

The hotel element of the building forms the largest component part within the design brief and as such is located on the eastern edge of the site.

Intended to be operated by Frasers hotel franchise Capri, this part of the building locates the majority of the shared facilities such as the health club and conference facilities (with the exception of some hotel suites on Level 02) within a podium element that re-enforces the streetscape as set out in the Concept Masterplan.

The hotel lobby, restaurant and bar located on the Ground Floor help to activate the western edge of the new pedestrian link between Block 1 and Block 4N as a counterpoint to the podium retail of Block 1. The use of an openable podium façade, the ground floor of the hotel overlooks the "lanai" water feature running through the length of the pedestrianised space. It is intended that the internal flooring of the hotel lobby extends over the water to continue the theme of blurring the boundaries between inside and out which occurs throughout the design.

The majority of the hotel rooms are located above the "neck" of the hotel podium, providing a mixture of suites, 1-bed units and 2-bed / dual key rooms totalling 293 keys.

The following pages go in to further detail how this distribution is set out and the accommodation provided.





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Planning

Hotel Podium - Ground Floor Plan

Hotel Lobby + Restaurant

The Ground Floor of the Hotel Podium incorporates the Hotel Entrance, the Hotel Reception, Hotel Lift Lobby and Hotel Restaurant.

The main Hotel Entrance is located to the South-East off the pedestrian link with Block 1. Close to the main drop-off on Central Park Avenue Hotel Guests will be greeted by reception and directed to the central Hotel Lift Lobby.

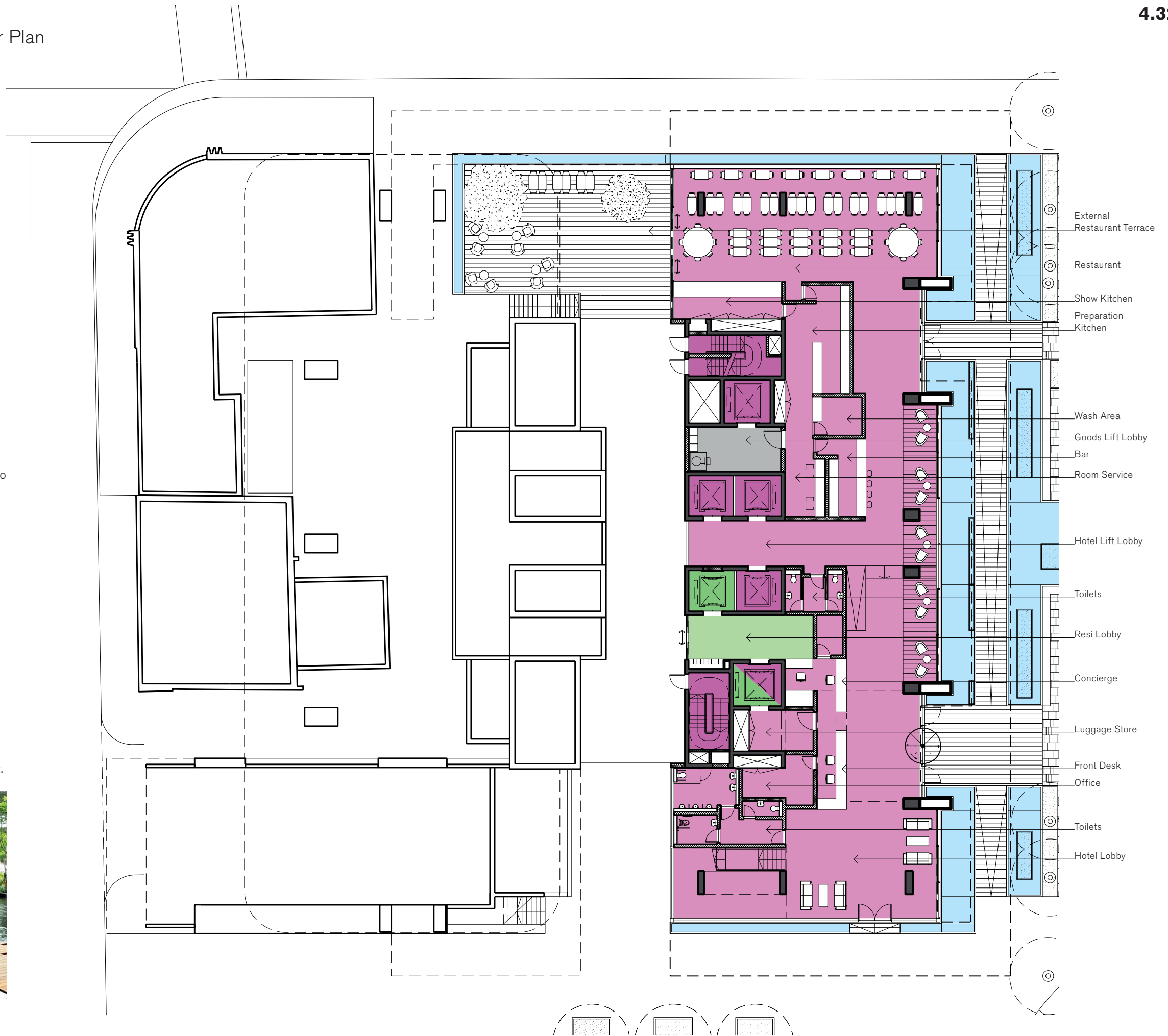
Guests arriving to use the Conference/ Function facilities at Level 01 can mingle in the Hotel Lobby before taking the stair up to the Level 01 pre-function area.

Waiting areas within the Hotel Lobby have been positioned adjacent to the facade where sliding screens can be opened to establish a connection with the water features of the pedestrian link.

The Hotel Restaurant is located at the opposite end of the lobby to the north with a frontage to Broadway and a North-East entrance off the pedestrian link with Block 1. The restaurant can serve up to 100 covers and is directly linked to an outdoor terrace with additional seating area for restaurant patrons and hotel guests. The perimeter of the terrace is landscaped with water features reinforcing the lanai concept.



Blurring the boundaries: continuing the finishes of the lobby over the water feature and the ability to open up the facade helps to bring the outside in.



Planning

Hotel Podium - Level 01 Plan

Conference/Function Facilities

On Level 01, Hotel guests or visitors can access Conference/Function facilities via the stair from the Ground Floor Lobby or the central Lift Core.

The Conference/Function Rooms have been designed to be flexible and can be arranged in various configurations.

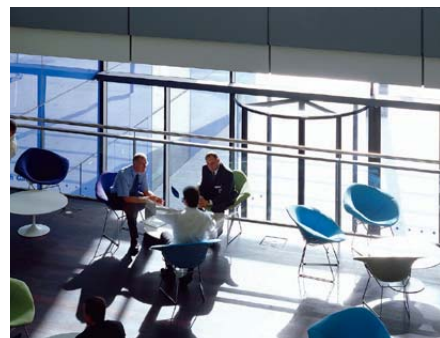
Indicated in the adjacent plan is a typical layout for two Conference rooms that can seat 80-100 people each. One room can be served by the seminar room to the north, whilst the other can be served by the pre-function room to the south.

In alternate layouts the 2 conference rooms can be converted into 1 large space or adjoined with the north pre-function space. for events which need a greater capacity.

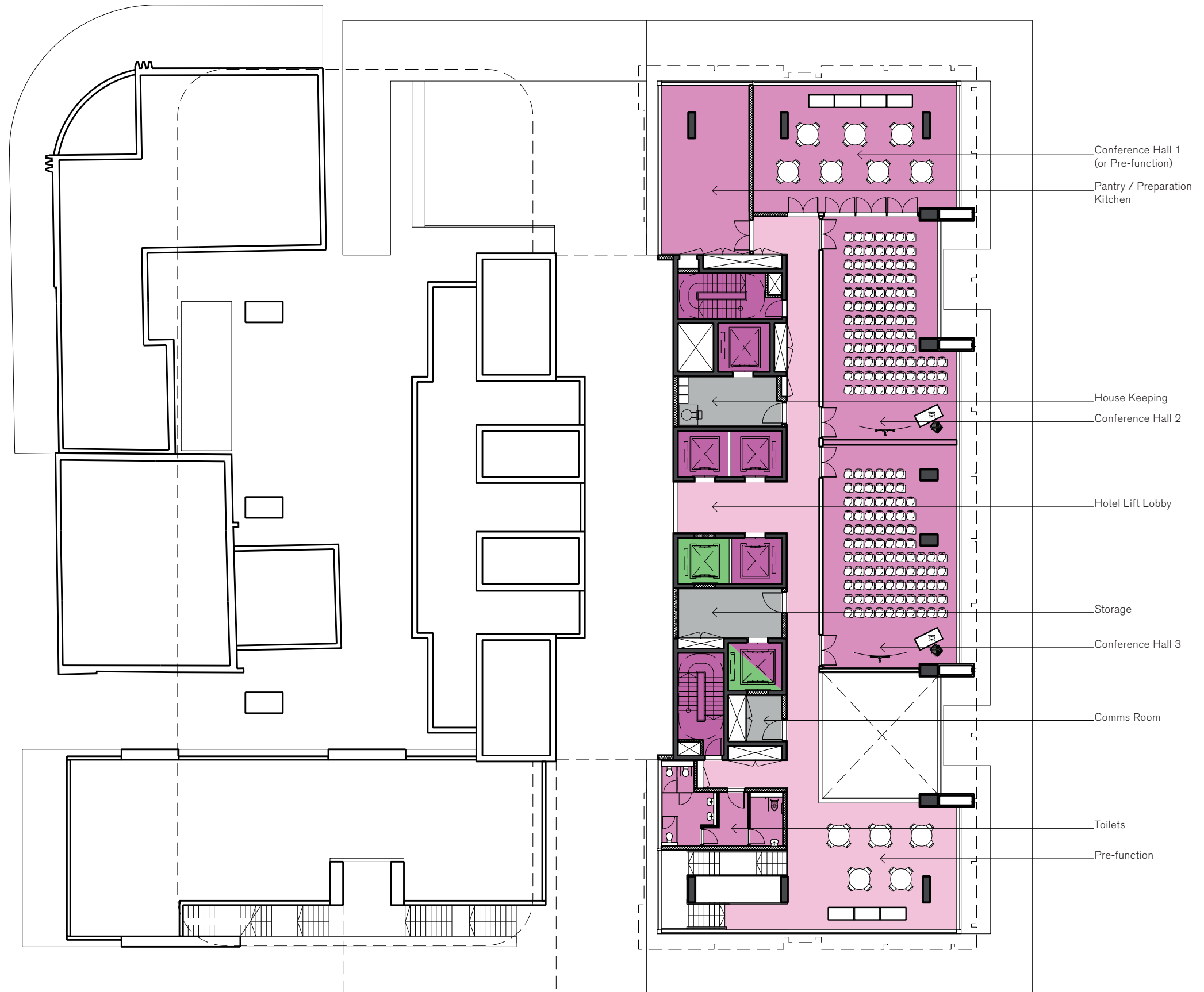
A dedicated kitchen has been located on this floor in the north-west corner of the layout to serve the function rooms.



Conference Room



Pre-function Area



Planning

Hotel Podium - Level 02 Plan

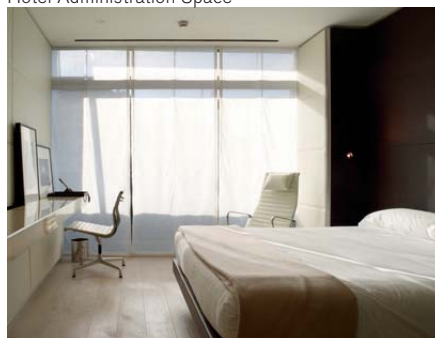
Hotel Administration + Hotel Rooms

In the north-west corner of Level 02 an office is located for Hotel Staff Administration.

8 x Hotel Suites have also been located at Level 02. These rooms have been screened with louvers for privacy and enjoy close proximity to other Hotel facilities in the podium floors.



Hotel Administration Space



Hotel Rooms

Planning

Hotel Podium - Level 03 Plan

4.32

Pool and Gym

Level 03 and "neck" of the podium of the hotel is where the health club facilities are located.

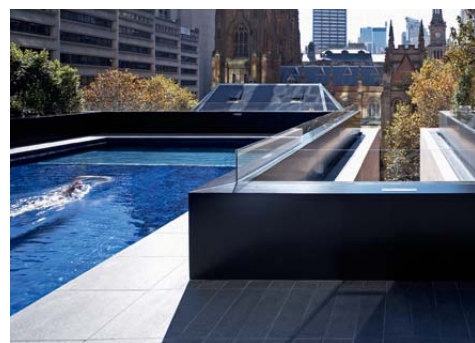
The common spaces offered include a 4x16m long two-lane outdoor pool, 6-8 person Jacuzzi and lounge area.

Changing facilities are located off the north of the pool area where a Sauna and Steam room can also be accessed.

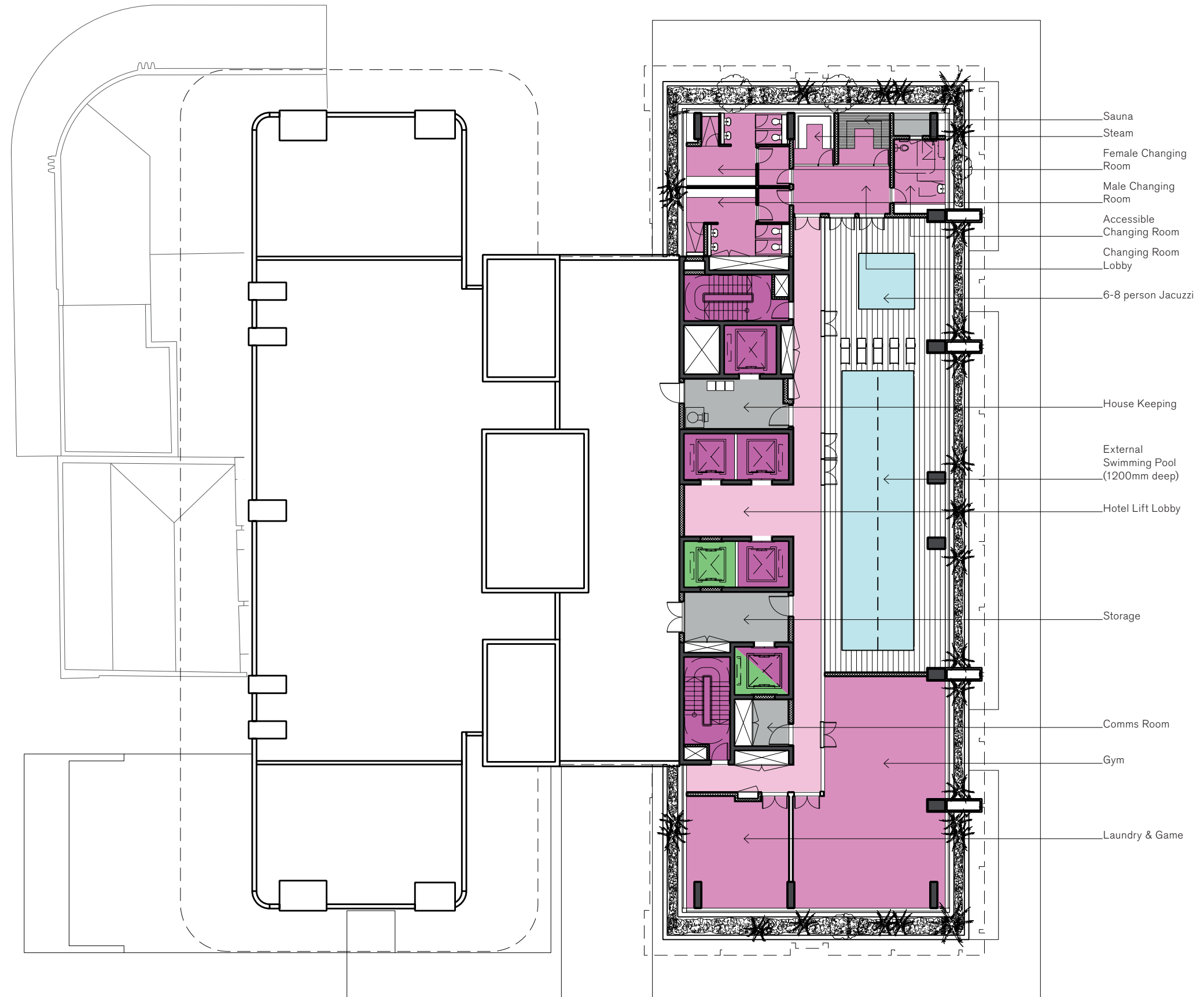
Hotel guests also have access to a Gym and laundry room positioned south of the pool area.

Planting to the eastern edge of the pool area creates a 'green' barrier to the pedestrian link below and privacy from overlooking from the adjacent Block 1.

It is also envisaged that the residents of the apartments would also have access to these facilities.



Example images: Gym, Outdoor Pool, Regent Place



Planning

Hotel - Typical Plan Levels H04-H08

A mix of hotel room types have been provided throughout the hotel levels of Block 4N:

Hotel Room types:

- Suite: 26-31m²
- One bedroom Accessible: 43m²
- One bedroom: 40-43m²
- Two bedroom, dual key: 75m²

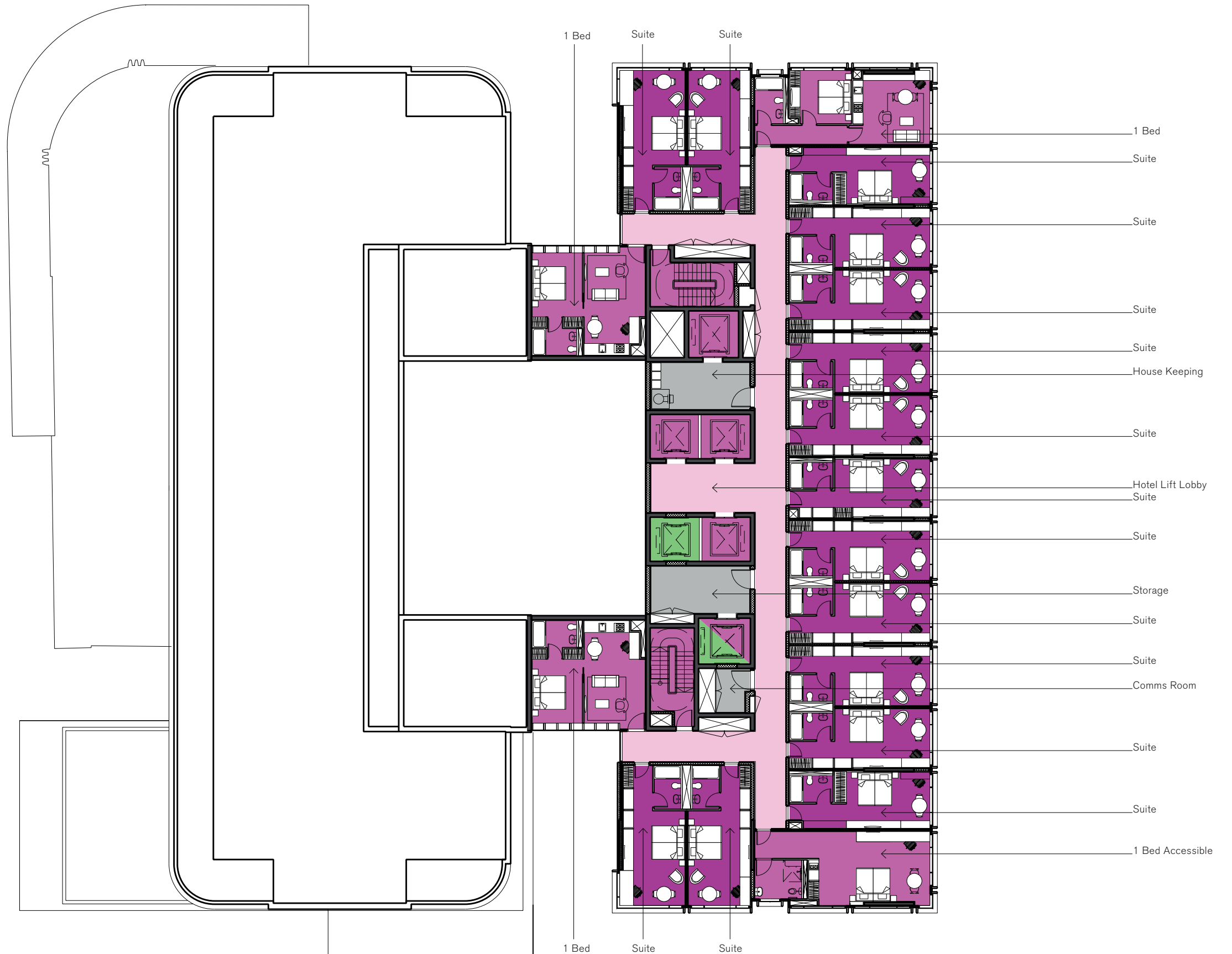
On levels H04-H18 the hotel rooms are greatly standardised with the most common type being the 'Suite'.

At the North-East and South-West the typologies vary between 1-bedroom, Accessible 1-bedroom and 2-bedroom / dual key.

Within the slot between the Office/ Residential and Hotel volumes a different 1-bedroom hotel room typology is used.

Suites are also provided within the Hotel podium Level 02, conveniently located in close proximity to Hotel Facilities.

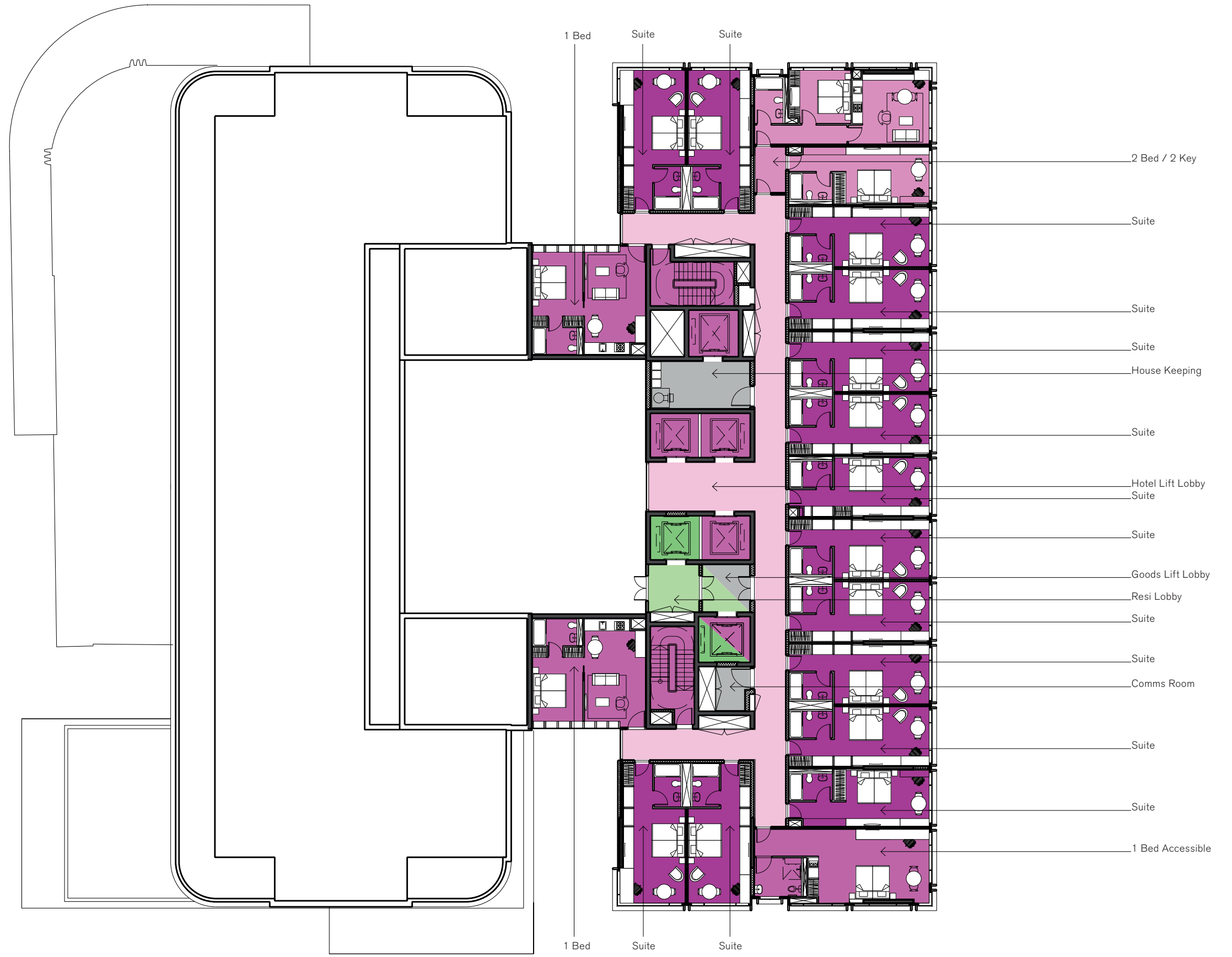
The total number of hotel rooms is 283 (293 keys).





Planning

Hotel - Typical Plan Levels H14-H18





Section South North, nts

Planning
Hotel Room Type Mix

To the right is the table showing the detailed breakdown of the hotel room mix per floor.

Level	No. of Hotel Units			
	Studio 30 sqm	1-Bed 40 sqm	Accessible 40 sqm	2_bed Dual Key 70 sqm
Level 19				
Level 18	14	2	1	1
Level 17	14	2	1	1
Level 16	14	2	1	1
Level 15	14	2	1	1
Level 14	14	2	1	1
Level 13	14	2	1	1
Level 12	14	2	1	1
Level 11	16	0	1	1
Level 10	14	2	1	1
Level 09	14	2	1	1
Level 08	15	3	1	0
Level 07	15	3	1	0
Level 06	15	3	1	0
Level 05	15	3	1	0
Level 04	15	3	1	0
Level 03				
Level 02	8	0	0	0
Level 01				
Ground				
Lower Ground Floor				
Total	225	33	15	10
		283		



Typical Hotel Floors - Levels H14-H18

The development will offer four typical hotel room types:

- Suite
- 1 bedroom
- 1 bedroom accessible
- 2 bed / dual key

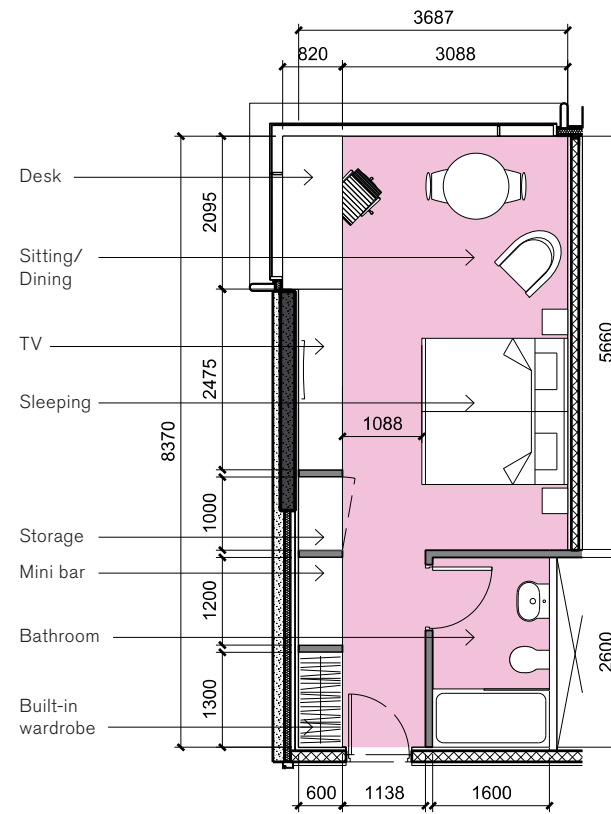
Suites

There are two types of typical suites which are planned in a linear arrangement defined by a long strip of joinery which begins in the entrance corridor and continues into the room.

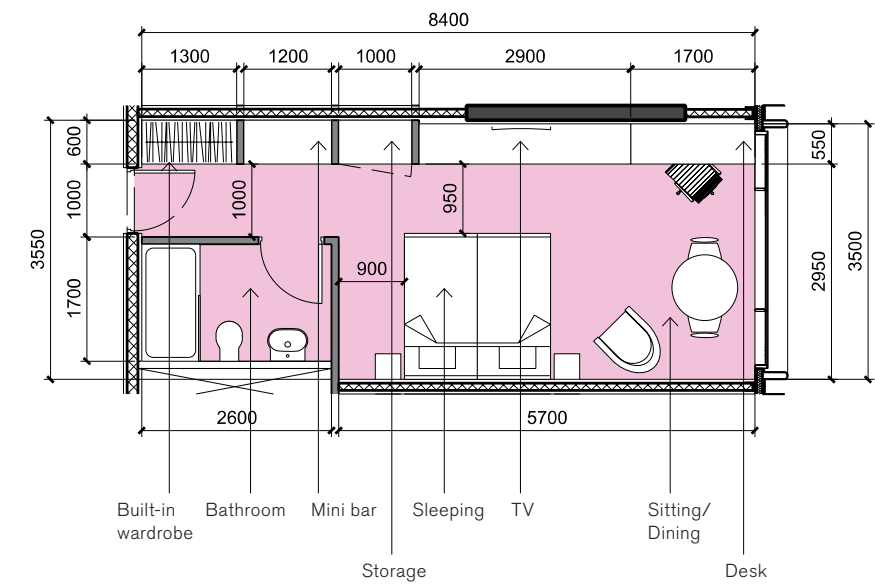
Within the entrance zone the joinery accommodates a built in wardrobe and mini-bar. The bathrooms are also accessed off the entrance corridors and are sized generously with shower/baths.

As the linear joinery zone continues into the main zone of the room it incorporates additional storage, a TV unit and desk.

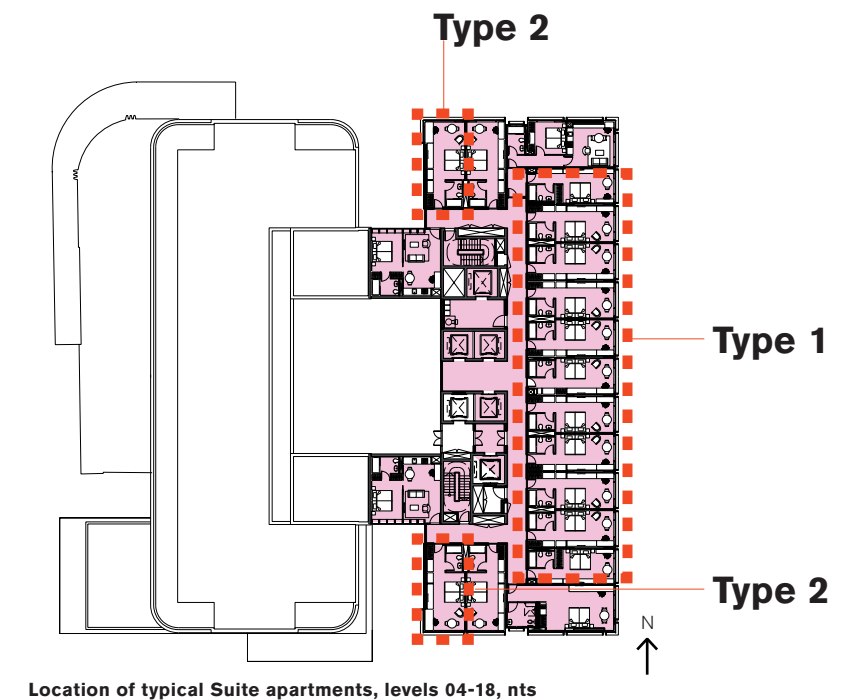
The remaining space is open plan and designed to accommodate a king sized bed and small sitting/dining area



1. Typical Suite - Type 02, nts
Approx. 30m²



2. Typical Suite - Type 01, nts
Approx. 29m²



Location of typical Suite apartments, levels 04-18, nts

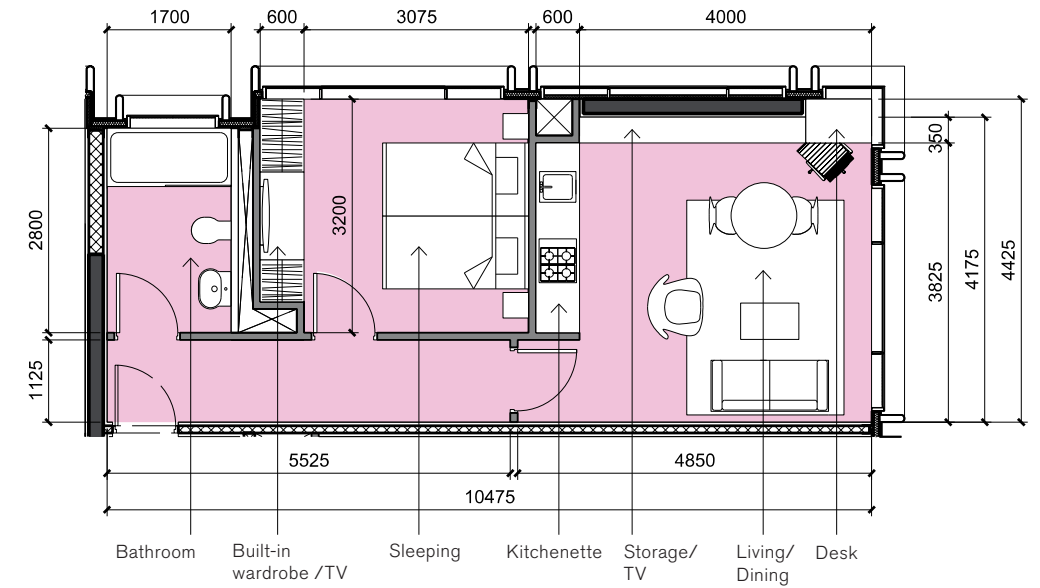
1-bedroom

The 1-bedroom hotel rooms are planned to allow for separate bedroom and living/dining zones.

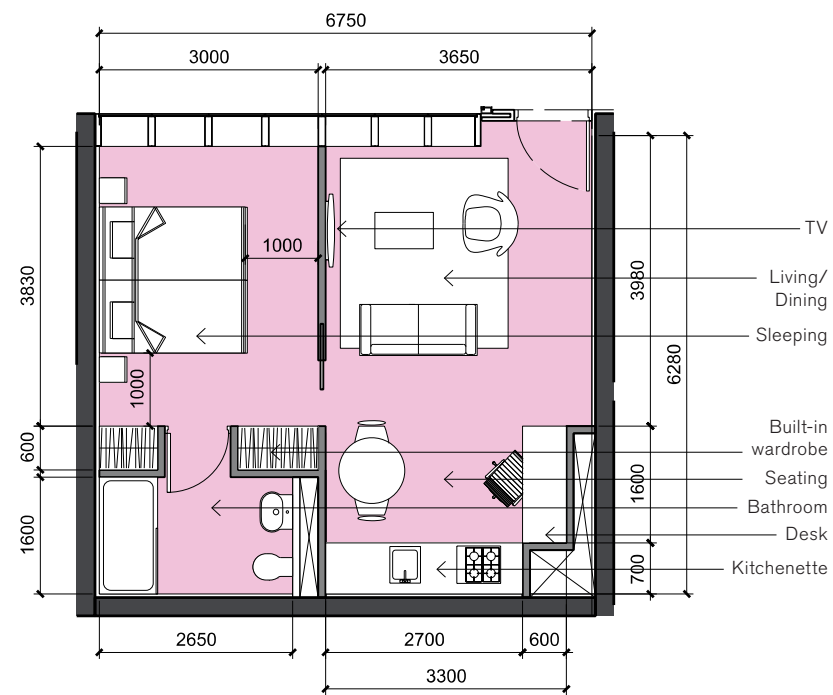
Type 1 is a linear arrangement with an entrance corridor that provides access to the bathroom, bedroom and living/kitchen areas. The living area is positioned in the corner to maximise views both north and east. It incorporates a kitchenette, storage and desk joinery.

Type 2 is of square proportion where entry the space is split clearly into 2 zones; bedroom/wc and living/kitchen.

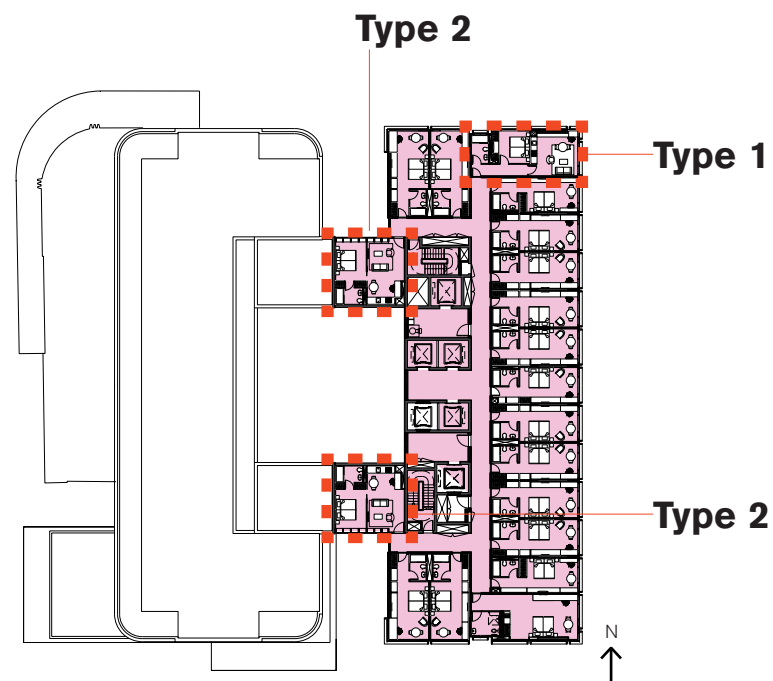
Entry is immediately into an open plan living area with built in kitchenette and desk joinery. The bedroom zone accommodates a king-size bed, built-in wardrobe and ensuite bathroom.



3. Typical 1 bedroom - Type 1, nts
Approx. 43m²



4. Typical 1 bedroom - Type 02, nts
Approx. 40m²



Location of typical 1 Bed type apartments, levels 04-08, nts

1-bedroom Accessible

A total of 15 hotel rooms have been designed to be accessible within the development which is above the 13 required by code. The layouts have been developed together with the Accessibility Consultant to ensure their compliance with Codes.

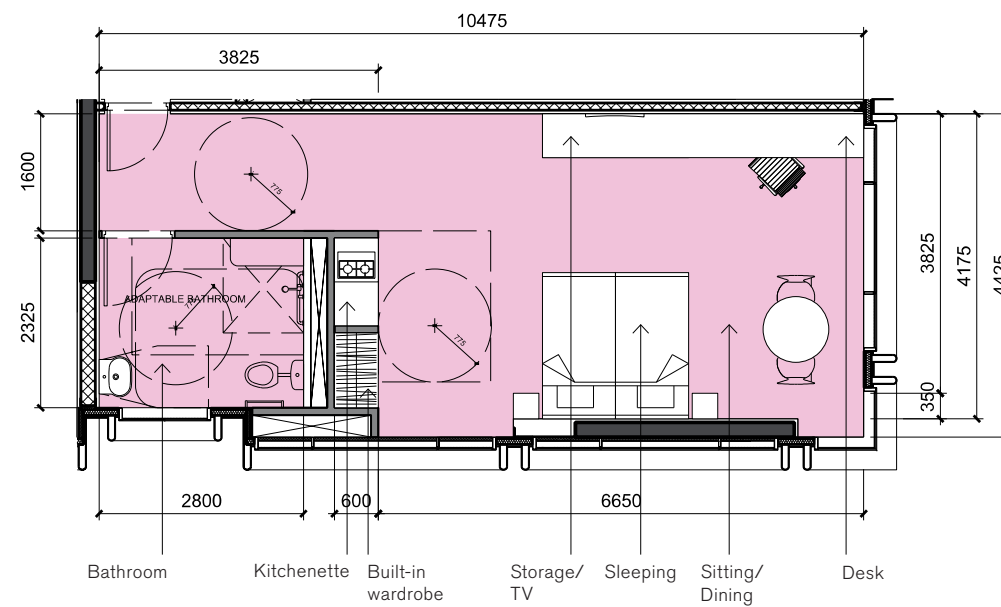
The planning of the 1-bedroom accessible hotel room is a combination of the open plan layout of a suite with the area of a 1-bedroom key.

It is planned in a linear arrangement with a large entrance corridor that provides access to the accessible bathroom.

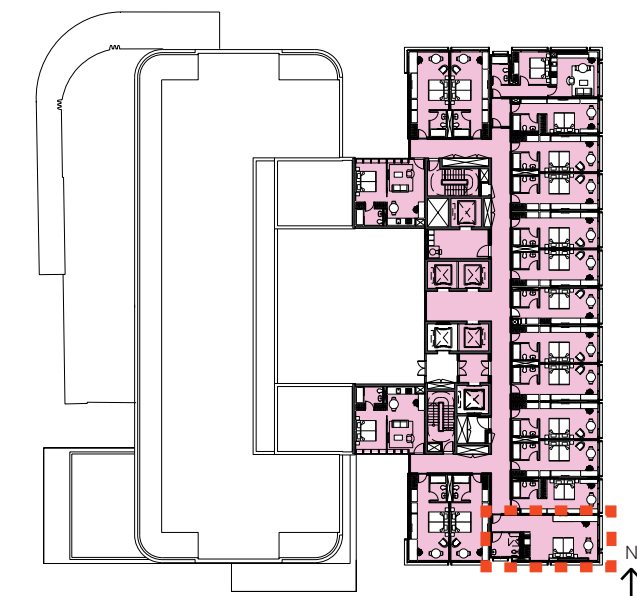
Beyond the entrance corridor is a large open plan space which accommodates both sleeping and sitting/dining.

A kitchenette is incorporated adjacent to the built in wardrobe joinery, with a desk and TV located opposite to the sleeping area.

Similar to the 1-bedroom Type 1, the living area is positioned in the corner to maximise views both south-east over the brewery and park.



5. Typical 1 bedroom accessible, nts
Approx. 43m²



Location of typical Suite apartments, levels 04-18, nts

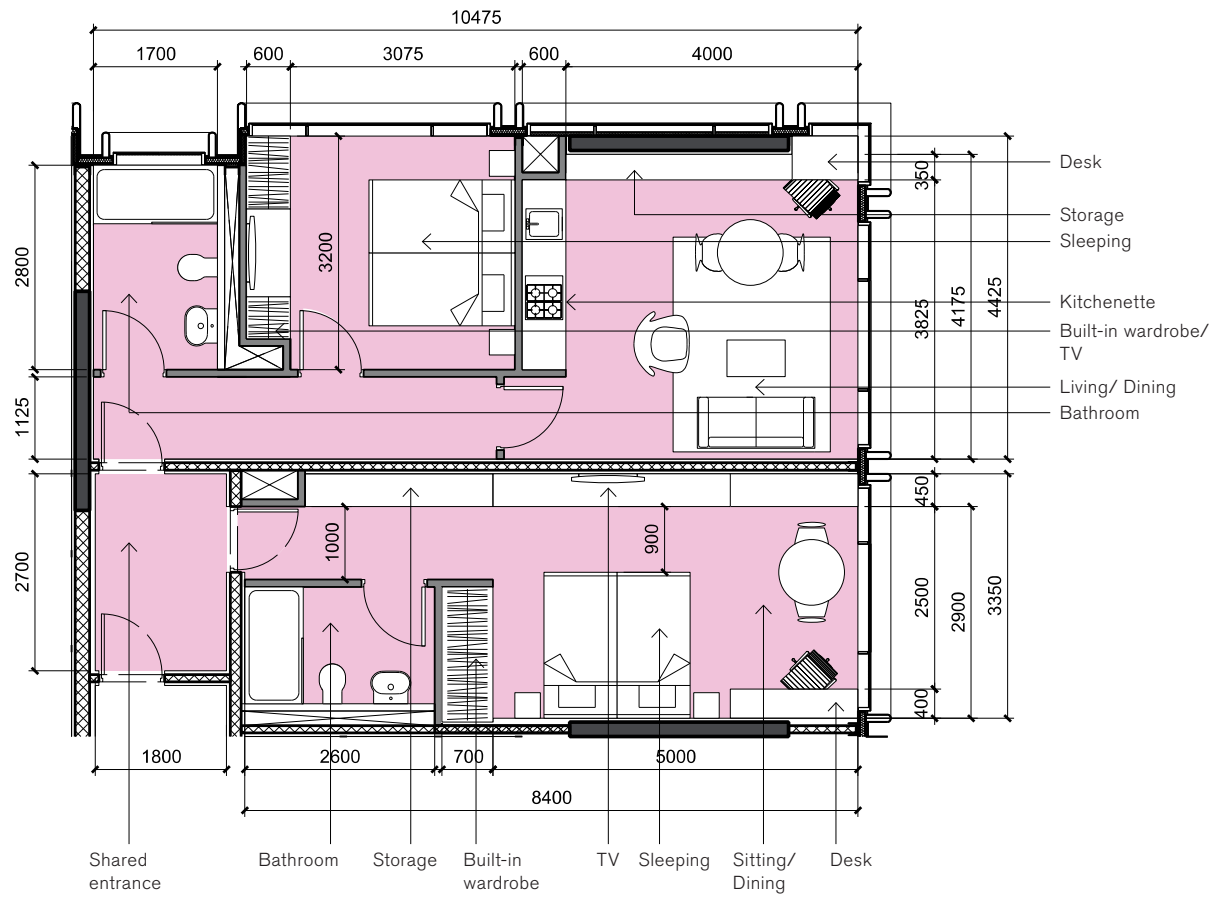
Planning

Hotel Room Types

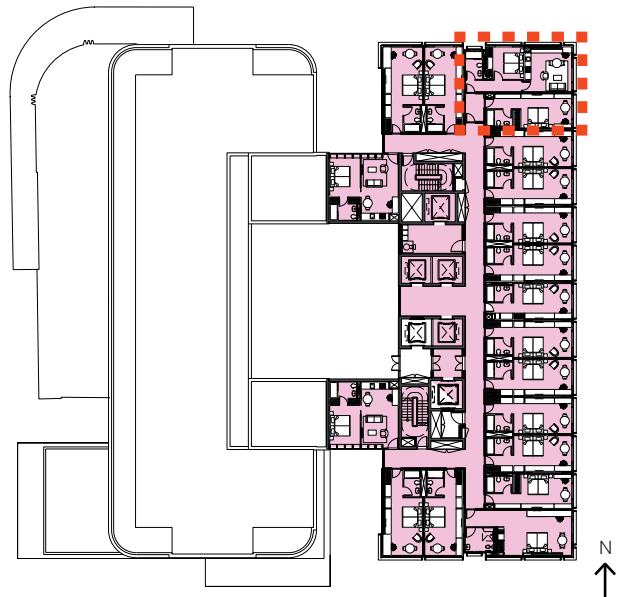
2-bedroom / dual key

The 2-bedroom / dual key hotel room combines a typical 1-bedroom and a suite into a single hotel key, joined by a common entrance corridor.

This room type is ideal for families who require more space.



6. Typical 2 bedroom / Dual Key , nts
Approx. 75m2



Location of typical 1 Bed type apartments, levels 14-18, nts

