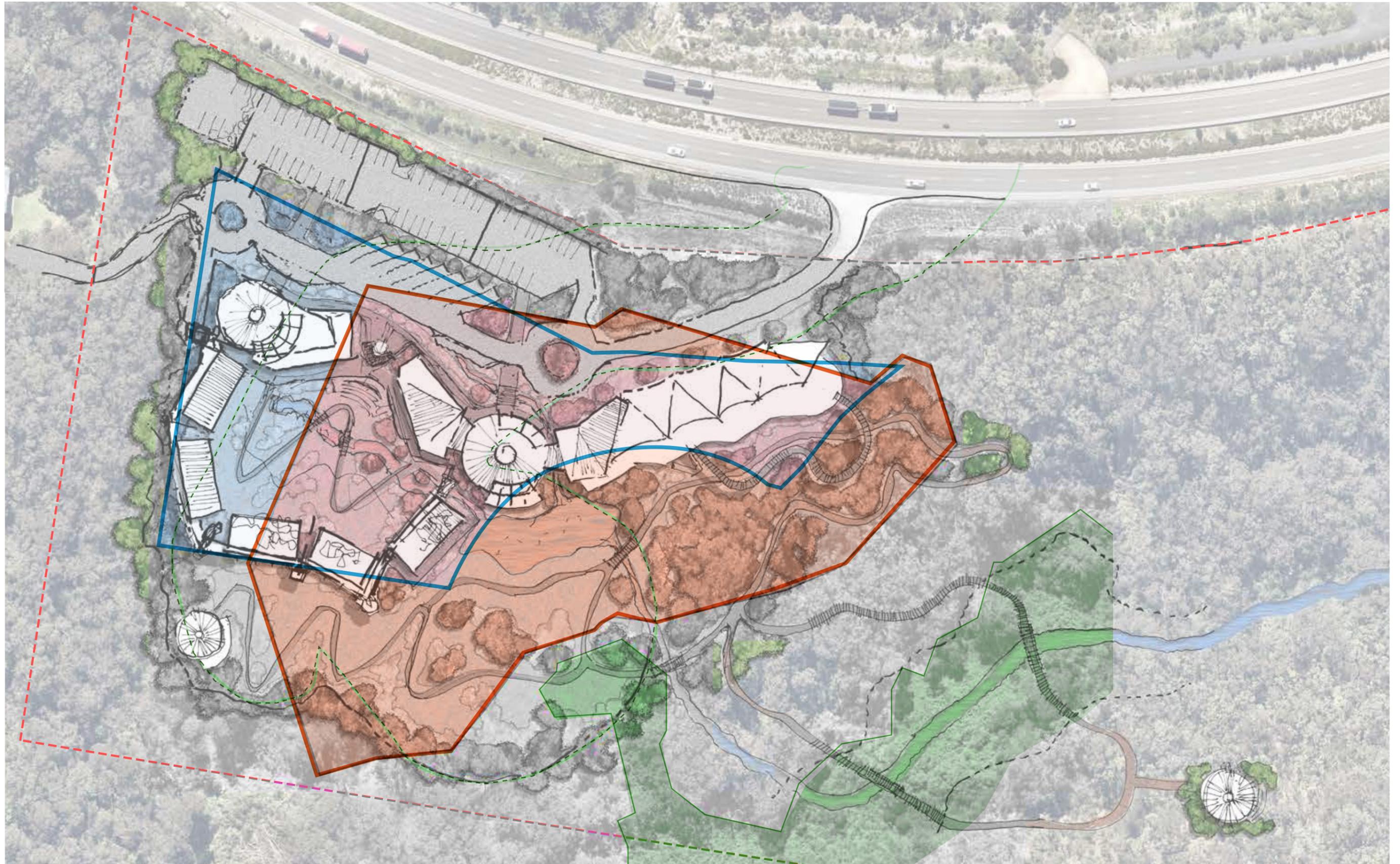
+8m Level | RL 849.50



+12m Level | RL 853.50









**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**

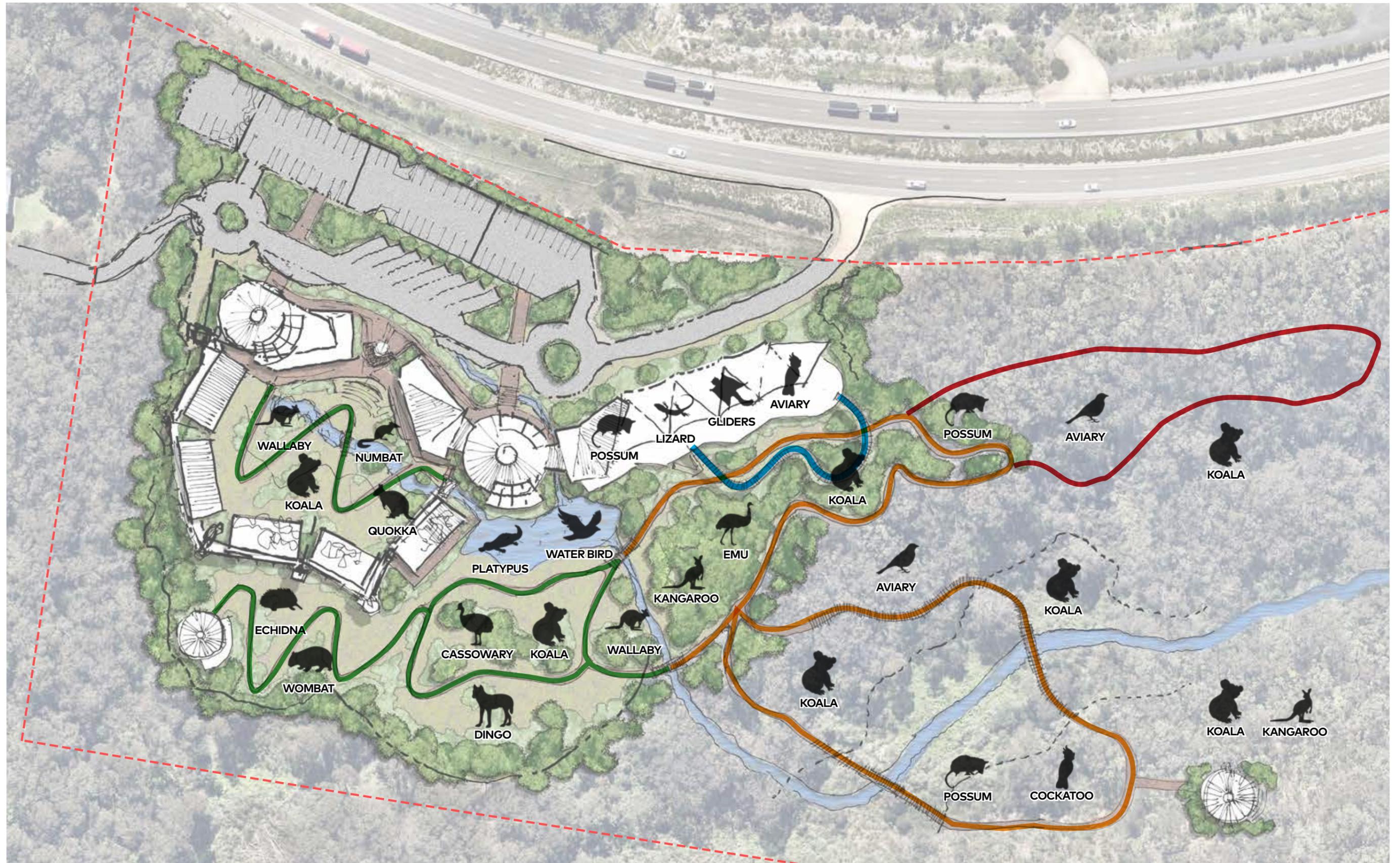
- Rehabilitation + Respite Animals
- Koala Sanctuary
- Discovery Walks
- Possum Boxes
- Bird Boxes
- Night Encounters & Spotlighting
- Wallaby Lawns
- Back of House Experiences

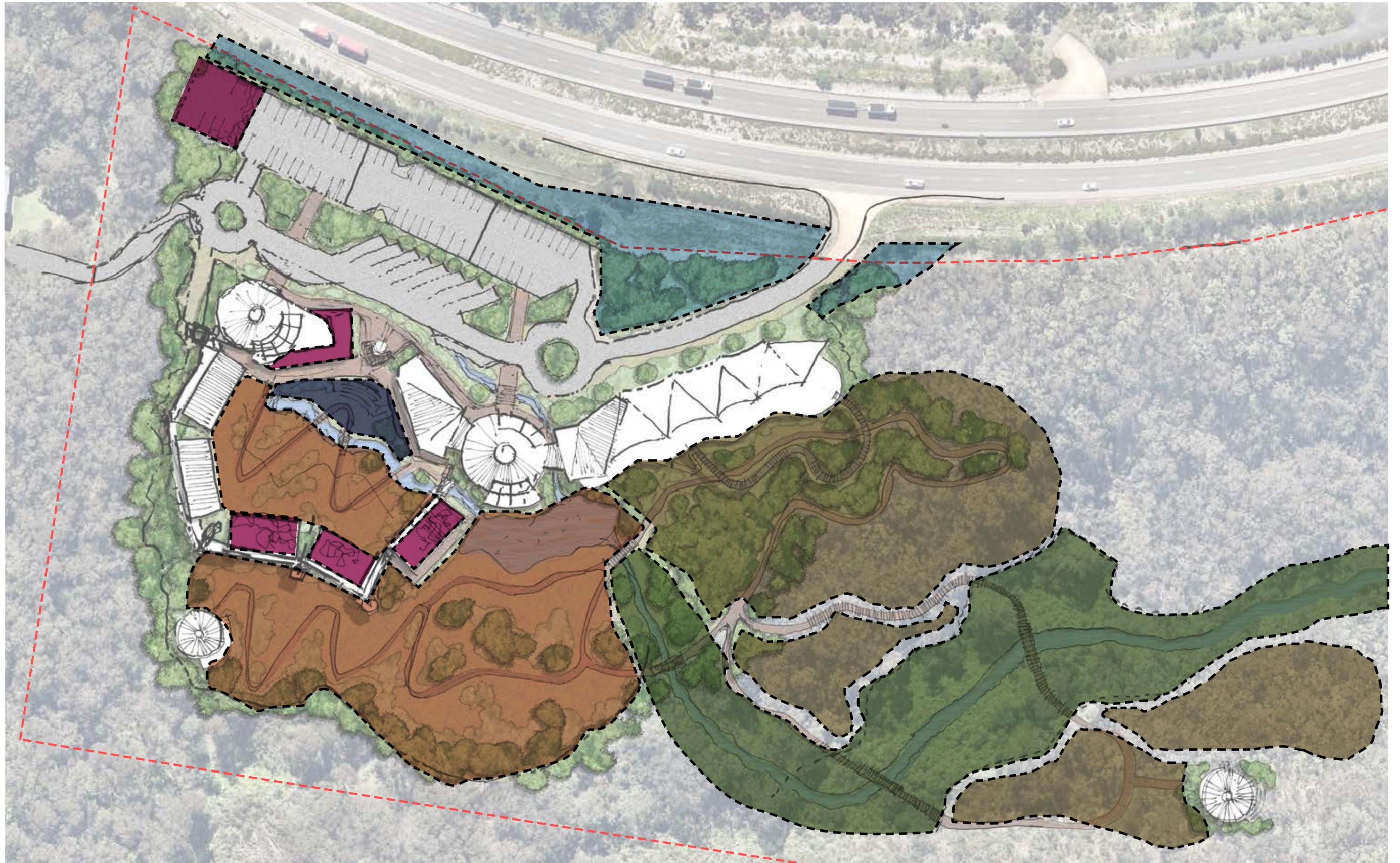


Sketch Experiences Plan | 1:1000

0 5 10 20 40







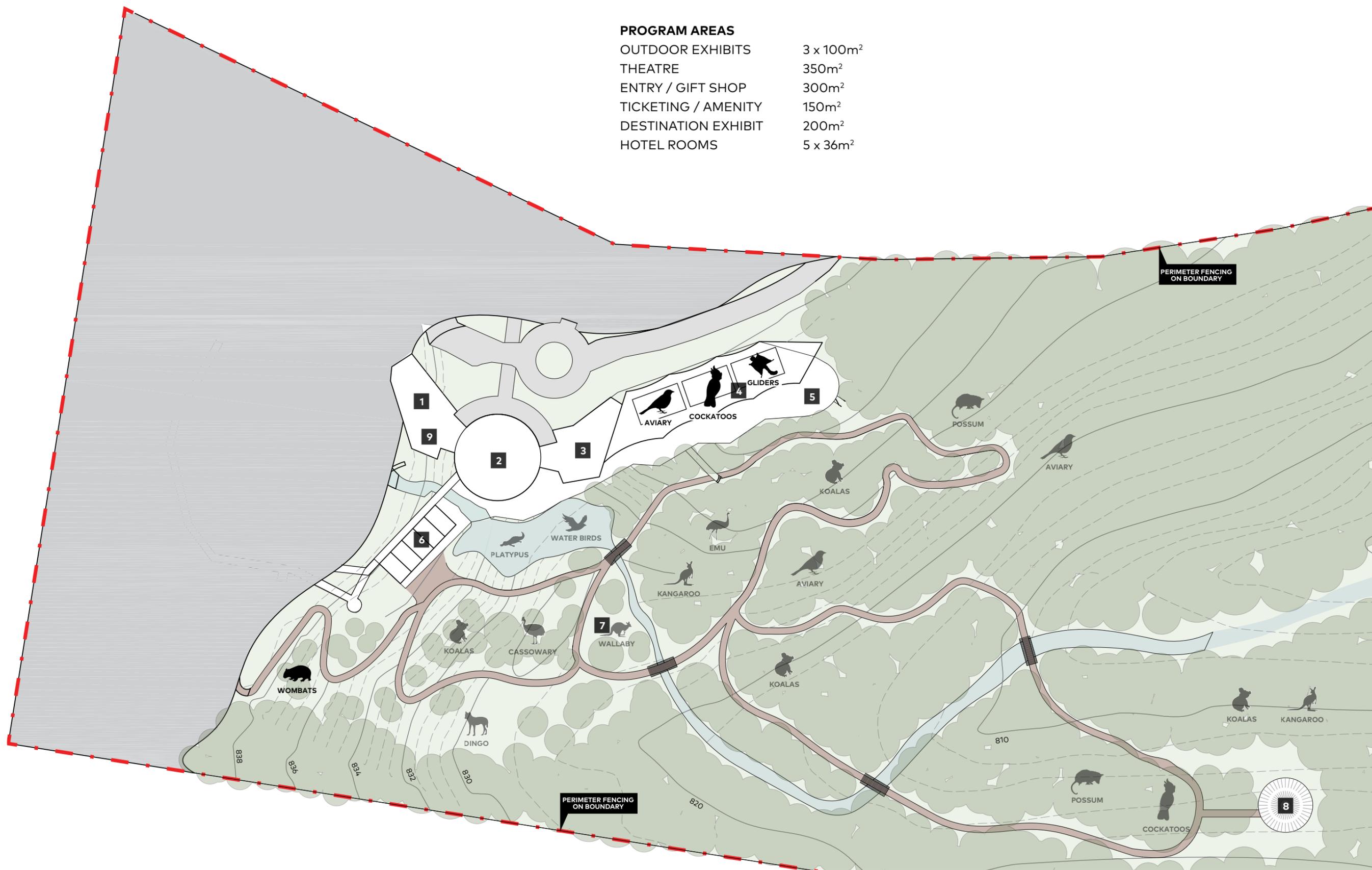
**PROGRAM AREAS**

ANIMAL EXHIBITS	900m <sup>2</sup>
ANIMAL HOSPITAL	200m <sup>2</sup>
MAINTENANCE / BOH	150m <sup>2</sup>
INTERACTIVE EXHIBITS	600m <sup>2</sup>
CAFE & EATERY	100m <sup>2</sup>



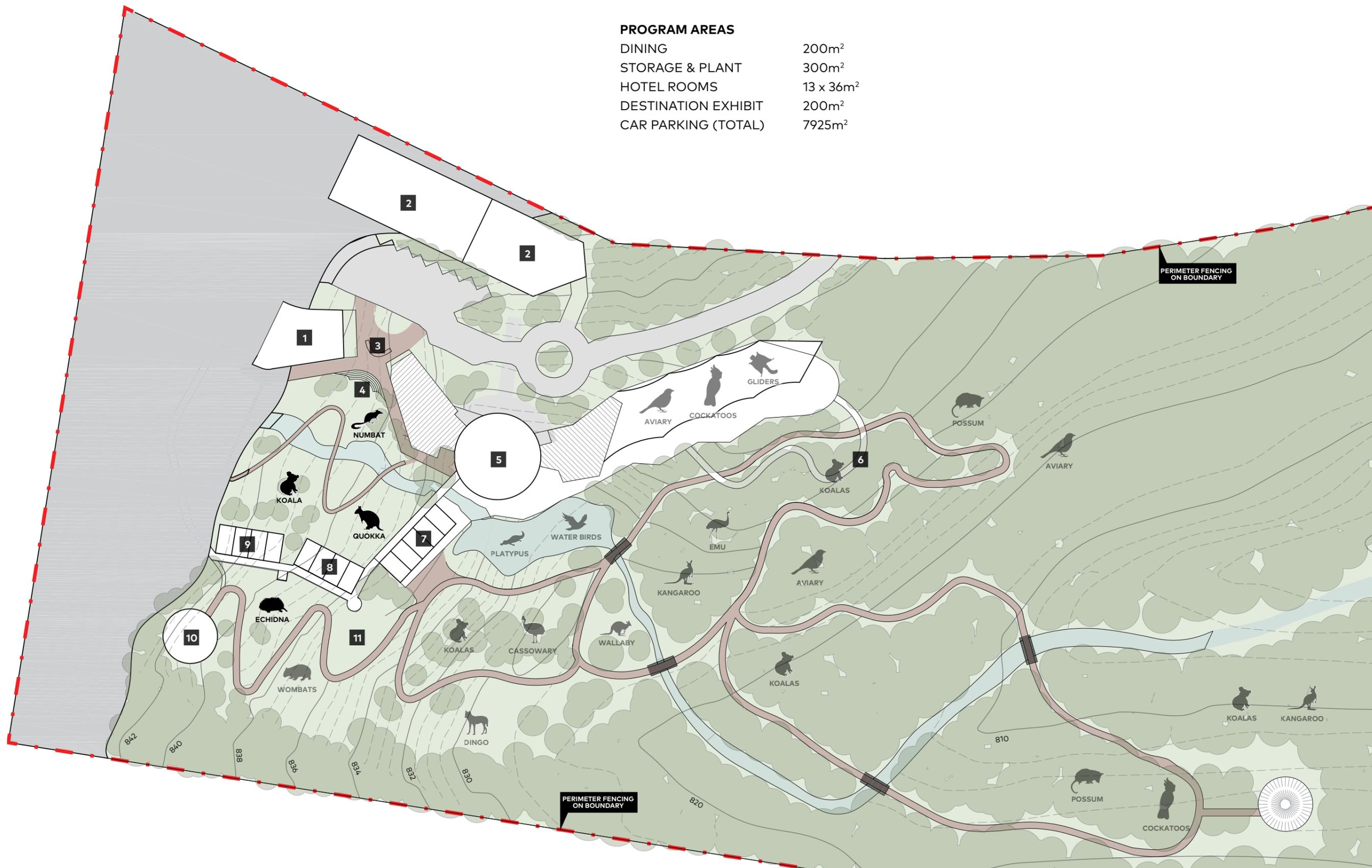
### PROGRAM AREAS

OUTDOOR EXHIBITS	3 x 100m <sup>2</sup>
THEATRE	350m <sup>2</sup>
ENTRY / GIFT SHOP	300m <sup>2</sup>
TICKETING / AMENITY	150m <sup>2</sup>
DESTINATION EXHIBIT	200m <sup>2</sup>
HOTEL ROOMS	5 x 36m <sup>2</sup>



## PROGRAM AREAS

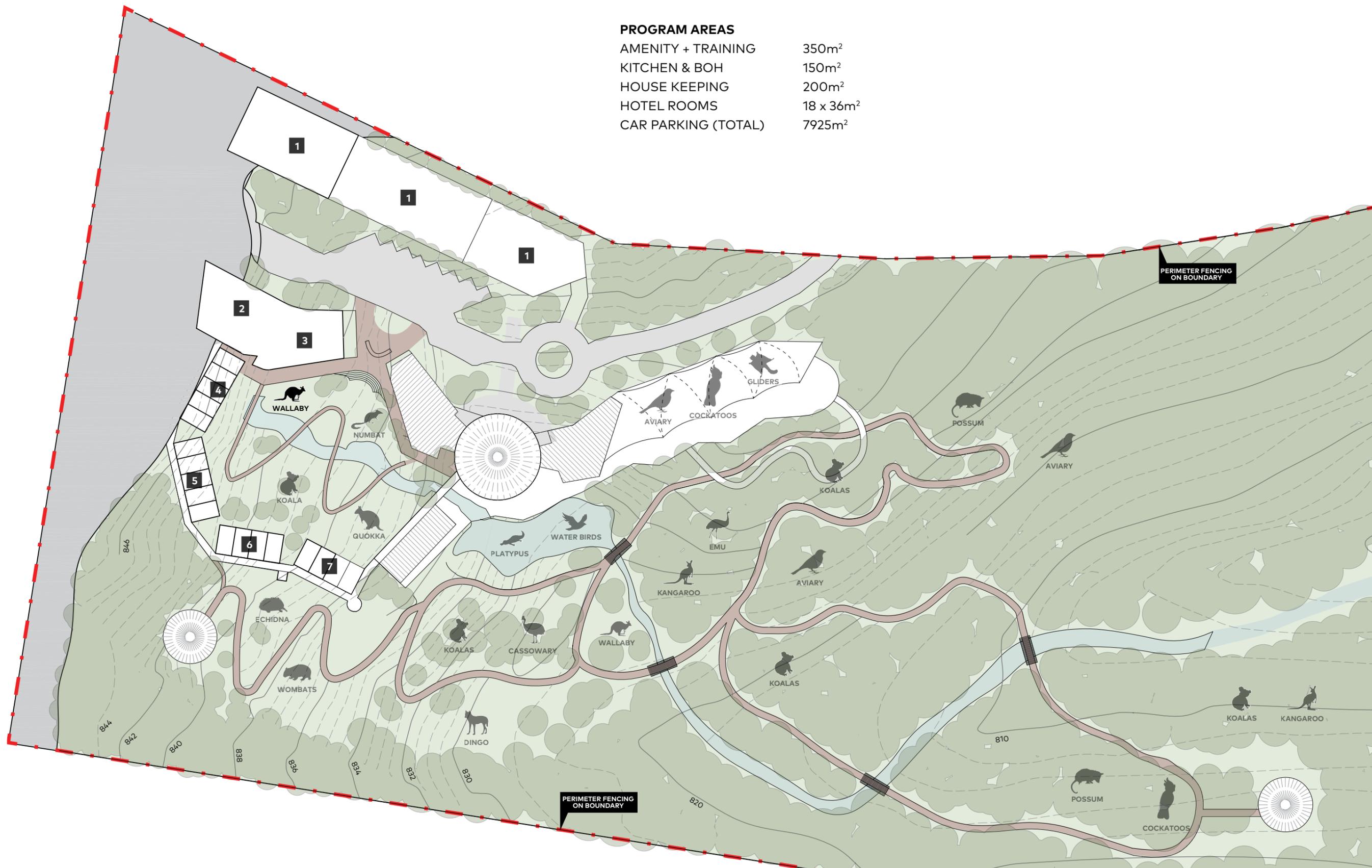
DINING	200m <sup>2</sup>
STORAGE & PLANT	300m <sup>2</sup>
HOTEL ROOMS	13 x 36m <sup>2</sup>
DESTINATION EXHIBIT	200m <sup>2</sup>
CAR PARKING (TOTAL)	7925m <sup>2</sup>



- |   |                 |    |                     |
|---|-----------------|----|---------------------|
| 1 | STORAGE & PLANT | 7  | HOTEL BLDG. 5 LVL 2 |
| 2 | CAR PARKING     | 8  | HOTEL BLDG. 4 LVL 1 |
| 3 | VIEWING POINT   | 9  | HOTEL BLDG. 3 LVL 1 |
| 4 | AMPHITHEATRE    | 10 | EXHIBITION & EVENT  |
| 5 | ALL DAY DINING  | 11 | DESTINATION         |
| 6 | SKY WALK        |    | PICNIC / REST AREA  |

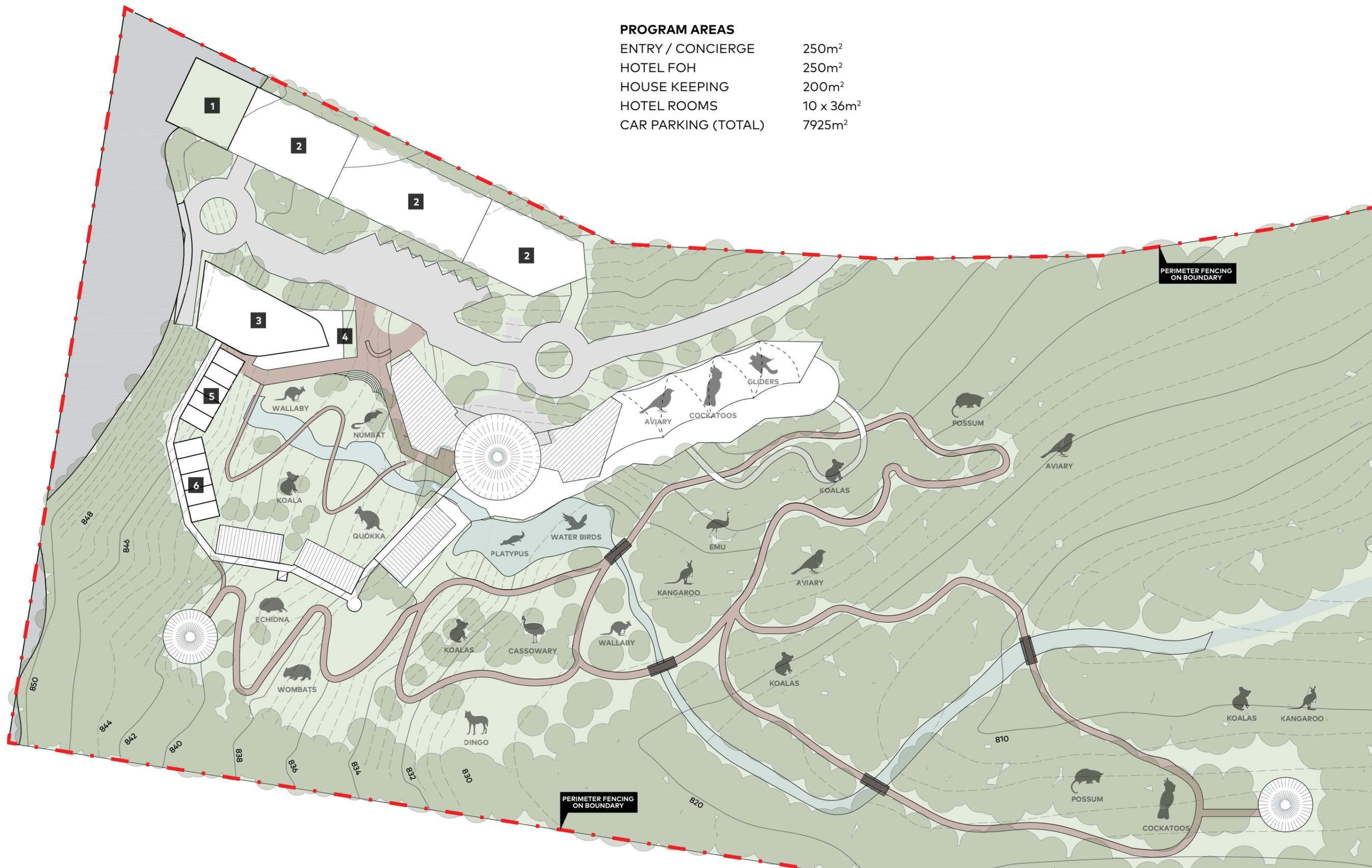
## PROGRAM AREAS

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



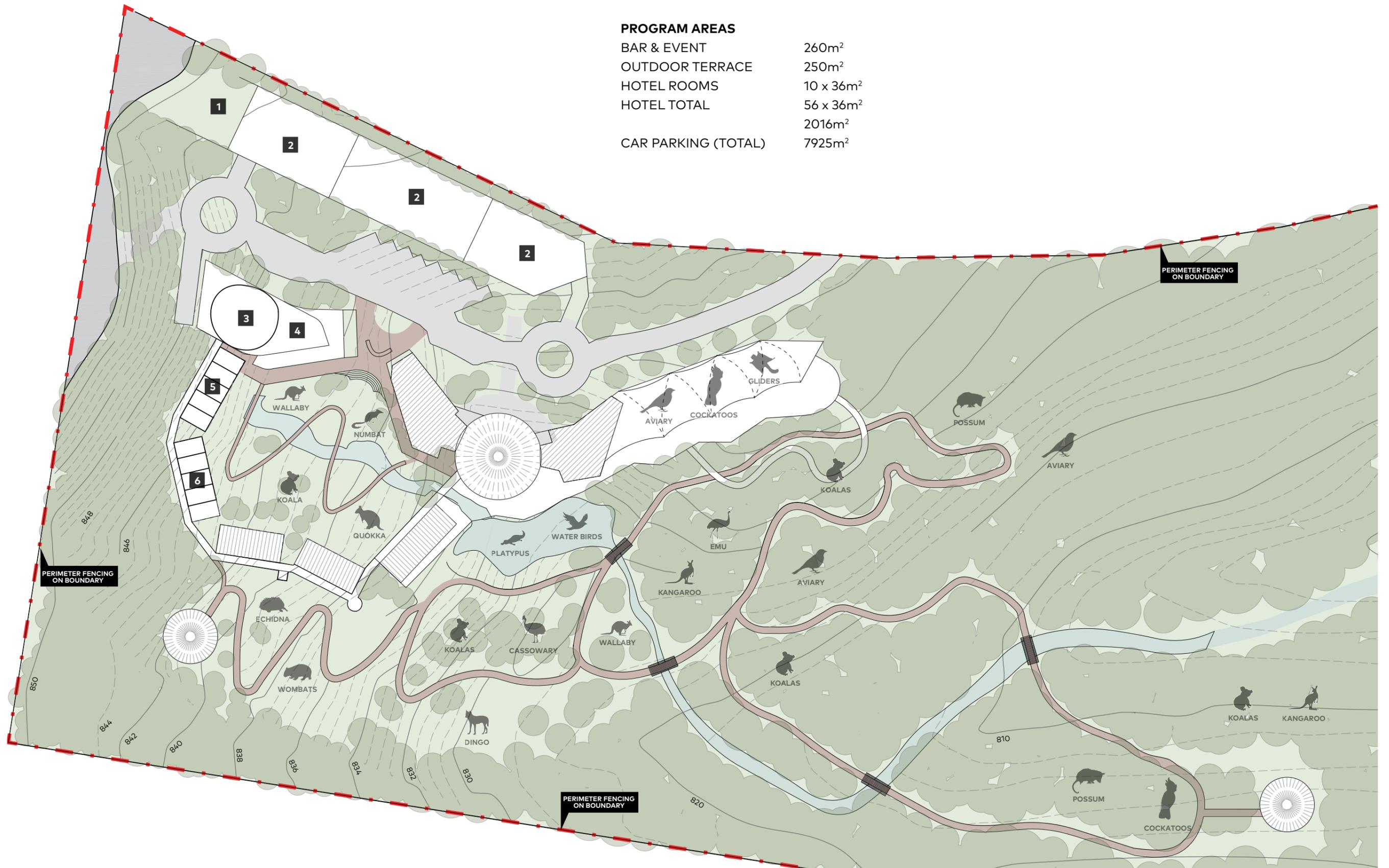
## PROGRAM AREAS

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

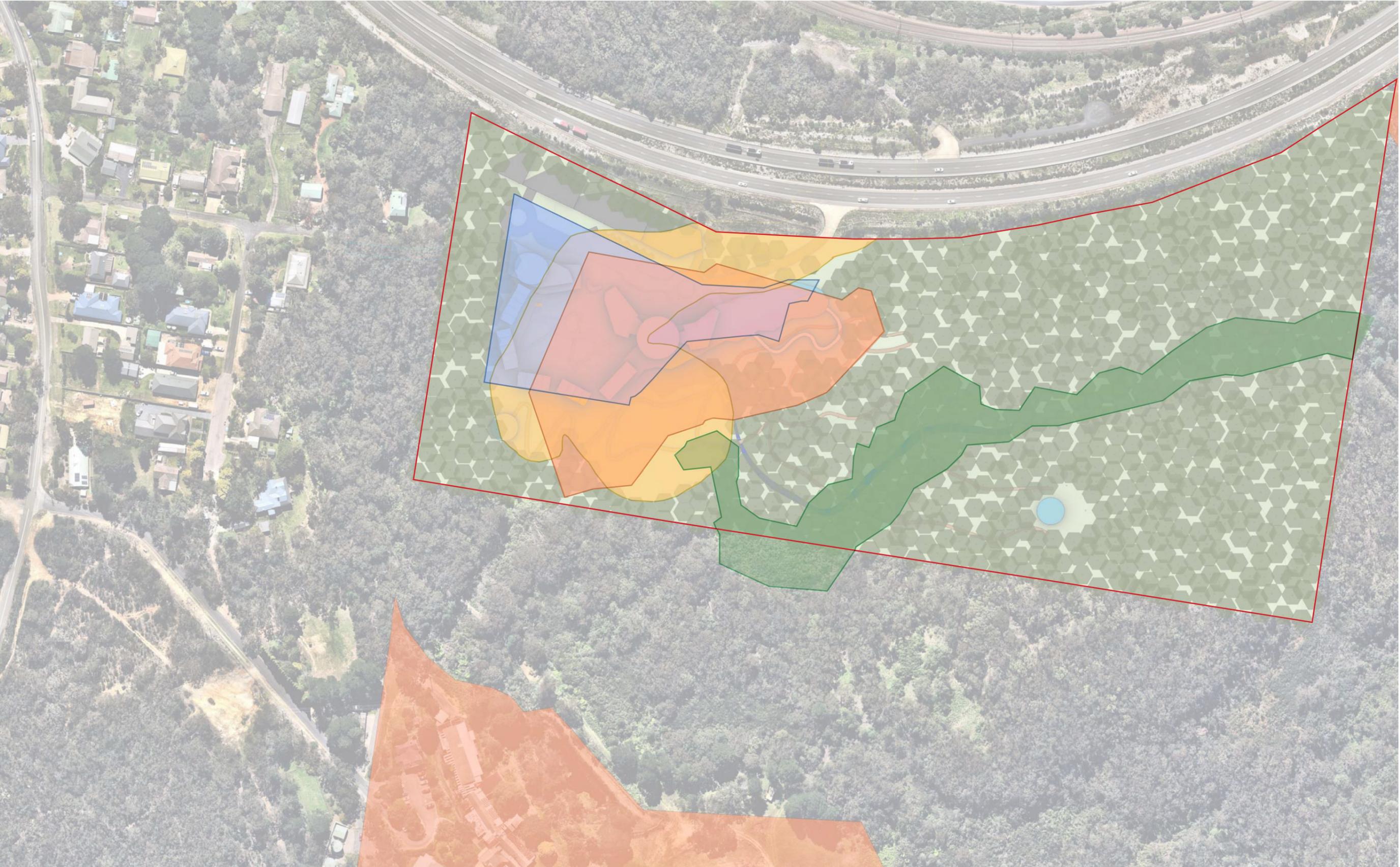


## PROGRAM AREAS

BAR & EVENT	260m <sup>2</sup>
OUTDOOR TERRACE	250m <sup>2</sup>
HOTEL ROOMS	10 x 36m <sup>2</sup>
HOTEL TOTAL	56 x 36m <sup>2</sup>
	2016m <sup>2</sup>
CAR PARKING (TOTAL)	7925m <sup>2</sup>



# Blue Mountains Wildlife Park



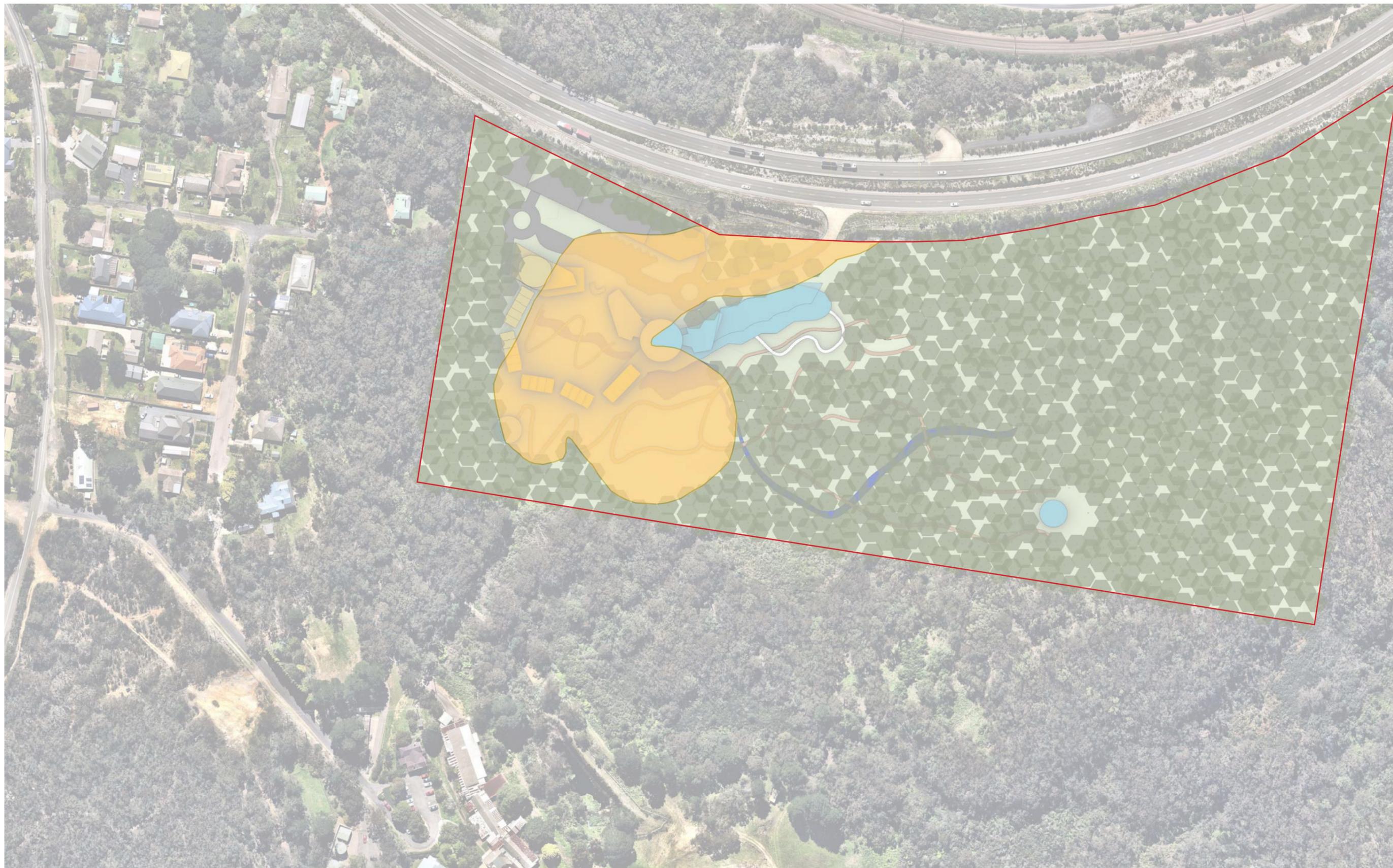
# Blue Mountains Wildlife Park



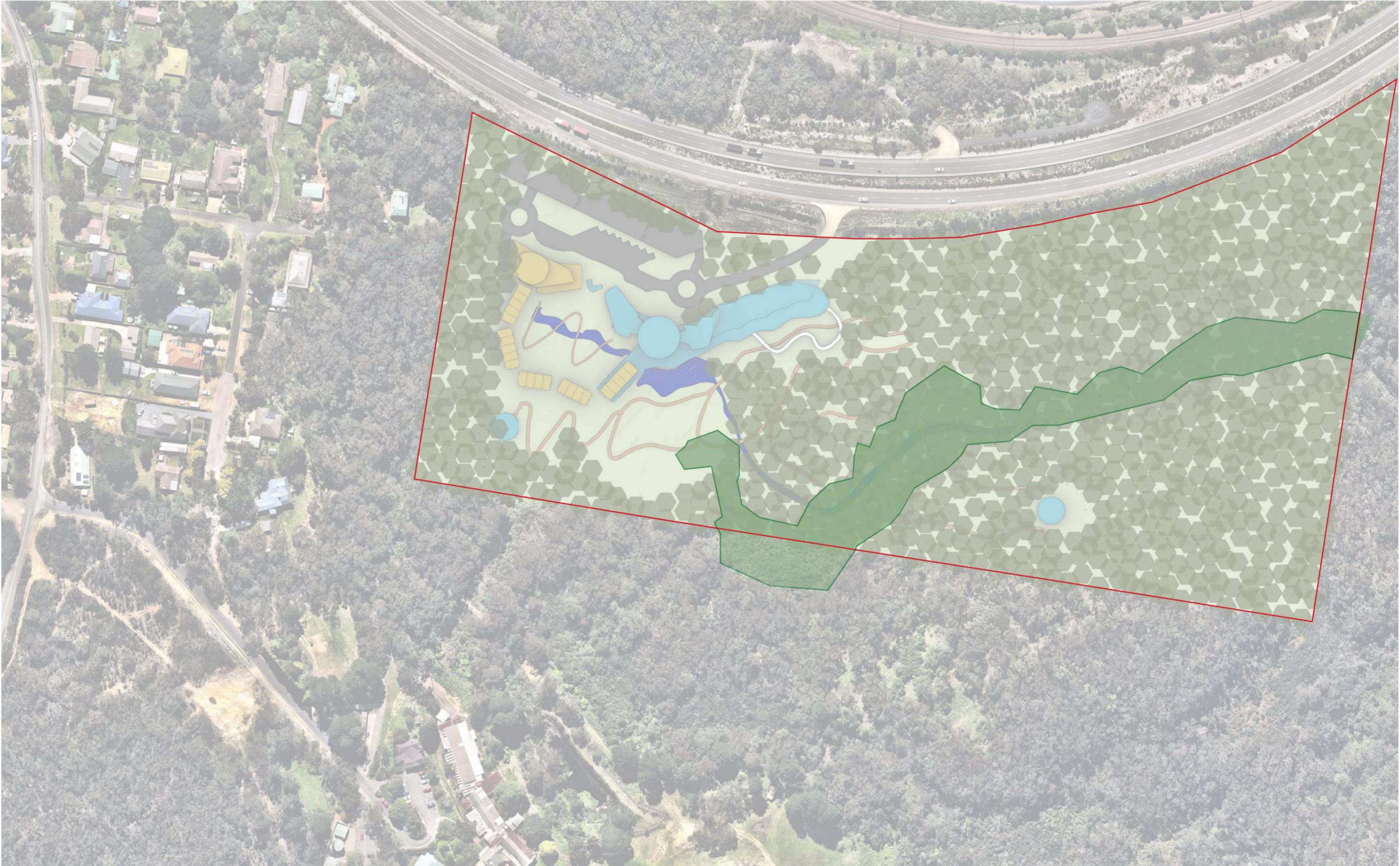
# Blue Mountains Wildlife Park



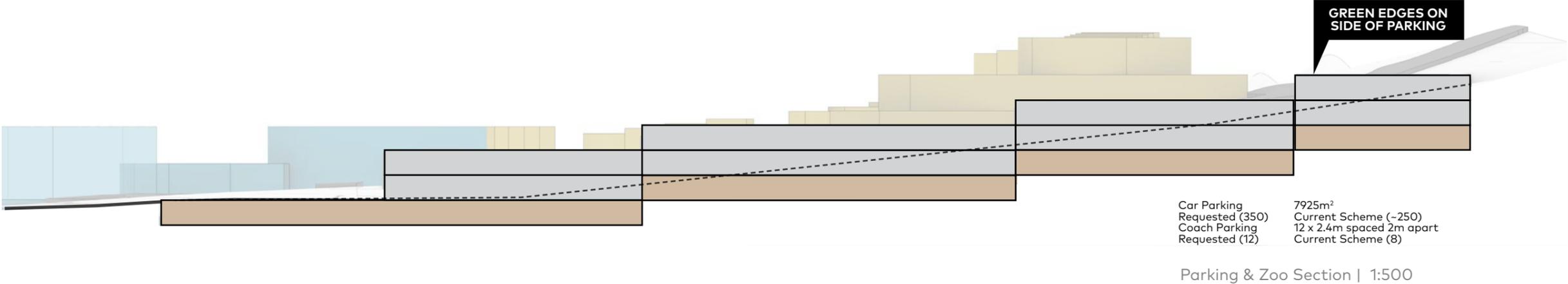
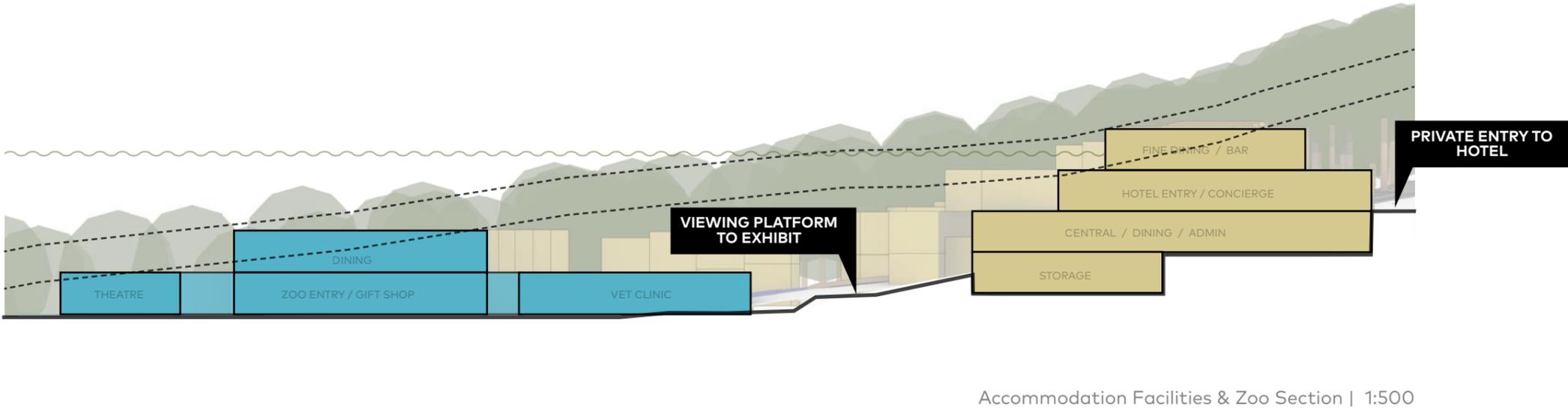
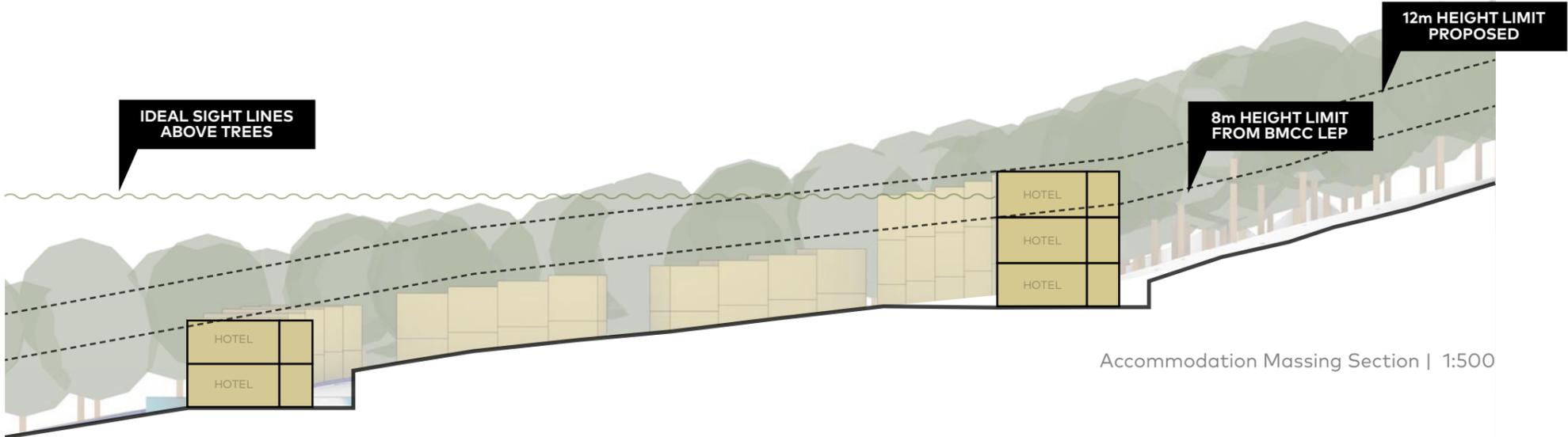
# Blue Mountains Wildlife Park

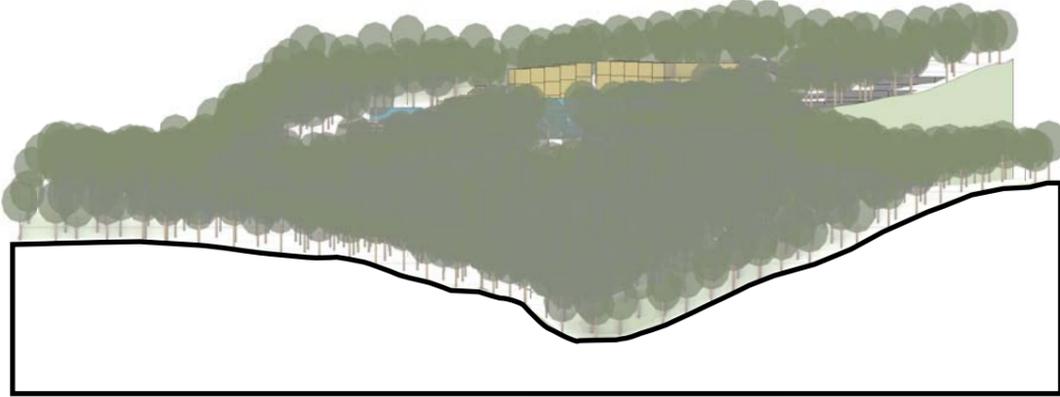


# Blue Mountains Wildlife Park



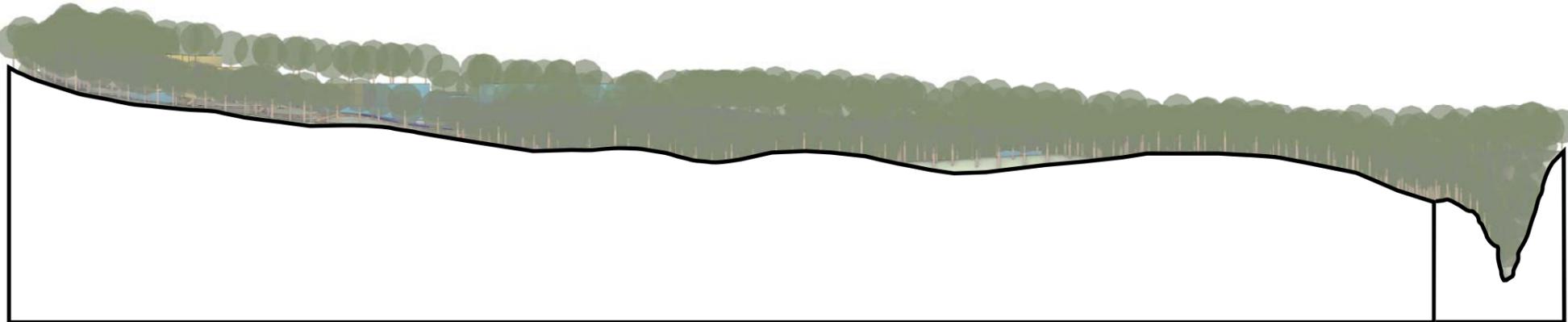
<b>Program</b>	<b>Area</b>	
<b>Exhibit Entry</b>		
Amenities / Gift Shop	300m <sup>2</sup>	
Entrance / Ticketing / Concessions	150m <sup>2</sup>	<b>450m<sup>2</sup></b>
<b>Animal Exhibits</b>		
Animal Hospital / Rehab	400m <sup>2</sup>	
Feed and BOH	150m <sup>2</sup>	
Indoor Animal Exhibits	900m <sup>2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





- HOTEL MASSING
- COMMERCIAL MASSING
- CAR PARK MASSING

East Elevation | 1:2000



South Elevation | 1:2000



North Elevation (Great Western Highway) | 1:2000

# Blue Mountains Wildlife Park

# Concept Design & Planning



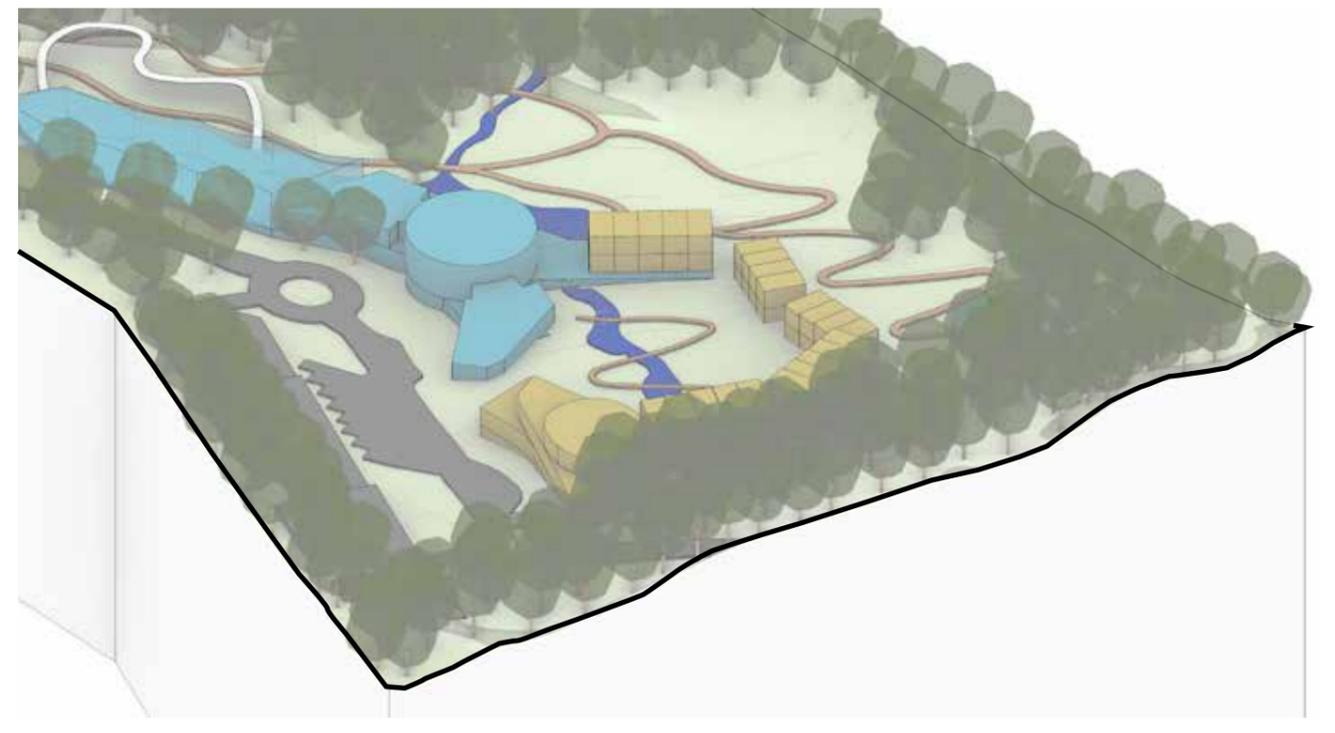
SE Isometric | NTS



NE Isometric | NTS



SW Isometric | NTS



NW Isometric | NTS

# Blue Mountains Wildlife Park

## Preliminary Character & Precedents

October 2020



**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.

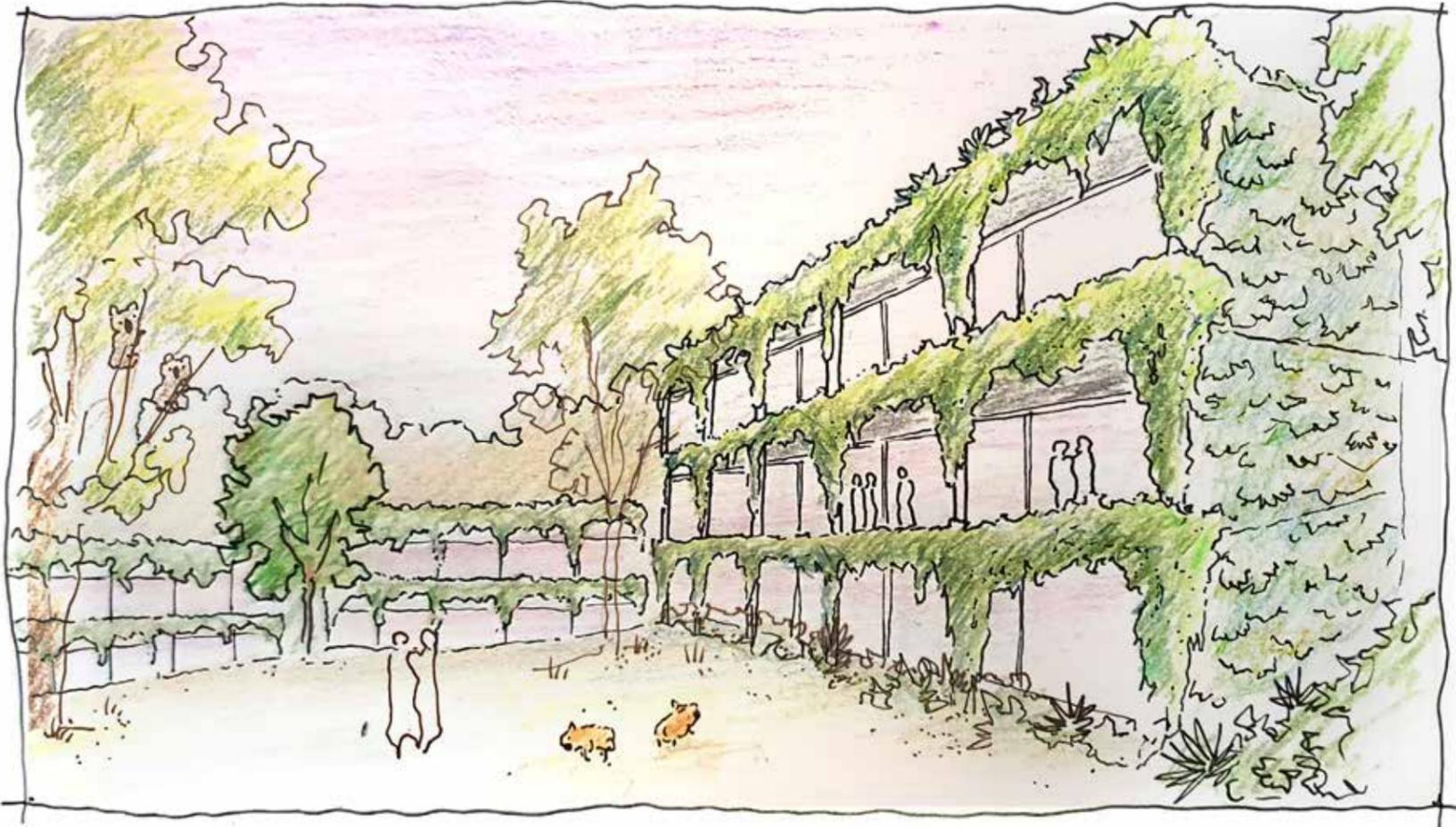


2.



3.





C O X