Design Report

The Forest Hotel

39 Frenchs Forest Road East, Frenchs Forest

Prepared for the ALH Group Pty Ltd

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1.0 Executive Summary

Introduction

This Design report has been prepared by Cayas Architects in support of ALH Group's current proposal and amending development application for motel accomodation located at 39 Frenchs Forest Road East, Frenchs Forest.

ALH Group hold an existing Development Approval for a Motel on this site. Since the original approval was granted Stage One of the works have been completed, including a fully refurbished and extended Tavern and standalone retail (liquor store) premises. The design of the approved Motel scheme however is no longer an efficient commercial outcome for the ALH Group, whom have subsequently engaged Cayas Architects to modify the approved design with the aim of making the project more feasible in todays short stay accommodation market.

This report seeks to clearly outline the changes that have been made to the original approved design, to explain why they have been made, and to illustrate the concepts that have been introduced to improve the design quality and built form outcome of the project.

The purpose of this report is to convey the design merit of the proposed development through site context and analysis description and outlining the key design principles employed and changes made from the approved scheme. It also seeks to provide a review of comments made by council during pre-DA meetings and how the design either addresses or has been modified to address these comments. The resultant impact on the surrounding built environment is also illustrated through the use of a shadow analysis and streetscape montage.

The proposed design seeks to integrate a short term accommodation offering (Nightcap Plus Hotel) with the adjacent recently completed and highly popular Forest Hotel, and adjoining Dan Murphy's liquor retail store. It also seeks to present a more activated frontage to Warringah Road, better internal amenity for guests, and greater visual connection with the surrounding landscape from each room whilst creating a more efficient internal layout and offering commensurate with the short term accomodation intent of the building.

In summary, this design report seeks to illustrate and highlight the many positive design changes that have been made to improve the currently approved design whilst also enhancing the feasibility of the project for the client group.

2.0 Development Summary

The provided development summary table illustrates the current approved metrics, along with the proposed design metrics, highlighting the difference between them.

Overall, the amending DA proposal represents an increase in room numbers and carparking to meet commercial feasibility requirements, whilst at the same time minimising the increase to overall gross floor area and only increasing the building height marginally. This has been achieved by reducing floor to floor heights to 3100mm, allowing the addition of an additional floor plate.

The overall site plan below highlights the stage one areas completed already (Tavern and Dan Murphys), and the proposed building footprint overlayed with the currently approved building footprint.

Development Metrics

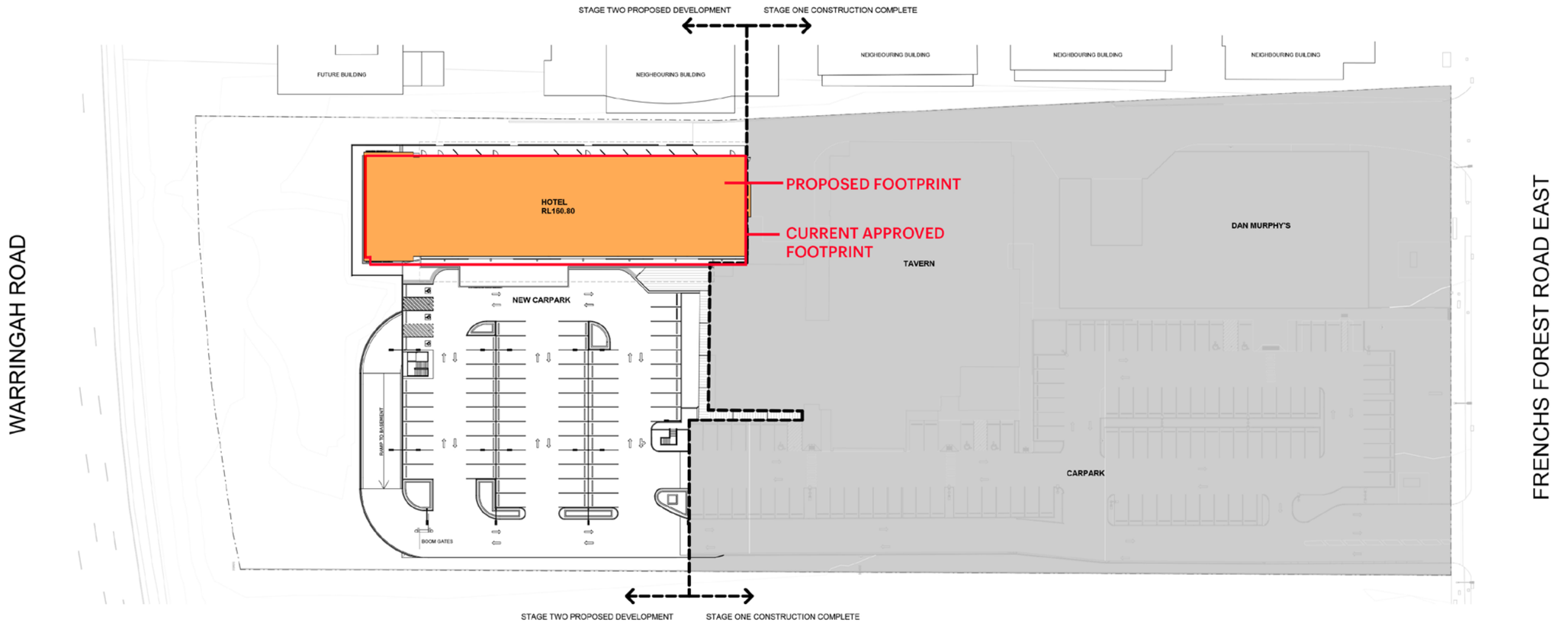
GFA:	Approved	Proposed	Difference
Ground	1096m²	1048m²	-48m²
Level 1	1100m²	1126m²	+26m²
Level 2	1100m²	1126m²	+26m²
Level 3	1100m²	1126m²	+26m²
Level 4	1100m²	1126m²	+26m²
Level 5	1046m²	1126m²	+80m²
Level 6	0m²	1126m²	+1126m²
Total	**6542m²**	**7804m²**	**+1262m²**

Building Height:			
Floor to Ceiling	2.8/3.1m	2.4/2.7m	-0.4m
Floor to Floor	3.5m	3.1m	-0.4m
Total	**26.4m**	**27.0m**	**+0.6m**

Room Types:	Approved	Proposed	Difference
Double Suites	96	105	+9
King Single Suites	0	26	+26
Accessible Suites	5	7	+2
Family Suites	0	5	+5
Executive Suites	4	6	+2
Total	**105**	**149**	**+44**

Parking Spaces:			
Basement	97	136	+39
Ground	67	66	-1
Total	**164**	**202**	**+38**

Storeys (including basement carpark):			
Total	**7**	**8**	**1**



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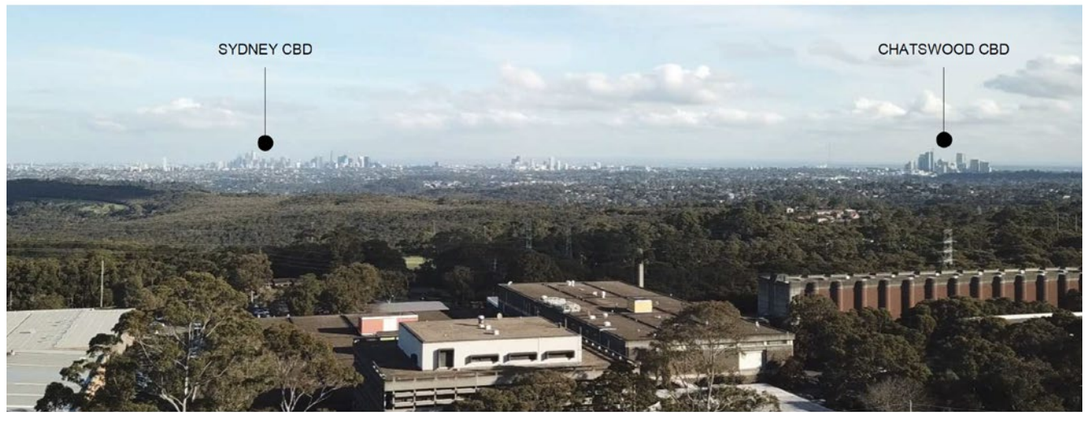
3.0 Site Analysis

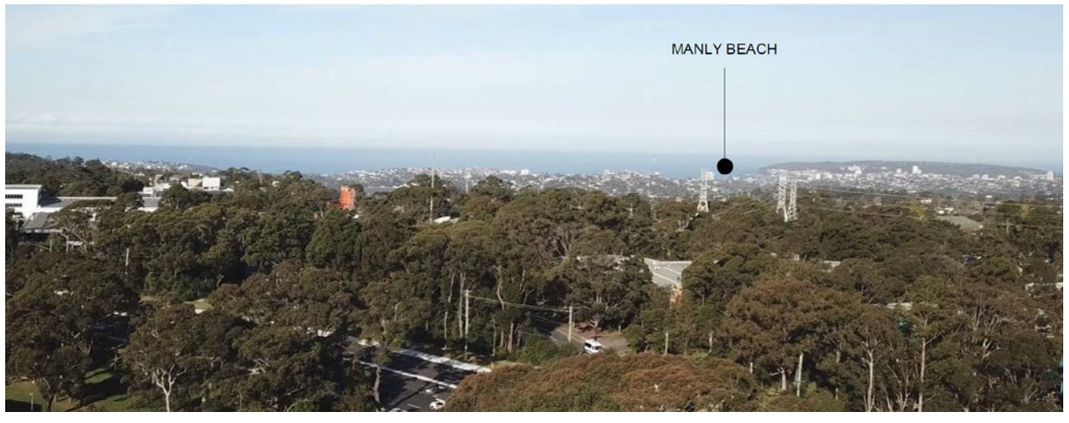
3.1 Site Location

Located in the heart of Frenchs Forest, the subject site is bordered by Frenchs Forest Road to the North, the recently redeveloped Warringah Road to the South, and commercial property use to the East and West. Directly across Warringah Road an extensive commercial development exists, whilst to the North lies an established residential area. Whilst the change in level across the site and surrounding area is minimal, the proposed development will have visual access to significant views to the East and South as shown below.

Local proximity to Sydney's Northern Beaches, combined with extensive nearby health services is perceived to be the primary short term guest generator, which will be well services by the newly completed adjoining Tavern and hospitality services.



View A - Toward South including Sydney CBD (height approximately 25m above NGL)



View B - Toward East including Manly Beach(height approximately 25m above NGL)

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3.0 Site Analysis

3.2 Site and Context Analysis

Located adjacent to the recently complete Forest Hotel and Dan Murphys, the proposed Motel site is centrally located within the Frenchs Forest commercial precinct, which consists typically of large floor plate premises of a variety of uses including office, health and retail. The overall size and height of the development is both in line with the currently approved scheme, and is largely consistent with the bulk and visual scale of the surrounding buildings.

Transport and access to the site is typically expected to be via motor vehicle due to the nature of the building use, and the site is positioned well with access off Frenchs Forest Road East modified to accomodate this in stage one of the development.

Pedestrian access to the site is primarily off Frenchs Forest Road East, which is intended to remain the primary access to the proposed development.

The frontage facing Warringah Road is currently used for carparking, and it is intended that this space be landscaped to create a buffer, both for the amenity of motel guests, and to enhance the aesthetic appearance of the development for motorists travelling along this road. Existing trees along this frontage are proposed to be retained.

To maintain safety and security for the motel and its guests the existing pedestrian access off Frenchs Forest Road East is to be retained as the primary access to the site

Site Analysis Plan

Scale: indicated by red dashed lines
Residential Zoning
Commercial Zoning

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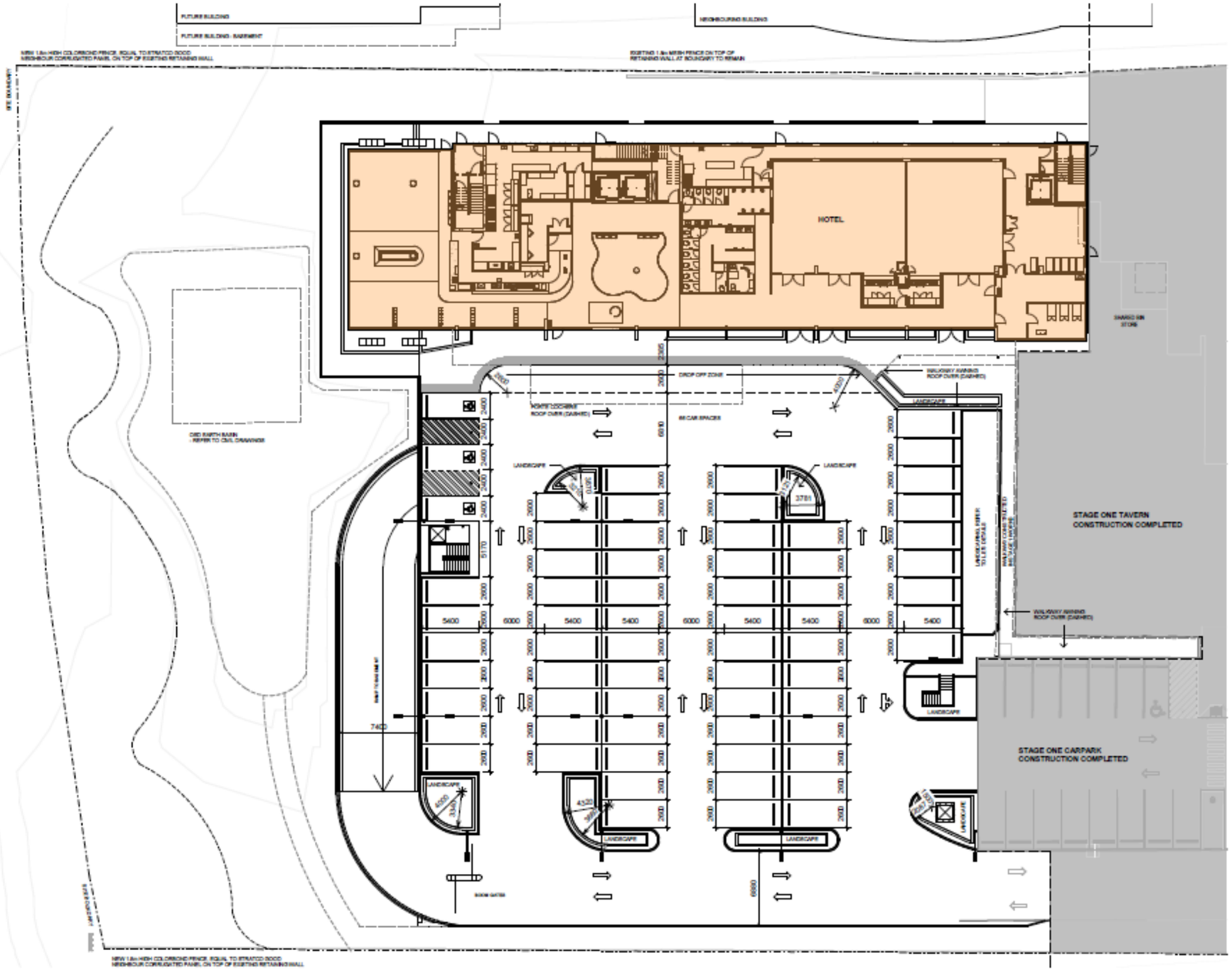
3.0 Site Analysis

3.3 Site Plan

The proposed site plan shows the footprint of the motel located on the Western side of the site, with the Southern side forming an extension to the existing carpark and traffic flow of the site, whilst the Southern part of the site is utilised for landscaping and stormwater treatment, providing a sizeable vegetated buffer between the short term accommodation and Warringah Road, significantly increasing visual amenity and providing visual access to the approved commercial building to the South West.

The loading and back of house functions of the Motel are located to take advantage of a shared loading dock between with the adjoining Tavern, thereby also reducing service vehicle distance travelled on site.

Connecting the new motel with the existing Tavern is a priority for pedestrian access, which is achieved via a covered pathway through the landscaping.



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3.0 Site Analysis
3.4 Site and Context Photographs

View of Site from Warringah Road travelling East

View of Site from Warringah Road travelling West

View of Site from Entry off Frenchs Forest Road East

View of Site Frenchs Forest Road East travelling East

View of Site Frenchs Forest Road East travelling West

Internal Site view of newly completed Forest Hotel with access to the proposed Motel on the left

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4.0 Proposed Design

4.1 Key design changes from current approval

A) Plan changes:
- The ground floor plan has been re-arranged to increase operational efficiency and improve guest experience
- Typical motel room floors have been modified to meet new client require ments, and to assist with making changes tothe overall form and height of the building
- The spa facilities have been removed from the top floor and replaced with rooms
- An additional floor plate of rooms has been added

B) Overall form and height of the building has been reduced by:
- Segmenting facade areas in line with the revised floor plate
- Introducing a block form element to the Southern row of motel rooms
- Replacing the small individual room windows with floor to ceiling glazing on the Eastern and Southern facades
- Splitting the 6 levels with alternating slab protrusions, shading devices and wall fin elements to visually reduce the perceived height of the building

C) Materiality has been enhanced by:
- Addition of textural elements in areas of the facade, including custom formed 3D concrete panels and metal mesh
- All building facade components are now proposed to be non-combustible in line with current building regulations and codes
- Access for cleaning and maintenance has been improved through the use of the easily accessible flat slab roof and minimised horizontal projections on the facade

D) Activation of the facade has been improved:
- Ground floor spaces are now all visually accessible from pedestrian areas, and Warringah road. Guest areas are all located in these spaces to create a sense of activity within the building.

D) Sustainable Design:
- Natural ventilation has been introduced to each room, as well as typical level corridor spaces, which, coupled with a building management system will reduce power consumption
- Shading elements have been introduced to reduce solar gain on glazing
- An NCC 2019 Section J1 Fabric Report has been completed to assess and modify the building fabric to achieve compliance.

Current Approved Design

Proposed Design

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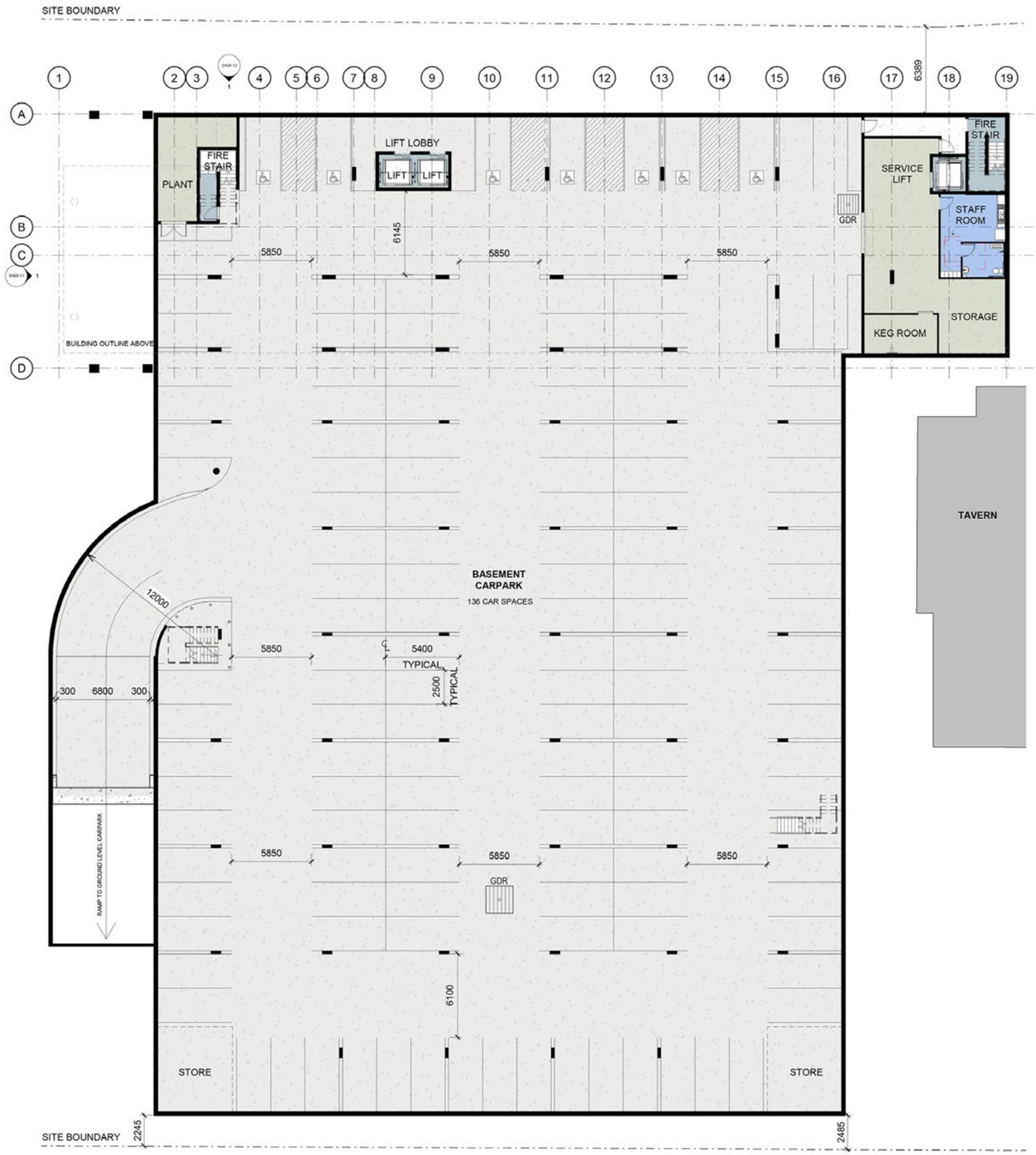
4.0 Proposed Design

4.1 Proposed Basement Plan



BUILDING USE

- Parking
- Services
- Staff
- Vertical Circulation

Scale: NTS - refer to appendice drawings for scaled version of floor plan

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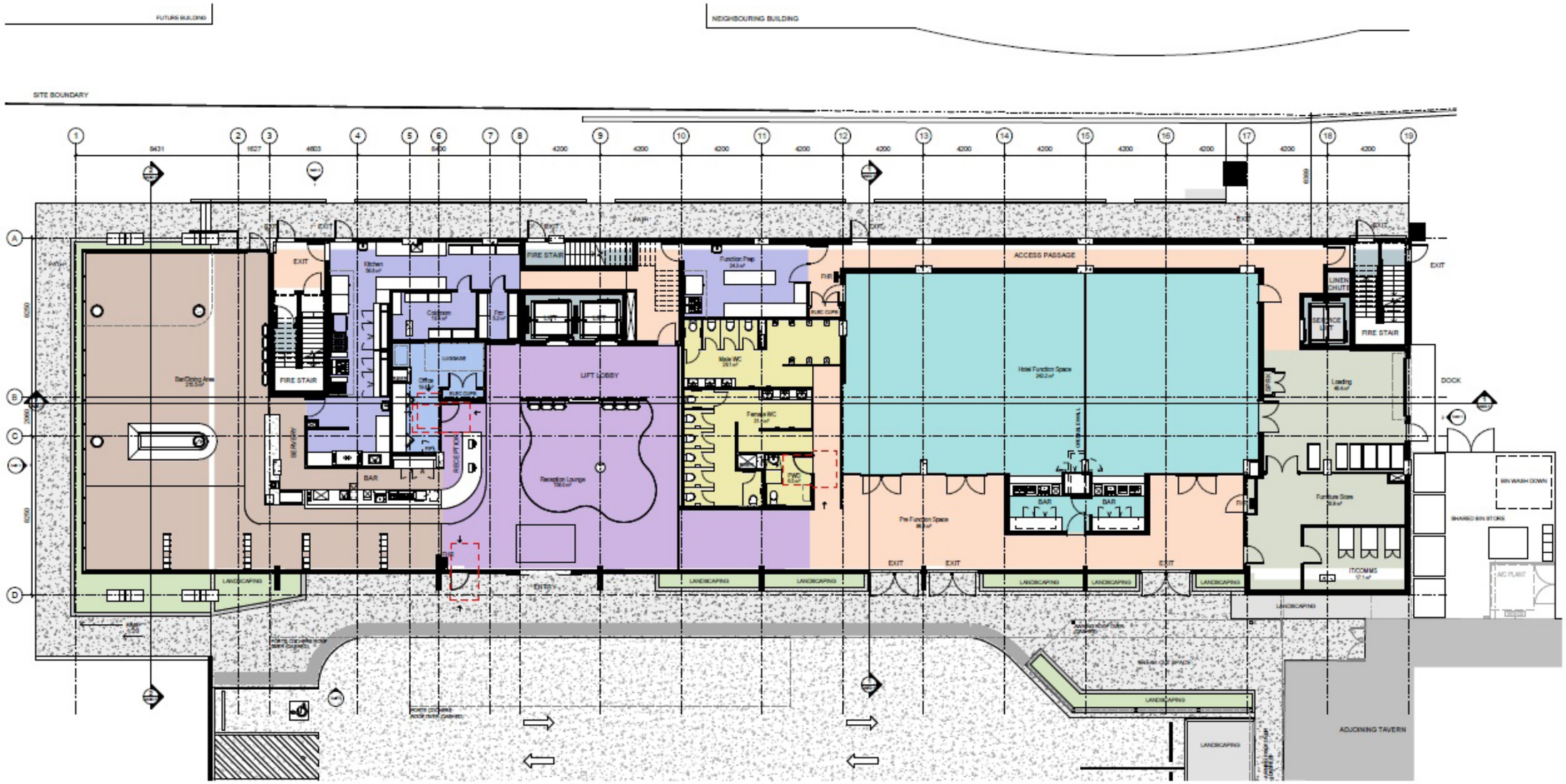
4.0 Proposed Design

4.2 Proposed Ground Floor Plan



1 Ground Floor Plan
1 : 100

BUILDING USE

- Amenity
- Circulation
- Dining
- Function
- Kitchen
- Reception
- Services
- Staff
- Vertical Circulation

Scale: NTS - refer to appendice drawings for scaled version of floor plan

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4.0 Proposed Design
4.3 Proposed Level 1 Floor Plan

VIEW A

BUILDING USE

- Amenity
- Circulation
- Hotel Rooms
- Services
- Vertical Circulation

Scale: NTS - refer to appendice drawings for scaled version of floor plan

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4.0 Proposed Design

4.4 Proposed Level 2 Floor Plan

BUILDING USE

- Amenity
- Circulation
- Hotel Rooms
- Services
- Vertical Circulation

VIEW A

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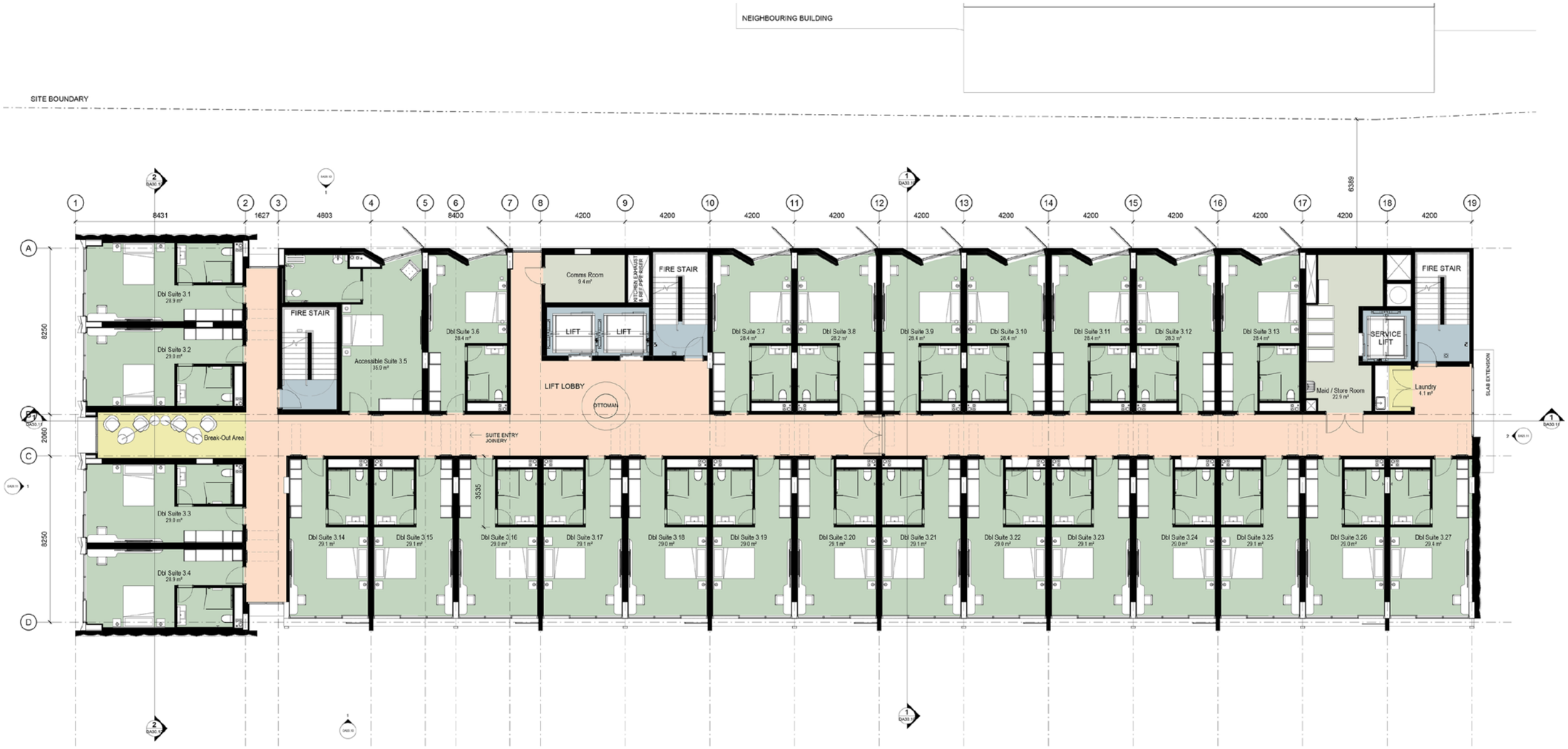
Scale: NTS - refer to appendice drawings for scaled version of floor plan

4.0 Proposed Design

4.5 Proposed Level 3 & 4 Floor Plan



BUILDING USE

- Amenity
- Circulation
- Hotel Rooms
- Services
- Vertical Circulation

Scale: NTS - refer to appendice drawings for scaled version of floor plan

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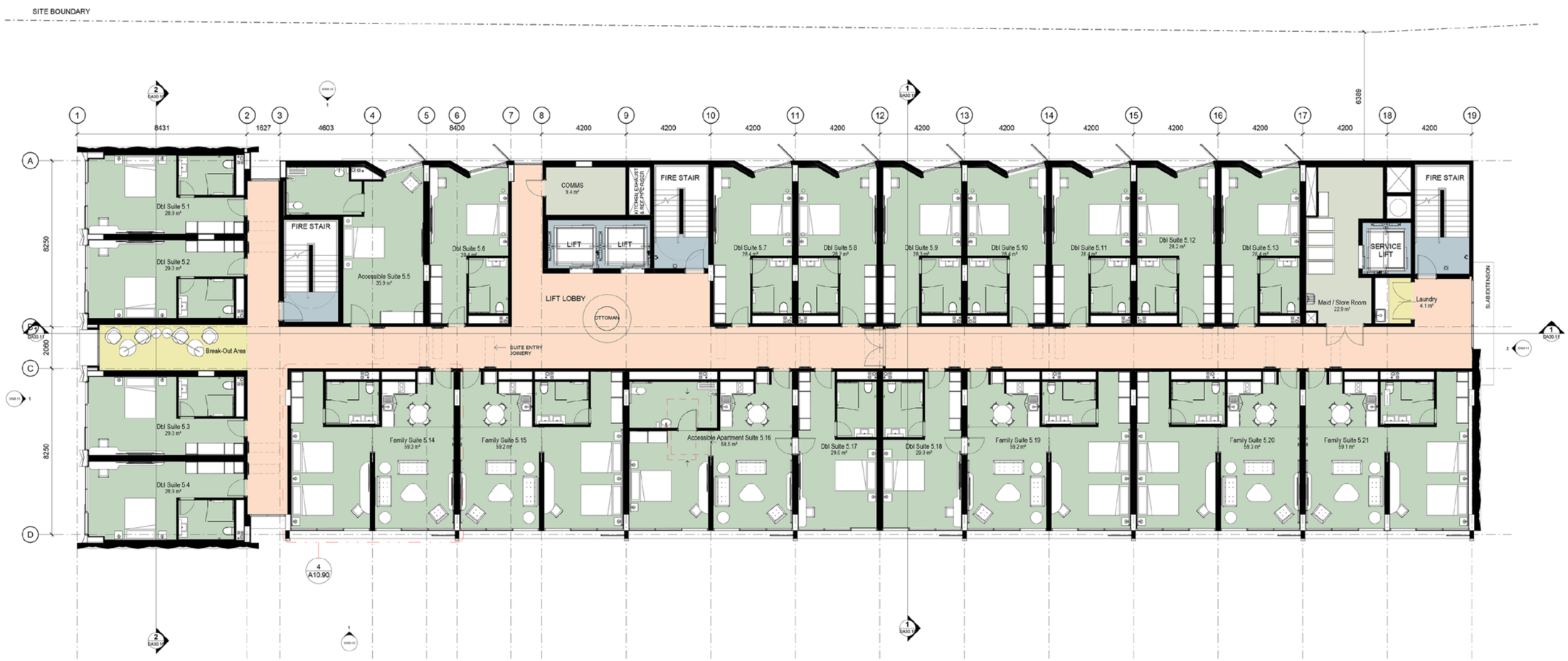

BUILDING USE

- Amenity
- Circulation
- Hotel Rooms
- Services
- Vertical Circulation

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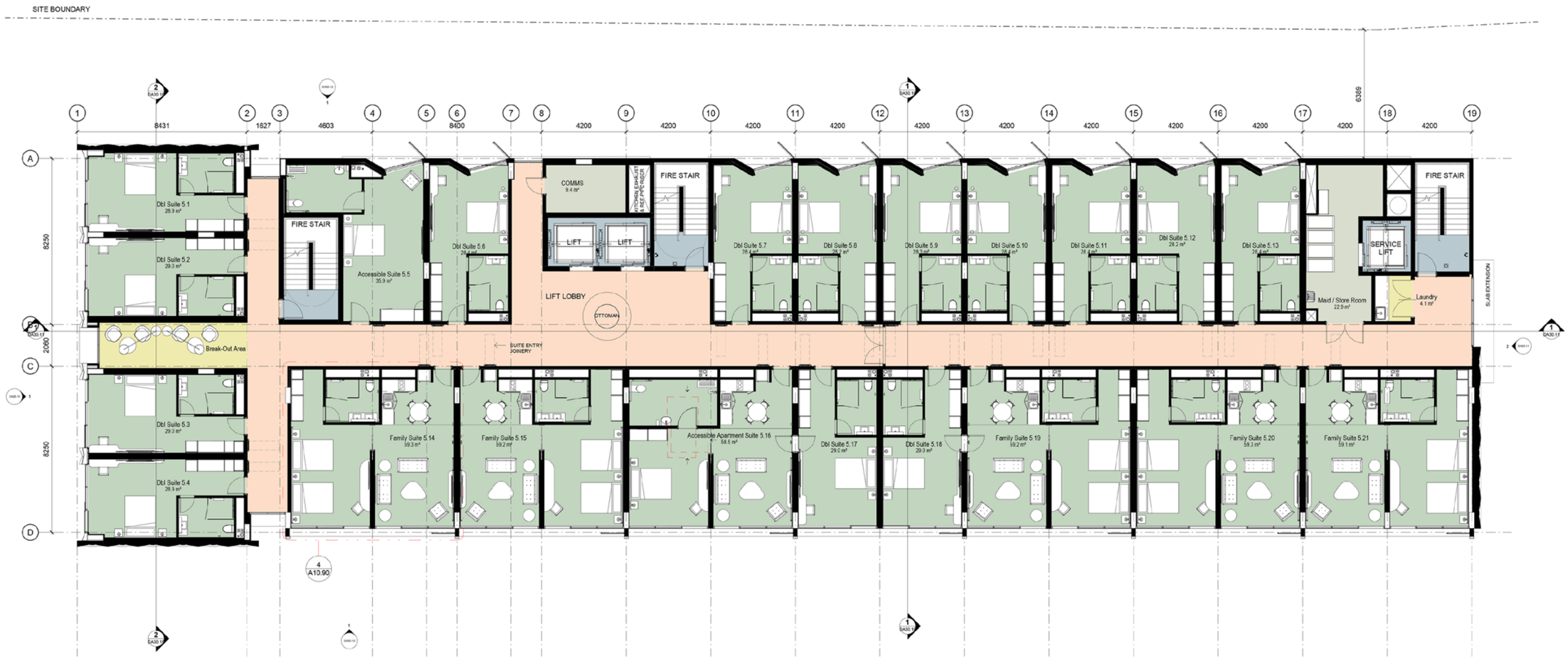
Scale: NTS - refer to appendice drawings for scaled version of floor plan



BUILDING USE

- Amenity
- Circulation
- Hotel Rooms
- Services
- Vertical Circulation

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Scale: NTS - refer to appendice drawings for scaled version of floor plan

4.0 Proposed Design

4.9 Response to Council Pre-DA Meetings

The following table outlines the design issues raised by Council during the Pre-DA meetings, and design response to them.

Council Comment:	Design Response:
1) The proposed building has an effective height of 15m. However when compliance with the Apartment Design Guide (ADG) is taken into account the effective height would be 15.6, making an allowance for a minimum 3.100 floor to floor dimension. Refer 2C Building Height and 4C Ceiling Heights ADG.	1) The proposed floor to floor heights have been modifed from 3.000m to 3.100m as requested by Council. It is agreed that this will generally increase the amenity for occupants. It is noted that the application of the Apartment Design Guide is not relevant in consideration of a short term commercially operated Motel where it is expected that guests will typically spend between one to three nights on average, and predominantly on in the evening for the purposes of sleeping.
2) Future submissions are to be mindful of the requirement to demonstrate adequate contextual analysis is undertaken. Refer ADG for further advice and recommended minimal requirements for solar analysis, cross ventilation and amenity controls.	2) Refer to section 2.0 of this report for detailed contextual analysis of the proposed development. Also refer to comment 1 above regarding the response to the ADG.
3) Common Circulation and spaces should provide short sight lines and be well lit. The length of unarticulated corridor has at its greatest length 58.8m long. The shorter length on the western section of the floor plan has an unarticulated length of 33.6m. Recommendations in the apartment design guide nominates a maximum unarticulated length of 8m. It is also noted the door reveal/return is flush with the wall plane. A more considered design approach that looked at recess/returns to the entrance doors to provide a modicum of amenity and individualisation to the flat plane of unarticulated corridor is highly recommended.	3) The corridor lengths shown in the proposed scheme are commensurate with efficient short term motel accomodation design and project feasibility, particularly in an effort to maintain the currently approved position of the building and its form factor on the site. Notwithstanding this, and the aforementioned non relavance of the ADG in this context, the proposed design provides articulation in the corridor by way of wayfinding devices for the motel rooms shown in section 4.10 (Typical Suite floor feature joinery elements) which are used to both articulatle the wall and ceiling plane of the corridor, and provide efficient wayfinding for motel guests who are unfamiliar with the building layout. It can be argued this is a more appropriate for a motel context where speed and ease of finding a room is more important than place making at a room entrance, or articulating a corridor in such a way as to make rooms difficult to find. In addition to this, the proposed layout ensures natural light and view to external spaces is accessible from all points within the internal corridors, as well as providing a large open waiting space in front of the lifts intended for lobby furniture, wall hangings and the like to provide brief amenity to motel guests as they transition through the space.
4) Additionally, to potential to create break out zones or areas for casual gathering that provide connections to the outdoors through the deletion of the 4 x units to the southern sector of the building would greatly assist in enhancing the internal amenity of the corridors and circulation spaces.	4) The deletion of 24 motel rooms was explored by considere commercially unviable for the development by the client group. In lieu of this the four rooms facing Warringah Road (South facing) were split apart to create an additional small breakout zone for casual gathering, and for all guests to appreciate views to the South from the upper levels. This has been kept minimal as from an operational point of view the building owner and operator considres the furnished lift lobby on each level adequate for guest usage, and is keen to discourage gatherings by guests in unsupervised areas of the building to assist with crime prevention.
5) Possibly even a central atrium that brings light into the building from the roof down through all levels of accommodation is another strategy that would merit a bit more rigorous testing.	5) This suggestion was considered but determined as commercially unviable / non-feasible from a cost perspective.
6) At the moment the floor plates, a double loaded corridor does not provide for any cross ventilation. It is assumed that the window suites/configurations would be sealed so as not to provide for access to fresh air.	6) It has been clarified in this design report that cross ventilation is being provided to all corridor spaces, both at each end of the corridor and midway along the floor plate at the lift lobby (at all levels except level one). Further it is clarifed in this report that each room will have access to natural ventilation via operable windows (refer to elevations and design details)
7) The southern bank of four apartments should be reconsidered in terms of making allowance for openings to the view and the greater context/landscape. Again it is noted these units are hermetically sealed and with walls on the western elevation and no additional screening will take the full force of solar gain from the western sun.	7) The Southern bank of apartments have been moved apart as per item three above to ensure all guests have access to the Southern view. As noted in Item 6 it is clarified that each room has operable windows. Partial screening has been included in this facade, which has also been assessed achieved compliance in accordance with the NCC 2019 Section J1 Fabric Report prepared by Cundall, which is included with this submission.
8) Similarly the breakfast and eating areas of the lower level will also be subject to the full western sun. Further fine grain details to demonstrate layering or façade treatments that address climate control and landscaped outlook are recommended.	8) Further amendments have been made to the design to increase overhangs, and has been assessed achieved compliance in accordance with the NCC 2019 Section J1 Fabric Report prepared by Cundall, which is included with this submission.
9) Testing should look to possibly flipping the conference rooms to the southern sector deleting units1.16 and 1.17 and creating a north facing breakout space that could be closed down for additional conference space or opened allowing for through plan connection to conference rooms and breakout space and broader district views.	9) The conference rooms have been removed from the proposed design.

4.0 Proposed Design

4.9 Response to Council Pre-DA Meetings

The following table outlines the design issues raised by Council during the Pre-DA meetings, and design response to them.

Council Comment (continued):	Design Response:
10) The discussion regarding the shading devices was directed toward finding a more functional resolution for the shading devices rather than ornament or decoration as a way to break up the façade. The precedent of Richard Kirk's ABC building at South Bank in Brisbane was referenced as an example of well-articulated functional elements that speak to sustainability as well.	10) Additional shading devices have been incorporated into all room facing facades (East / South / West). Shading devices were explored with the Section J consultant as part of the building fabric analysis, and the coverage provided is considered sufficient.
11) Additionally, the proposed differentiation of the elevational treatment to the western façade requires further consideration. From an urban perspective the building will be read in the round, being in a prominent position in the landscape. Consideration should be made to considering the building in the round and its relationship to the pedestrian scale and ground plane to further enhance the experience and quality of the site as a whole.	11) The design of the Western facade has been more closely aligned with the South and the East through the use of the material and shading components. The design response on the Western facade is considered an appropriate response to the site context, and adjoining commercial medical buildings. Glazing has been minimised, and angled away from the parralel to reduce overlooking, which is further minimised by the use of the shading devices. Facing West, the angled windows also benefit from an overhang. The overall glazing and facade design on the South and East however take full advantage of the views on upper levels, and increased guest amenity throughout in the use of floor to ceiling glazing. Motel rooms are typically small spaces, and benefit from maximised access to light and visual connection with external areas.

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FEATURE COLUMN AND PRE-CAST PANELS:
SECTIONAL PERSPECTIVE

FEATURE OPERABLE WINDOW:
SECTIONAL PERSPECTIVE

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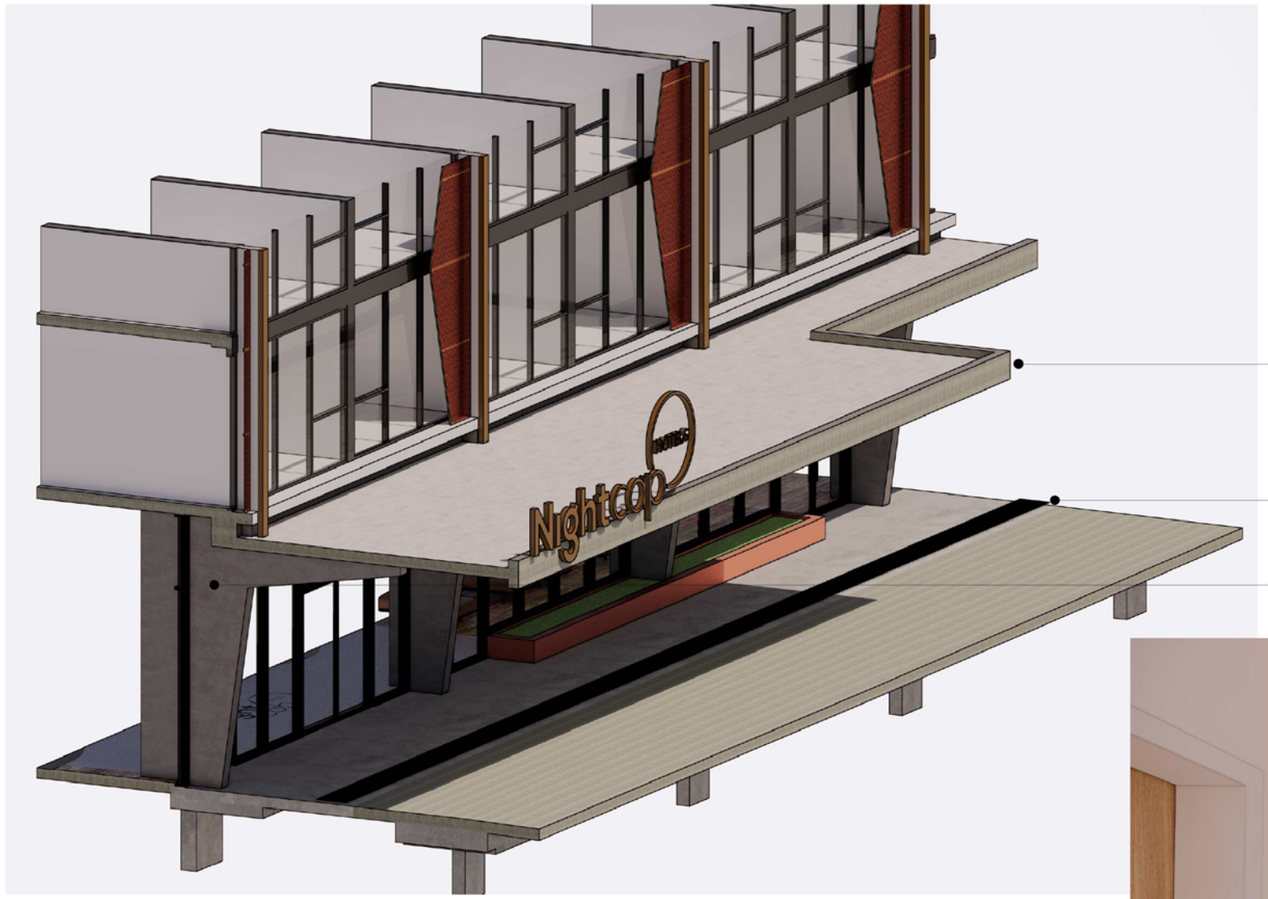

AWNING PROJECTION TO CREATE PORTE COCHERE TO IDENTIFY ENTRY AND PROVIDE WEATHER PROTECTION AT DROP OFF POINT

FLUSH KERB BETWEEN DROP OFF AND WALKWAY FOR EASY TRANSITION

FEATURE CONCRETE COLUMNS SUPPORTING CANTILEVERED CONCRETE AWNING

GROUND PLANE AWNING AND ENTRY PORTE COCHERE:
SECTIONAL PERSPECTIVE

CUSTOM LAMINATE JOINERY TO IDENTIFY SUITE ENTRIES. THE VARIATION IN FORM INTRODUCES DEPTH AND INTEREST TO THE LENGTH OF CORRIDOR

TYPICAL SUITE FLOOR FEATURE JOINERY ELEMENTS:
PERSPECTIVE

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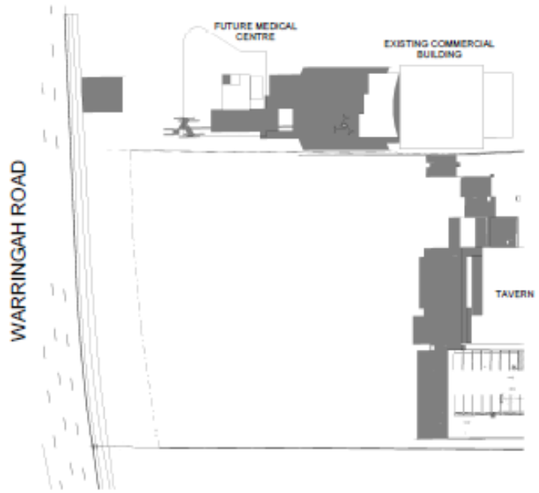
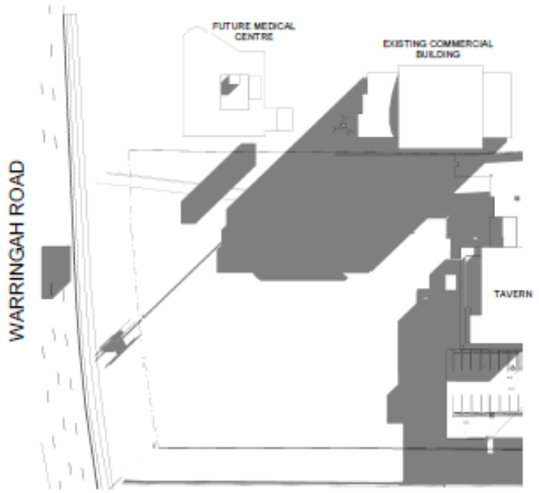
5.0 Impacts

5.1 Shadow Study - Winter Solstice

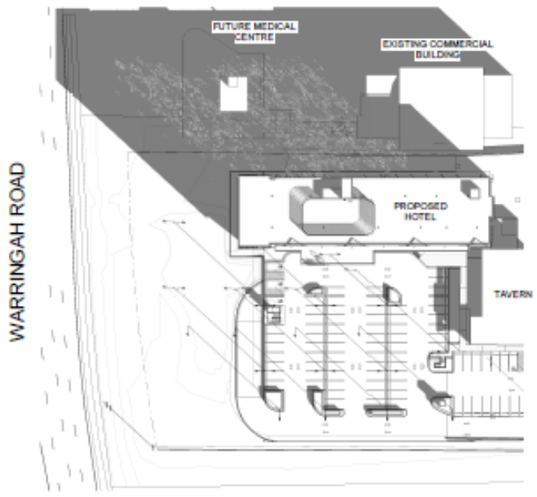
1 Existing Shading Diagram - June 9am
1 : 750



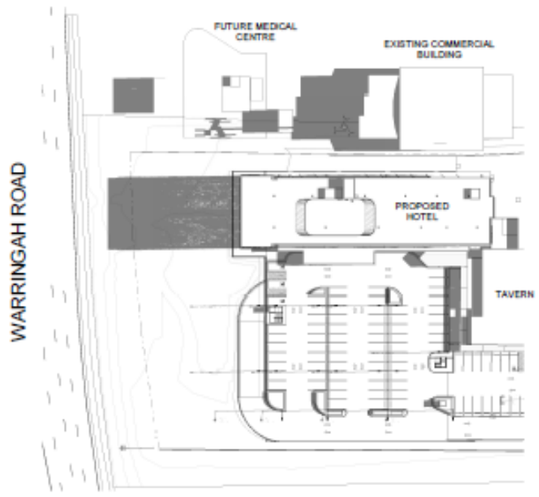
2 Existing Shading Diagram - June 12am
1 : 750



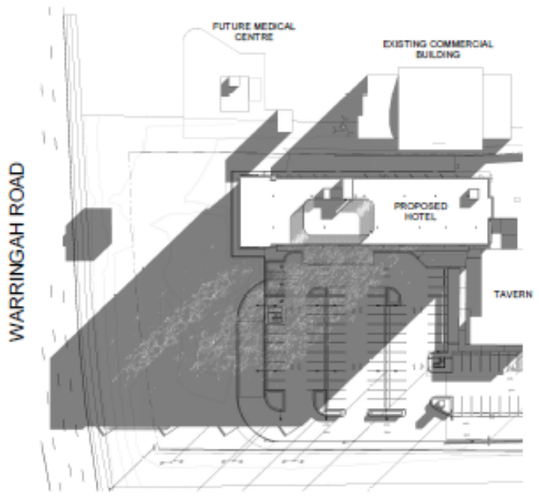
3 Existing Shading Diagram - June 3pm
1 : 750



4 Proposed Shading Diagram - June 9am
1 : 750



5 Proposed Shading Diagram - June 12am
1 : 750



6 Proposed Shading Diagram - June 3pm
1 : 750

Scale: NTS - refer to appendice drawings for scaled version of floor plan

Note: These diagrams represent an accurate depiction of shadows cast by the proposed building based on information provided by the Surveyor

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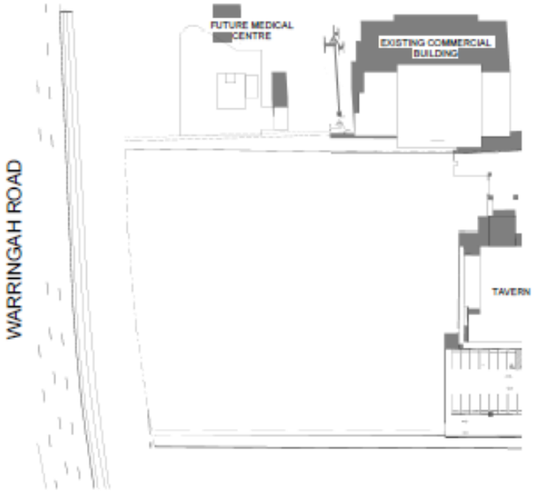
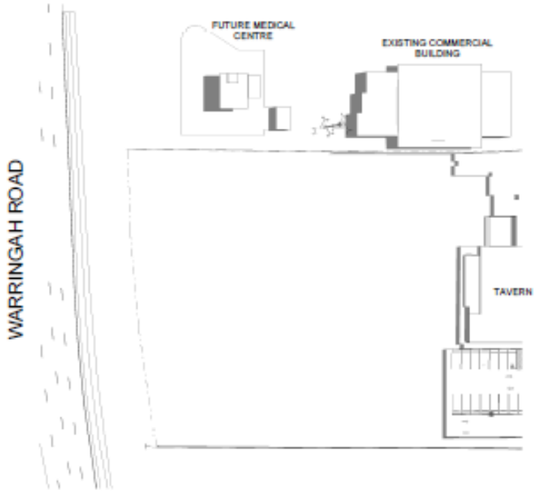
5.0 Impacts

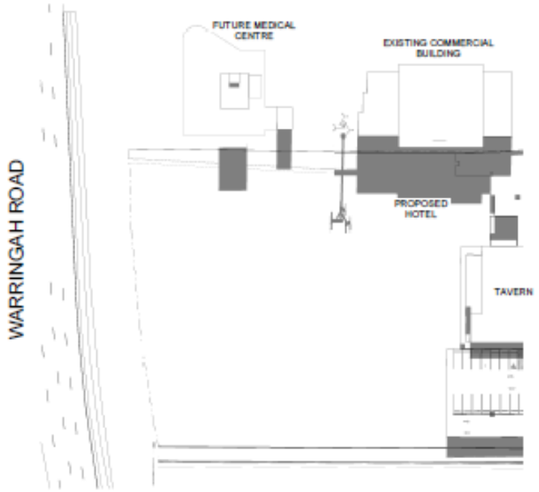
5.1 Shadow Study - Summer Solstice



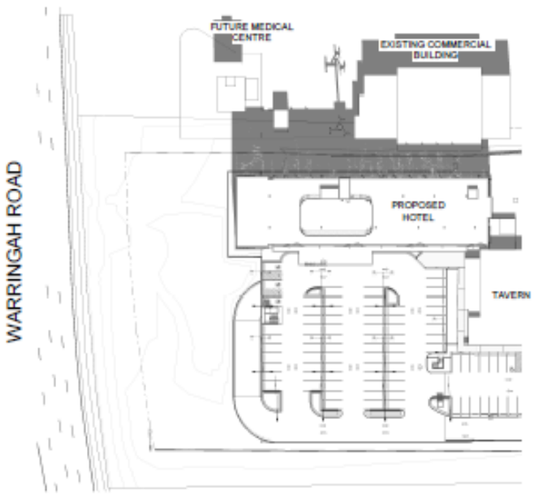
1 Existing Shading Diagram - Dec 9am
1 : 750



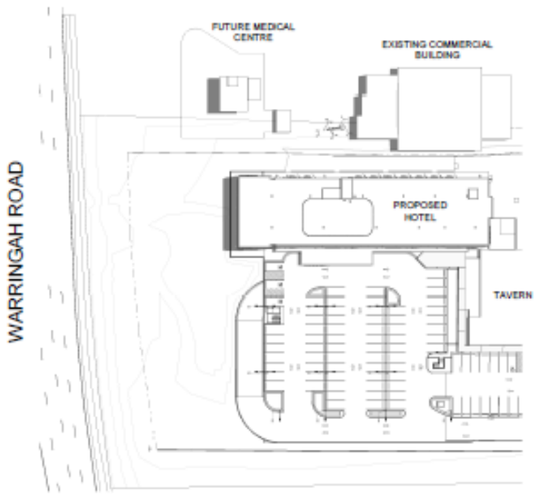
2 Existing Shading Diagram - Dec 12pm
1 : 750



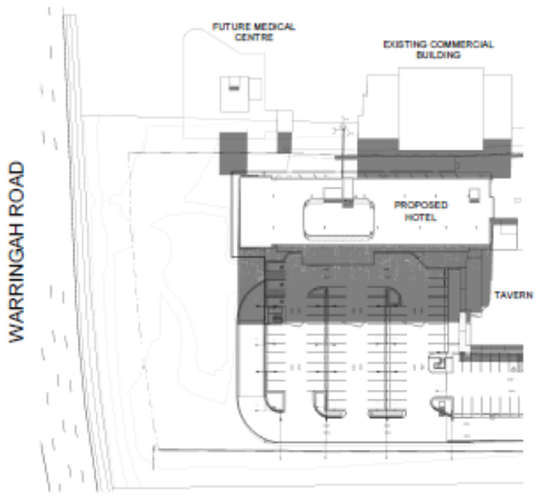
3 Existing Shading Diagram - Dec 3pm
1 : 750



4 Proposed Shading Diagram - Dec 9am
1 : 750



5 Proposed Shading Diagram - Dec 12pm
1 : 750



6 Proposed Shading Diagram - Dec 3pm
1 : 750

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Scale: NTS - refer to appendice drawings for scaled version of floor plan
Note: These diagrams represent an accurate depiction of shadows cast by the proposed building based on information provided by the Surveyor

View from Warringah Road looking North West

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View from Warringah Road looking North East

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PROJECT: 31-45 Frenchs Forest Road East, Parkway Hotel Stage 2. NSW.
Landscape Architectural Design Statement – for Development Application:

The landscape design for this second stage of the Parkway Hotel re-development is to carry through the landscape character developed for stage 1 being the Tavern and Liquor shop upgrades. The continued landscape includes new and upgraded garden beds with new soil and irrigation within the car parking zone which includes flowering trees in built up, 1m soil depth, on podium planters with plants for shade and a vegetated setting for the proposed hotel vehicular entrance whilst maintaining clear sightlines.

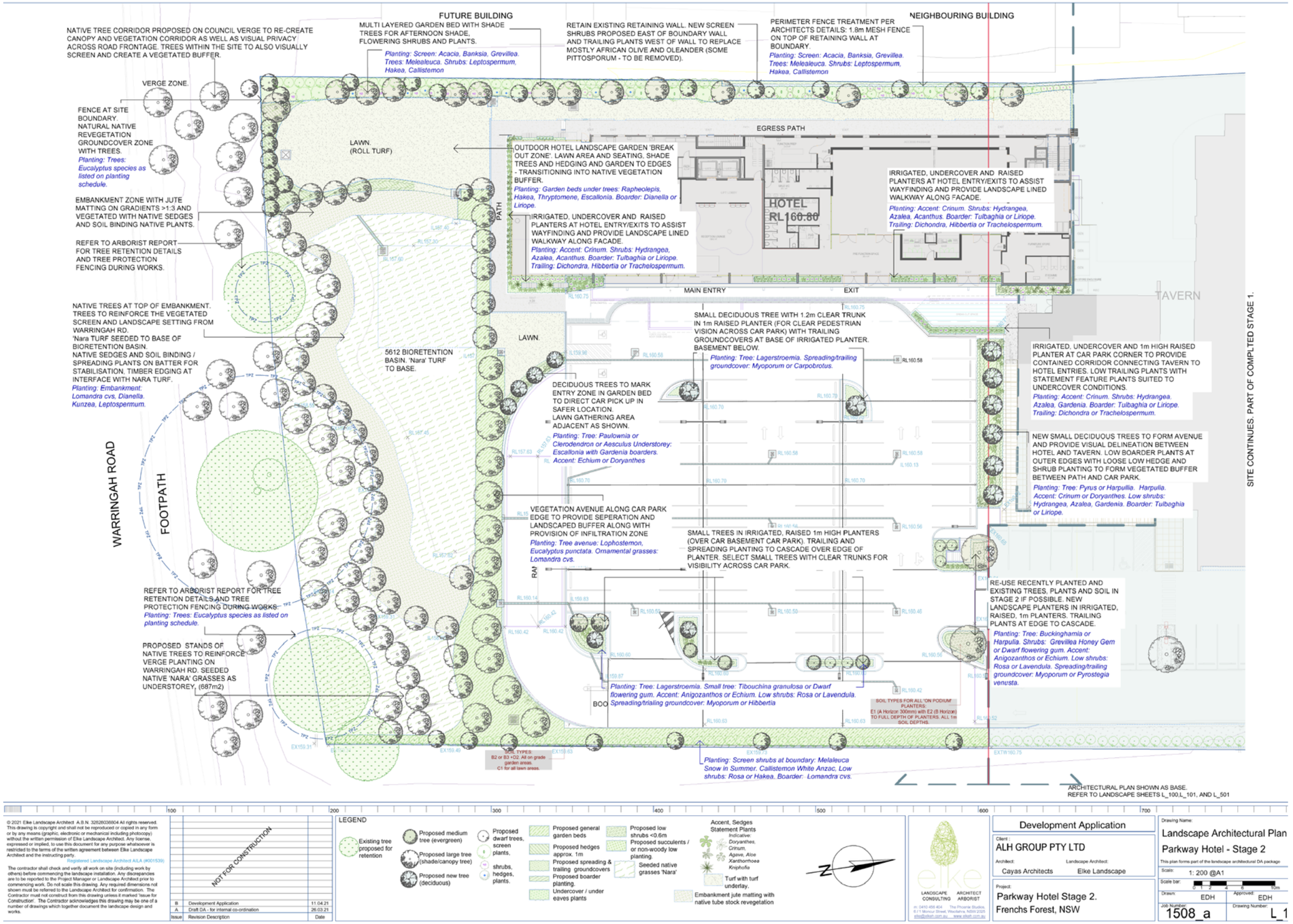
The hotel entrance itself has inbuilt 1m soil depth planters around the façade which are proposed to be irrigated (in that they are largely undercover and on podium). The low light situation lends the planters to accommodate lush, large leaf and deep green foliage plants.

The landscape along the eastern boundary is proposed to continue from stage 1, noting it is under power lines and tall shrubs / small height trees are proposed to provide screening and definition to the site for suitable way finding.

The extensive southern setback from Warringah Road has been developed in co-ordination with the stormwater proposal and retained trees, including a re-vegetated bioretention basin zone. Mostly native soil/slope stabilising sedges and plants to the embankment, open grassy continuation of the street verge landscape with the addition of many native trees to provide a native corridor with grassy understorey for safe and clear sightlines.

In the south western corner, a more formalised lawn area transitions the native zone to the more formalised landscape scheme against the proposed hotel.
The western boundary of the site takes up a level change and the garden bed along this zone is important for visual screening for amenity and therefore proposes tall shrubs and small trees to assist with that screening.

6.0 Landscape Plan



7.1 Current Approved Architectural Drawings

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7.2 Proposed Architectural Drawings

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