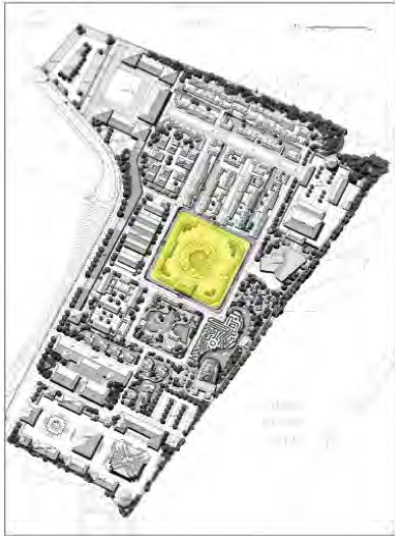


Enclosure 3

Australia and China Theme Park Conceptual Planning Scheme Masterplan Section 2

7

Spring Festival Square

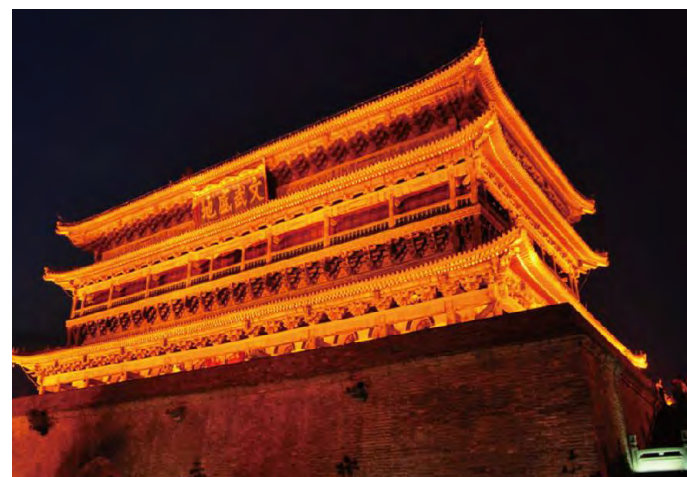


「戏台」
Ancient Stage

Precinct area:
11,790m²

Floor space:
6,300m²

Built upon area:
3,000²

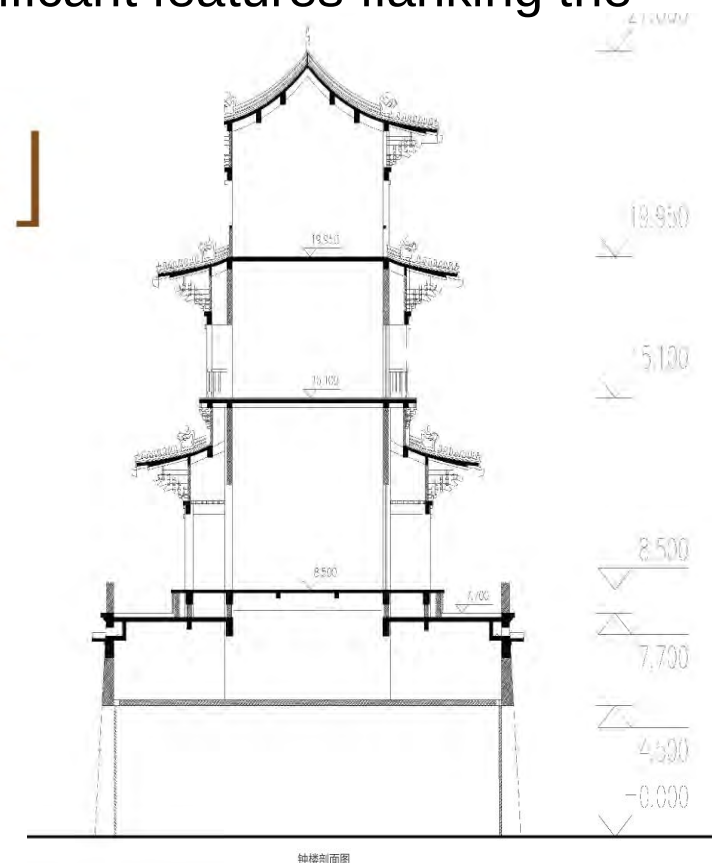


「钟楼」
Bell tower



The Square is the central hub of the Park. It functions as a meeting and gathering place as well as a secondary venue for performances and celebrations.

The formalised central space is surrounded by buildings and a formal canal. A stylised Entrance Gate connects the Precinct via an ornamental bridge to the Arts and Crafts Precinct to the north. A Bell Tower and Stage are other significant features flanking the space.



8

China Panorama Tour



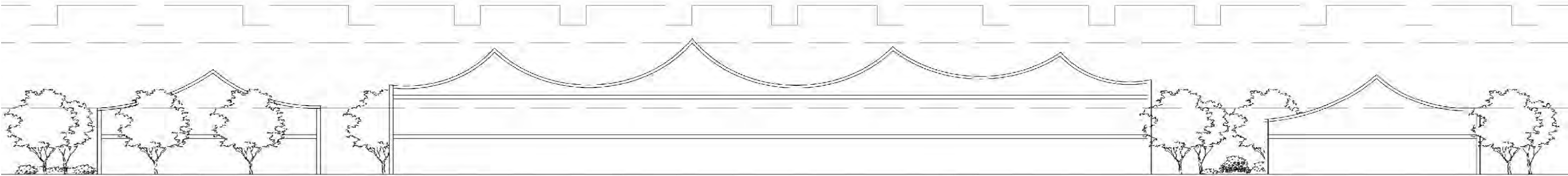
The Precinct will showcase the Chinese tradition of model making in a series of pavilion style buildings of an architectural form inspired by a Chinese character.

Miniature models of Chinese scenery will be the main attraction.

Precinct area:
5,800m²

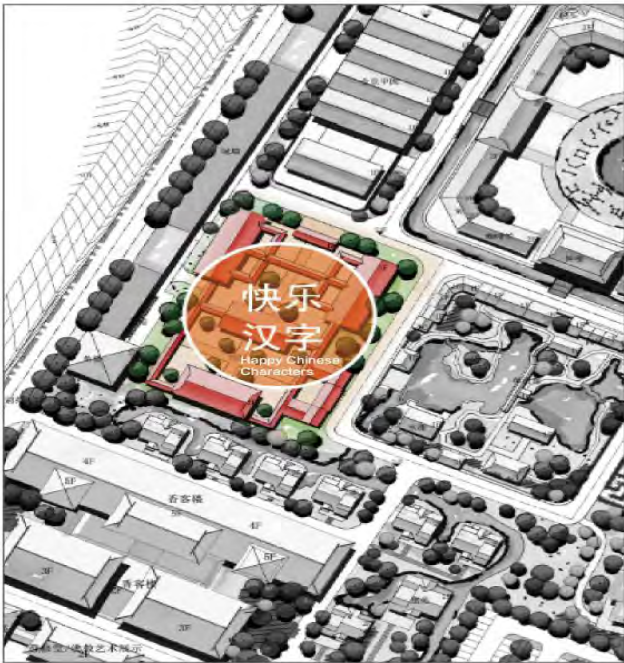
Floor space:
4,260m²

Built upon
area:



9

Happy Chinese Characters Academy

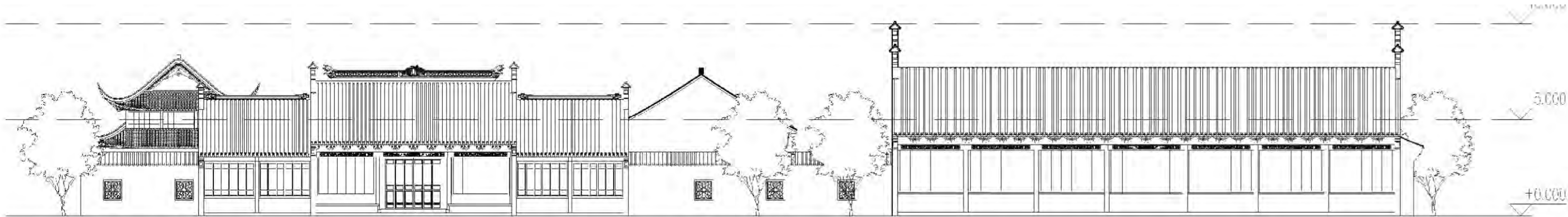


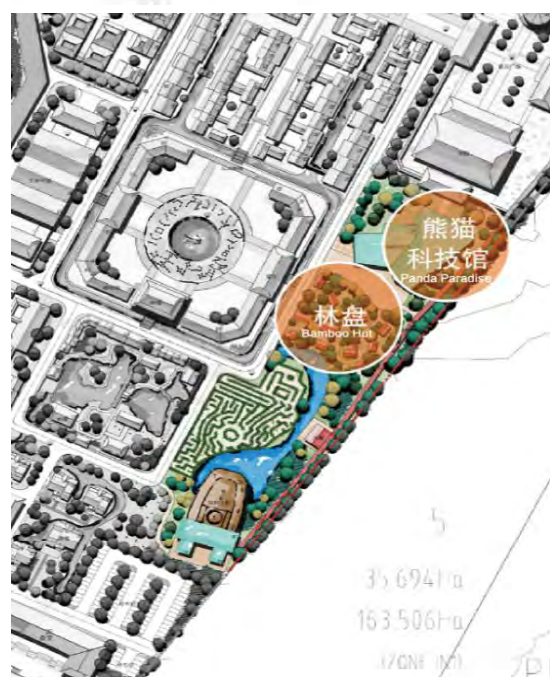
The Precinct is to be modelled on the Yuelu Academy of Classical Learning, an ancient academy of classical learning in Hunan Province, China. The Academy has evolved into the modern day Hunan University.

Precinct area:
5,250m²

Floor space:
2,310m²

Built upon area:
2,030²





The Precinct will incorporate a state of the art zoo environment and naturalistic habitat for Chinese pandas. Indoor and outdoor spaces will provide educational and research facilities along with an appropriate habitat for the animals.

A building in a highly contemporary architectural form will sit within a naturalistic landscape setting as a contrast to the more traditional architecture and design of facilities to the north and east.

「熊猫科技馆」

Panda Paradise



Precinct area:
6,900m²

Floor space:
460m²

Built upon area:
2,120²

Traditional Landscape Garden



A traditional landscape setting is proposed on the central eastern portion of the site, extending to the “South Garden” to be located south of the Spring Festival Square.

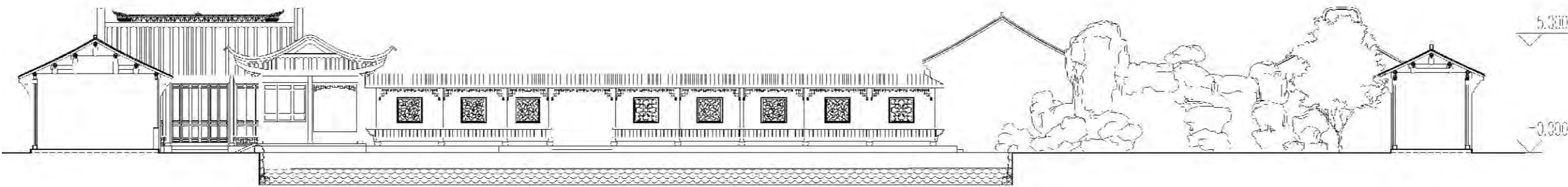
The garden design will be based on traditional Chinese landscape design principles incorporating water, rock, winding paths and halls and pavilions.

A number of other attractions will be incorporated within this precinct including the following overleaf.

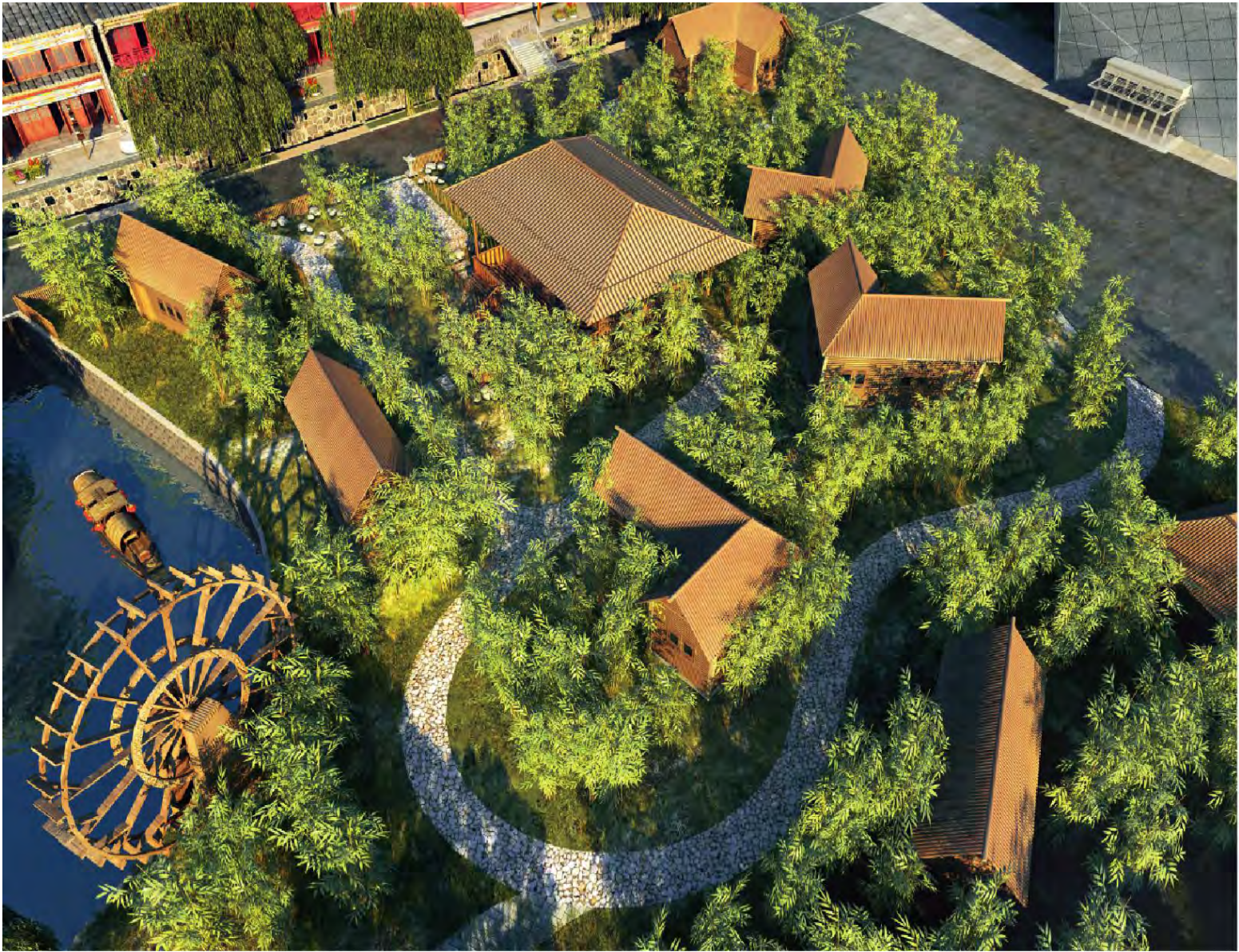
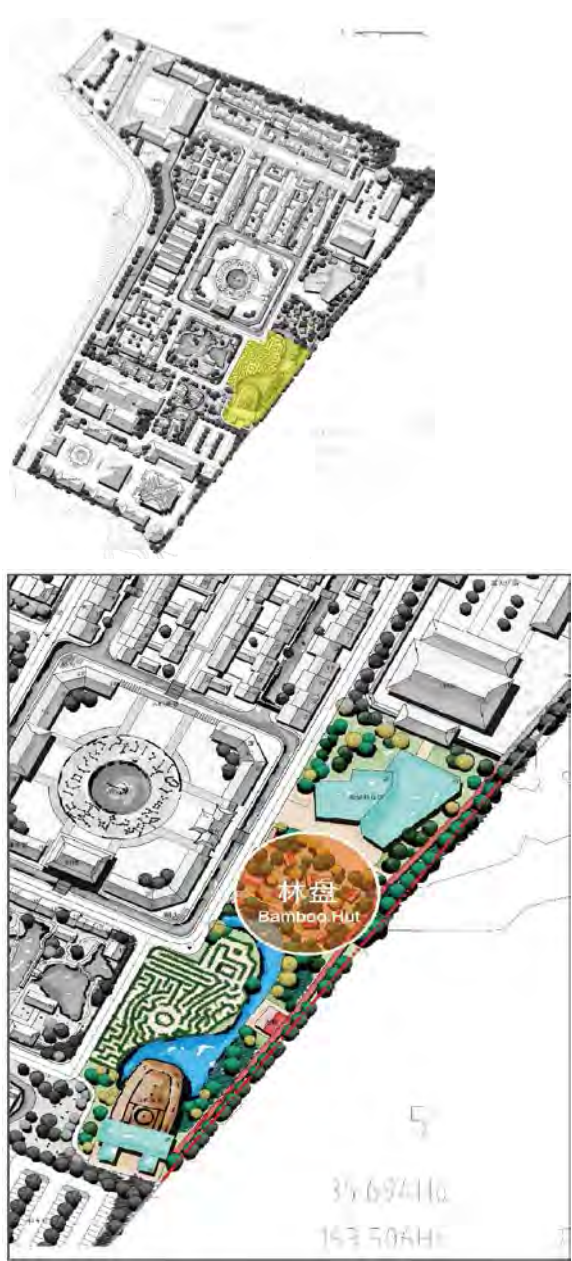
Precinct area:	Floor space:	Built upon area:
11,650m ²	3,440m ²	2,190 ²

「江南园林」

Gardens in the south of Yangtze River



Traditional Landscape Garden

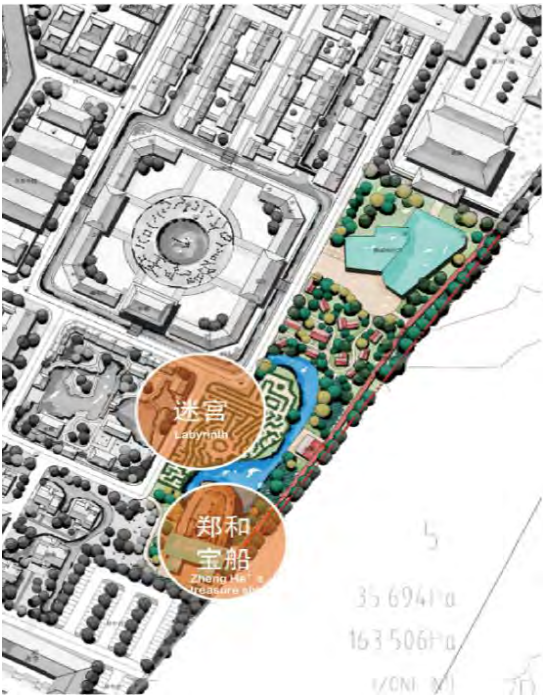


The Bamboo Hut
An extension of the Panda Paradise including a series of huts and pavilions in a landscape dominated by plantings of Giant Bamboo.

- Precinct area:
8,300m²
- Floor space:
4,340m²
- Built upon area:
1,610²

「林盘」 Bamboo Hut

Traditional Landscape Garden



The Labyrinth
A landscape maze using hedge plantings as a source of amusement and as an educational window on the traditions of Chinese puzzle games and the Chinese Ring Puzzle.

「 迷宫 」 Labyrinth



Zheng He's Treasure Ship
With an armada of more than 240 ships, Chinese explorer and soldier Zheng He visited Australia as part of his extensive expeditionary voyages in the southern hemisphere in the early 15th century.

「 郑和宝船 」

Zheng He's treasure ship
The facility will be an educational display to showcase this little known early link between Australia and China.





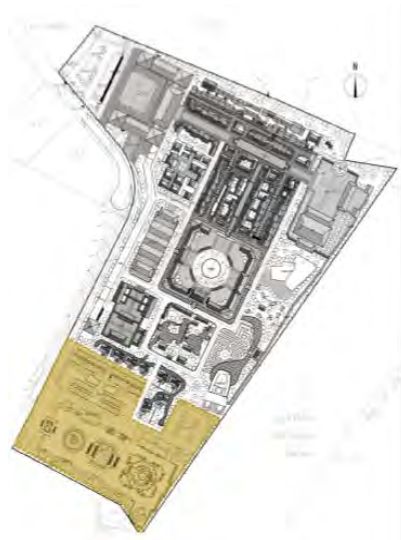
The Villa will provide tourist accommodation in a villa / townhouse structure and highly landscaped setting. Water will be a significant element in the Precinct.

「山水园林·别苑」

Chinese Landscape Garden · villa



Thanksgiving Temple



A major temple complex including extensive spaces for worship, contemplation, meditation and learning with an adjacent 300 unit tourist / pilgrim accommodation complex.

The centre piece of the complex will be a major statue of Avalokitesvara, a Buddhist deity who has refrains from entering the blissful state of nirvana to remain to save the creatures of the earth.



Precinct area:
29,370m²

Floor space:
26,141m²

Built upon area:
11,276²

5 The Concept

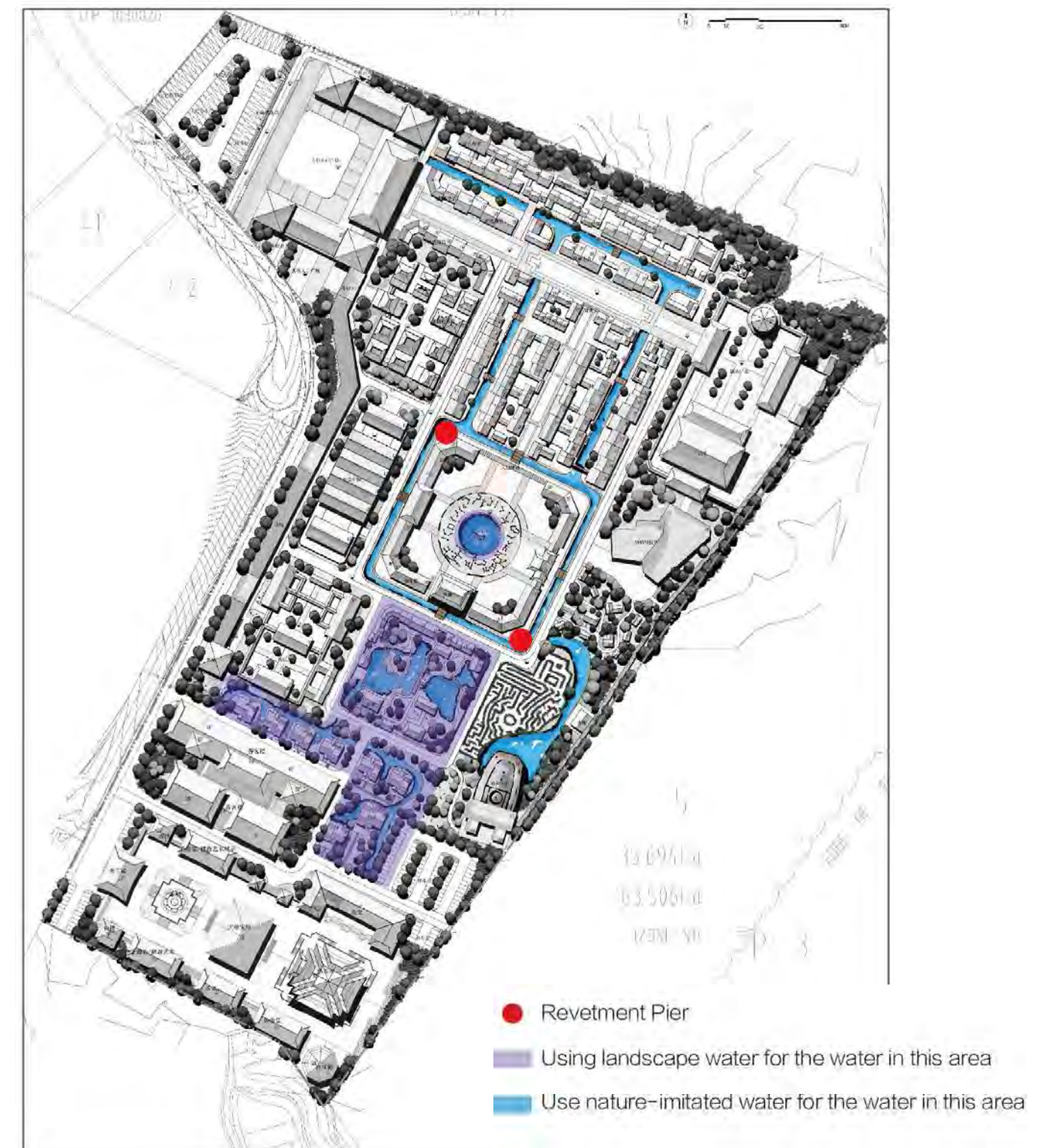
5.3 Design Elements - Water

Water plays a major role in the design of the ACTP. It functions as:

- An ornamental element in the landscape, both natural and formalised;
- A unique and attractive medium for movement of people around the Park via various forms and sizes of water transport;
- A setting and address for streetscapes and other built elements in the Park layout;
- A means, through Water Sensitive Urban Design practices, of controlling the quality and quantity of water coming off the site and the consequent impacts of development on sensitive downstream receivers, notably the listed Porters Creek Wetlands.

The expression of water in the Park is largely dependent on form and edge conditions. Three broad approaches are proposed:

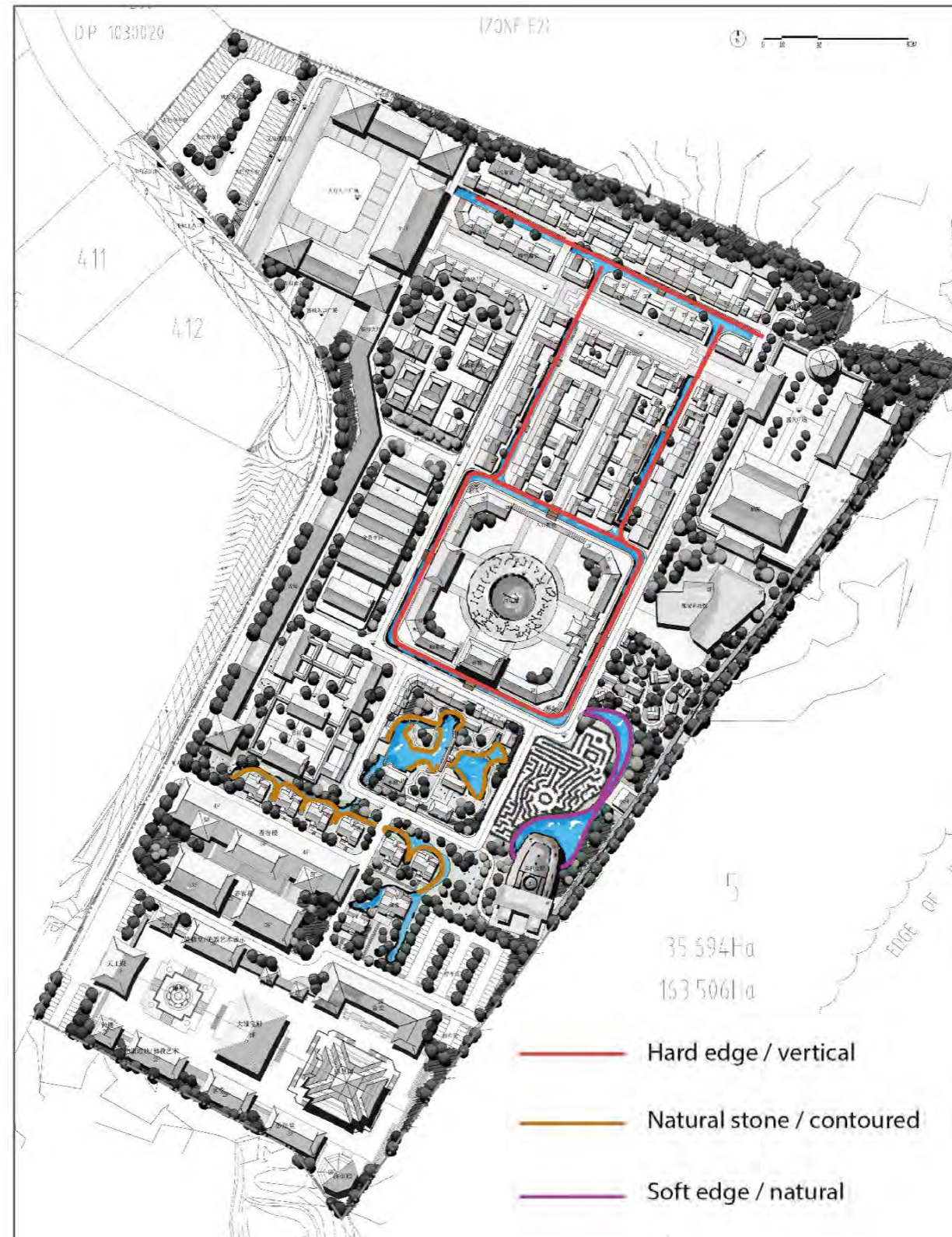
- Hard edge / vertical
- Natural stone / contoured
- Soft edge / natural



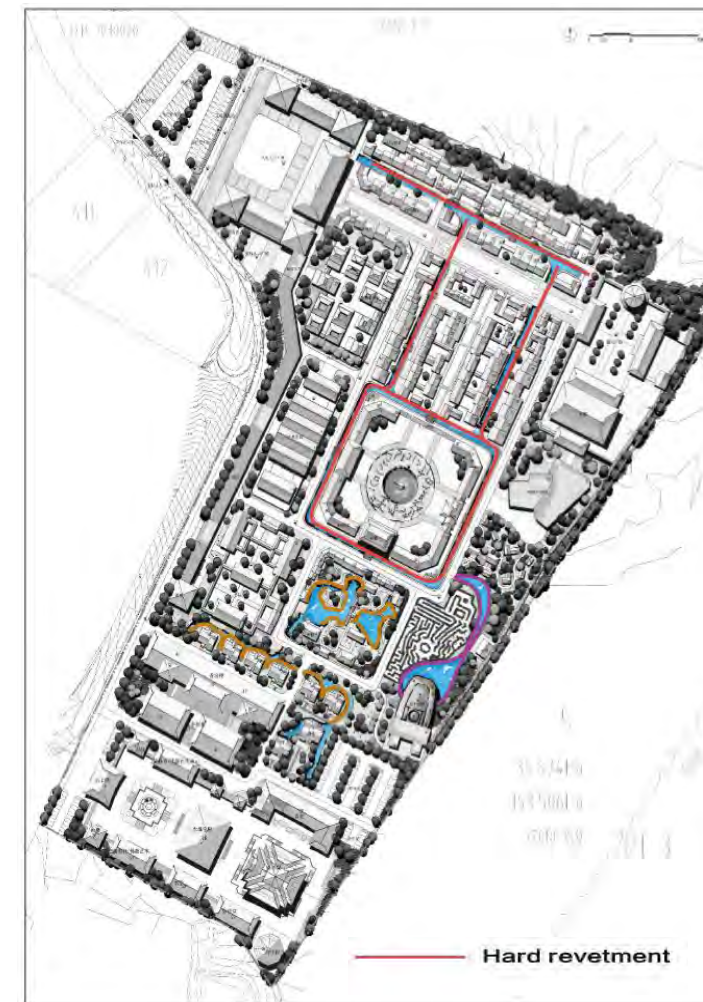
Total volume of water: 8500m³

5 The Concept

5.3 Design Elements - Water



Hard edge / Vertical



Urban, retained edge to maximise opportunities for built form to address canals and water bodies and provide places for waterside promenading and eating in an urban setting.

5 The Concept

5.3.1 Design Elements - Water



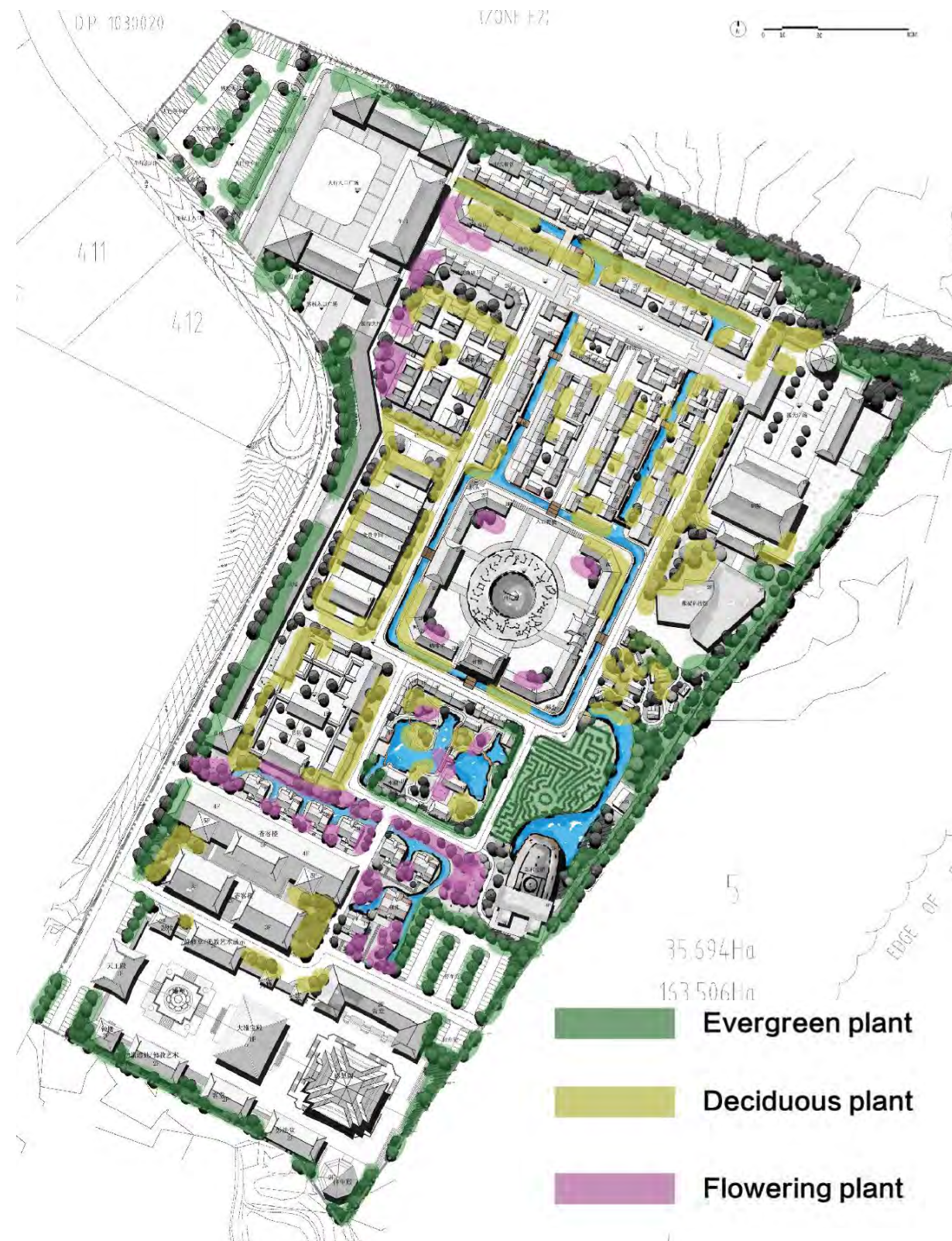
Natural stone / Contoured
Naturalistic, sculptural edge using carefully selected and placed stone and rock pieces. Allows close access to water bodies and provides opportunities to use stone as a sculptural element in the tradition of Chinese landscape design.



Soft edge / natural
Softly contoured landscape edge incorporating plants, grasses, gravels or sand. Allows for safe pedestrian access to the water. Maximises opportunities for control of water quality through natural filtering.

5 The Concept

5.3.1 Design Elements - Landscape



Landscape design will play a critical role in the success of the ACTP. The landscape scheme will use a mix of exotic and locally indigenous plants along with water, rock and built elements to create a unique landscape character based on traditional Chinese design practices in a quintessentially Australian setting.

Landscape will connect and unify the various precincts within the Park and likewise, it will develop and strengthen the distinct feel and character of each precinct.

Plant species at the interface of the site with the adjacent ecological corridor will be selected to minimise impacts and actively enhance the values of the corridor. The plant selection process will also be based on retention of water quality with plants within catchment areas selected for their pollutant filtering functions.

Within the body of the Park, a number of species of Chinese cultural significance will be used, including, for instance, ginkgo, peach, lotus and plum. Final plant selections will be made based on local climatic and soil conditions. In order to develop a landscape that is low maintenance and has the potential to thrive in the locality.

5 The Concept

5.3.3 Design Elements - Access, Movement & Parking

Vehicular and pedestrian access to the site will be provided from Sparks Road via Warren Road. Subject to detailed traffic investigations to be carried out at the development application stage, two major access points from Warren Road are proposed – one at the north western edge of the site, connecting to the main carparking area for the ACTP and a second from the turning circle at the end of Warren Road, connecting to an internal access road that will service the southern portion of the Park.

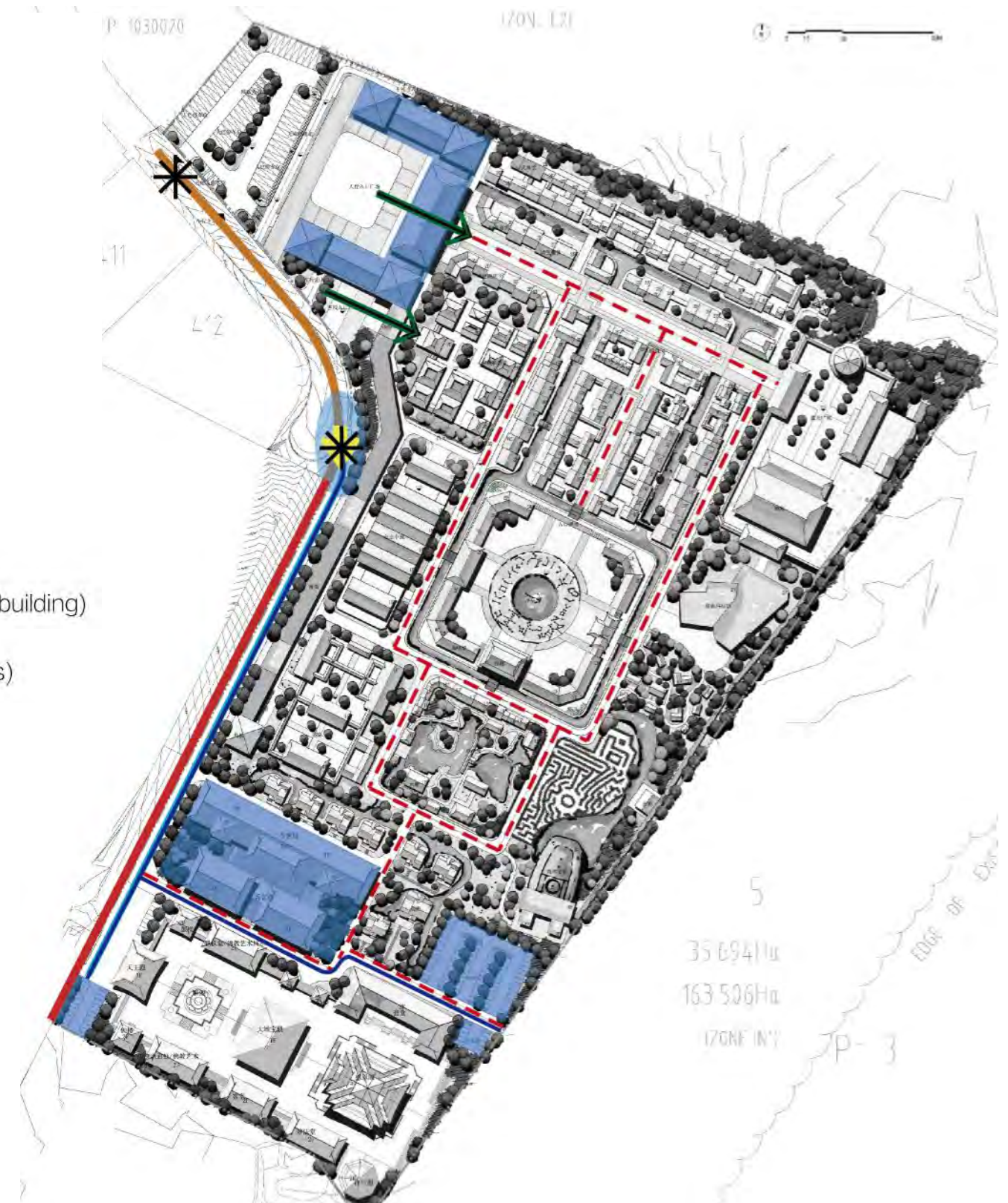
Principle pedestrian access points are via the main entry with a number of secondary access points via penetrations along the length of the City Wall.

The great majority of streets within the site are to be dedicated to pedestrians with vehicle access restricted to emergency, servicing or internal private transport facilities. (Principal routes for emergency and service vehicles are indicated on the Access plan).

Map legend

-  Warren Road(public road)
-  Woolworths Road(private road)
-  New road
-  Entrance of base for vehicles
-  Site Entrance(Vehicles)
-  Pedestrian entrance
-  Internal road(public vehicles)
-  Service & emergency vehicles
-  Public parking(on grade, basement & in building)
-  Pedestrian Access(principle entry points)

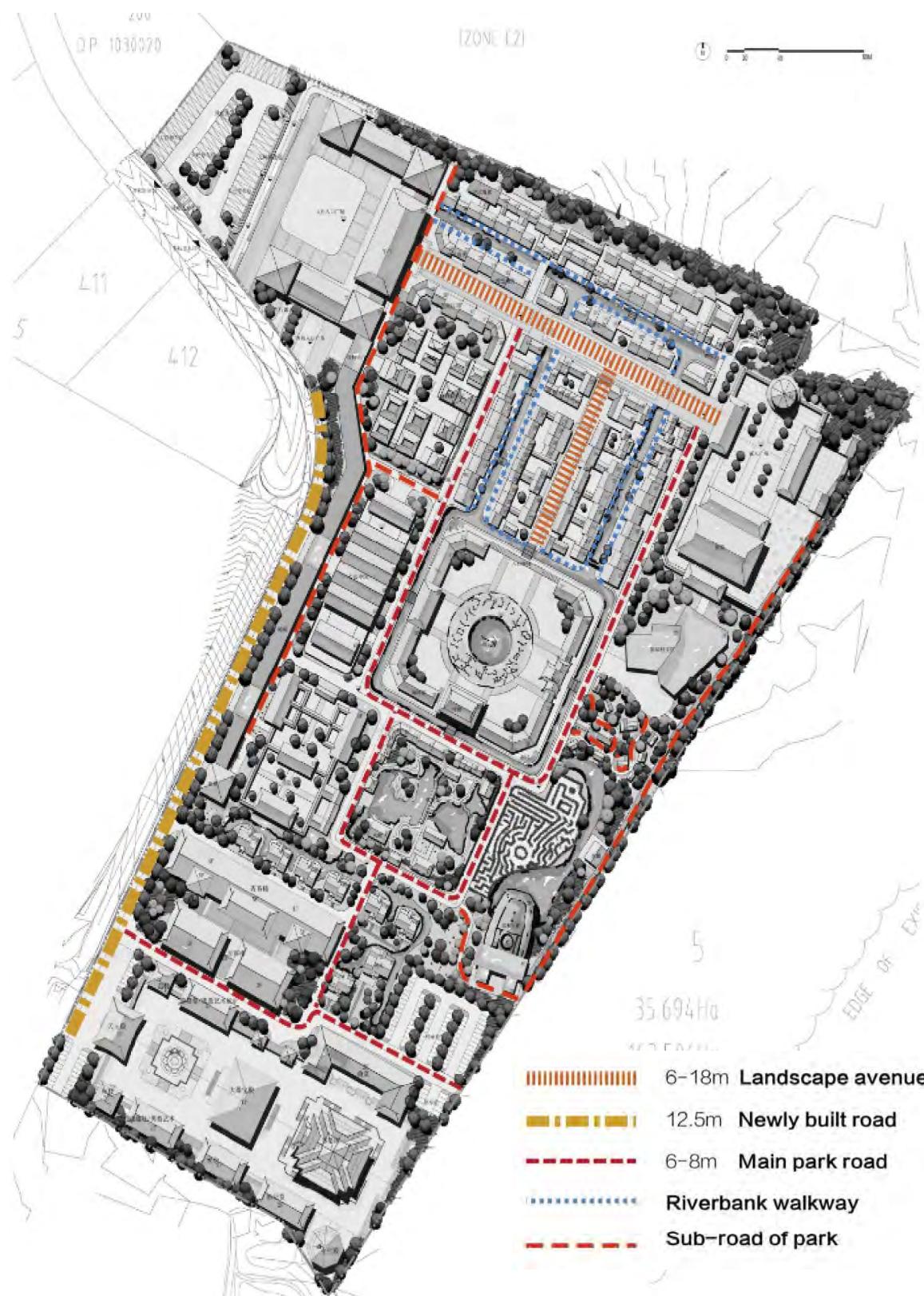
Access, Movement & Parking



5 The Concept

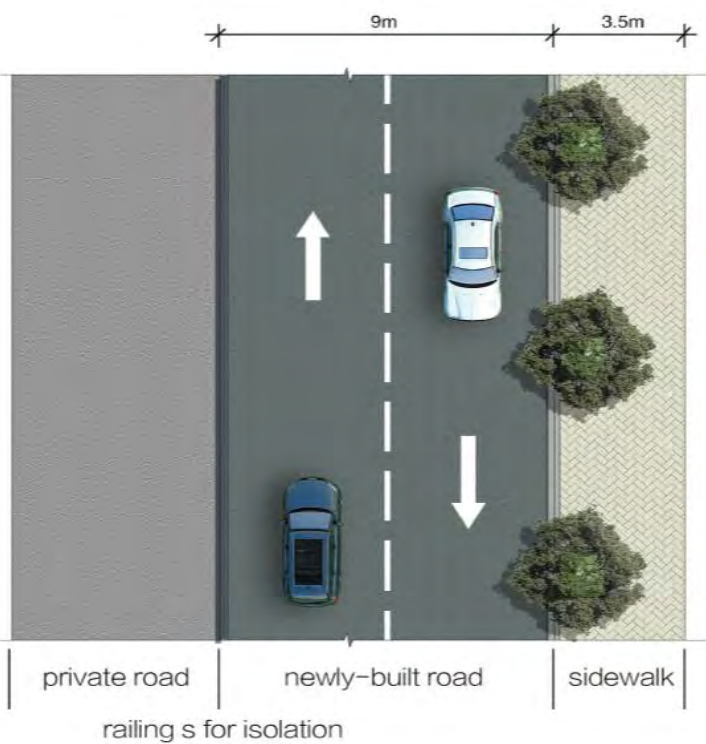
5.3.3 Design Elements - Access, Movement & Parking

Road System

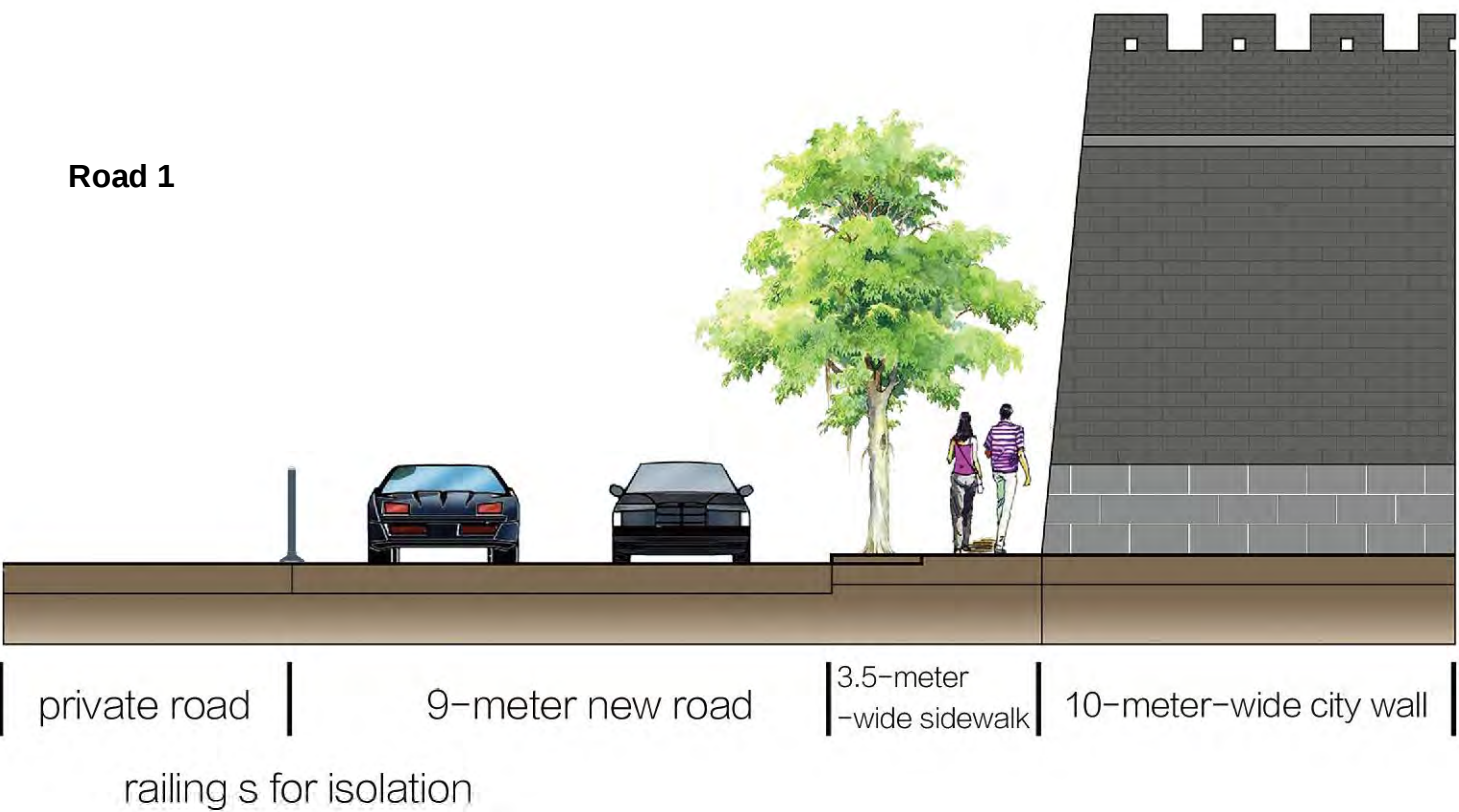


A hierarchy of street design has been developed for the ACTP in response to the proposed use of the streets and the desired future character of the various precincts within the Park. Subject to traffic assessment, roads proposed to take private vehicles will be designed as conventional streets with two-way, single lane each direction carriageways with generous pedestrian sidewalks incorporating forest scale street tree plantings.

Streets within the Park proper will be designed to only accommodate vehicles when required, for either servicing or emergency purposes or for ceremonial processions and the like. The following images provide indications of potential finishes for streets and paths within the body of the Park.



Road 1



5 The Concept

5.3.3 Design Elements - Access, Movement & Parking

Road 2



Public carparking will be provided in on-grade parking areas, within dedicated multi level parking facilities and in building basements. The principle parking areas are also indicated on the Access Plan.

In calculations for numbers of parking spaces to be provided, Development Applications will need to consider chapter 2.11 (Parking and Access) of the WSC DCP 2013. The DCP also requires preparation of a transport management plan and traffic impact study as well as consultation with NSW Roads and Maritime Services and Council's local traffic committee.

5.3.4 Design Elements - Services

Initial high level investigations have revealed that the majority of essential utility services are locally available to the ACTP site as a result of its proximity to the developing Warnervale Industrial Park. Further more detailed investigations will be required at the development application level to ascertain whether services will require amplification to address the specific service needs of the Theme Park in comparison to the previously contemplated industrial use of the land.

Specific investigations to be carried out with the first development application for the development will include:

Sewer Access

Capacity requirements for the ACTP along with other sewer loads from future industrial development in the Warnervale Employment Zone north of Sparks Road and the proposed Wallarah 2 coal mine.

Detail planning for a new gravity main to serve the ACTP and the other local development described above.

Development of service plans for the ACTP site, to be included in individual development applications for each DA stage.

Water Supply

Water demands for potable water, fire protection, ornamental display, irrigation and future local demands.

Trunk design for supply to the entire site and detailed design for water services for individual areas in each DA stage.

Stormwater Servicing

A comprehensive stormwater management system incorporating Water Sensitive Urban Design principles and including details of site detention and trunk drainage.

Electricity, gas and telecommunications

Evidence that sufficient local services are available to address the demands of the ACTP along with other local existing and future development.

5 The Concept

5.3.4 Design Elements - Services

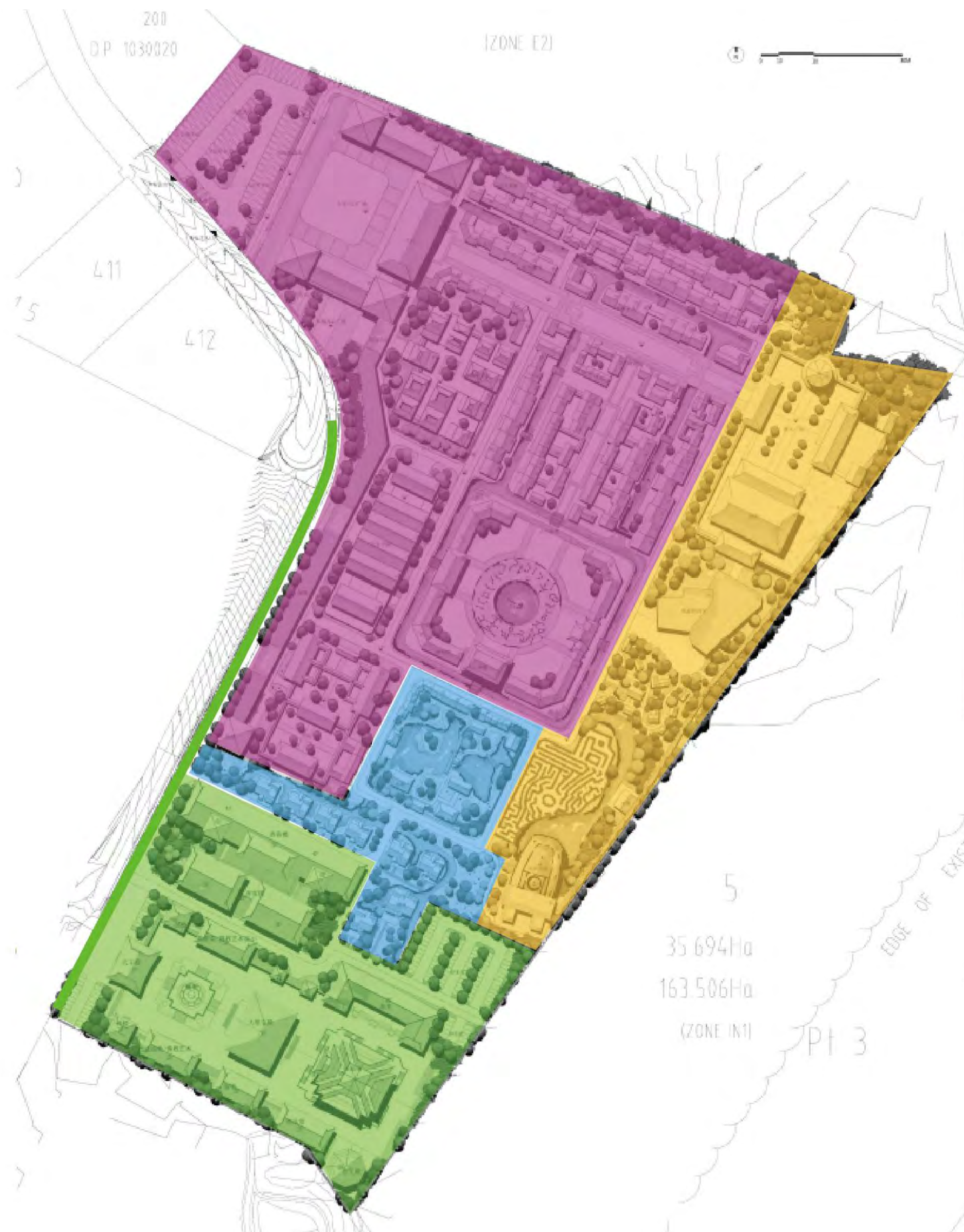
Existing services available to the site for its development for industrial purposes will be upgraded and enhanced where necessary to allow for its proposed use as a Cultural Theme Park.

It is proposed to provide utility services in dedicated underground ducts strategically located through the site. This approach will maximise efficiency for provision of services and their maintenance and allow for planting of forest scale trees without impacts on underground service lines.



AUSTRALIA AND CHINA
THEME PARK
CONCEPTUAL
PLANNING SCHEME

6.0 IMPLEMENTATION AND STAGING



The ACTP will be delivered via a staged program of development over a 4 to 5 year construction period.

Access and services will be installed progressively so that each stage of the works can be commissioned to operate autonomously.

- Area developed in the first phase
- Area developed in the second phase
- Area developed in the third phase
- Area developed in the fourth phase

About Cardno

Cardno is a professional infrastructure and environmental services company, with expertise in the development and improvement of physical and social infrastructure for communities around the world.

Cardno's team includes leading professionals who plan, design, manage and deliver sustainable projects and community programs. Cardno is an international company listed on the Australian Securities Exchange [ASX:CDD].

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