

## APPENDIX 2

Urban Design Study prepared by NRA-Co Lab  
dated August 2018

# AUSTRALIAN ARMS HOTEL

Urban Design Report  
Penrith Council

August 2018

nra-co-lab



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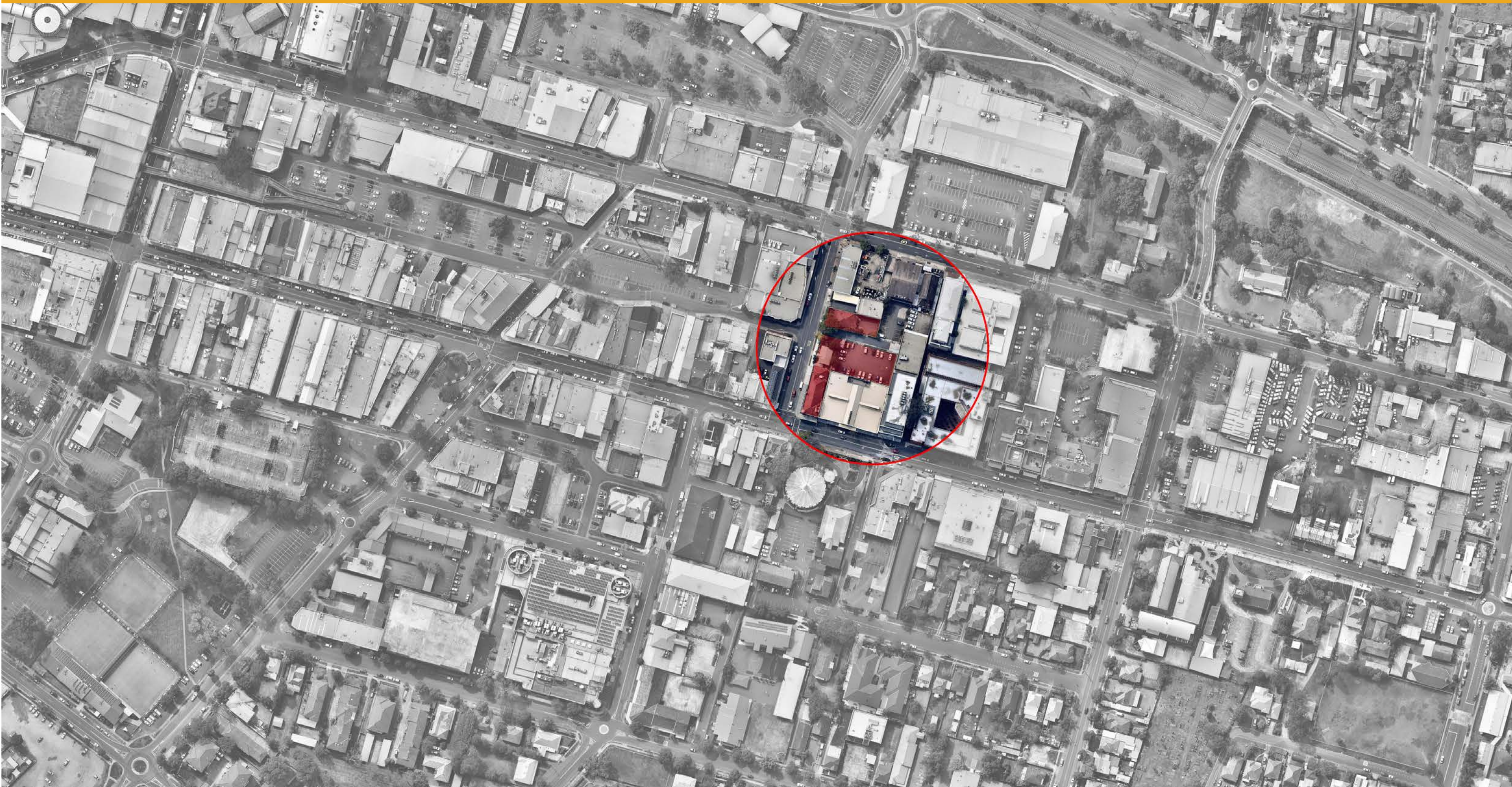
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PROJECT TEAM





# SITE IDENTIFICATION / ANALYSIS

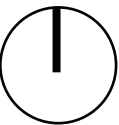




AERIAL OF PENRITH CITY - LOCALITY PLAN

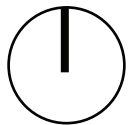
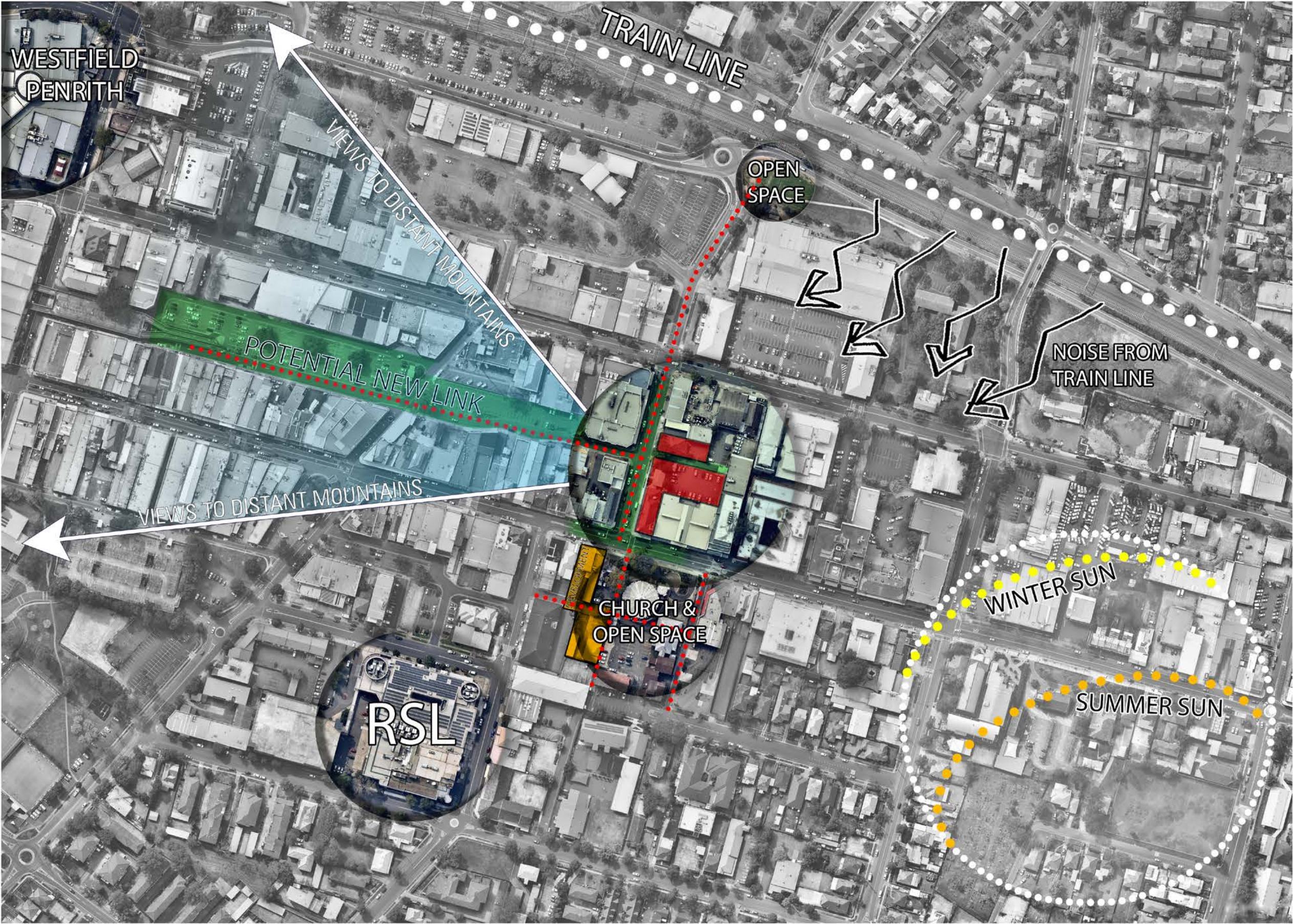


 AUSTRALIAN ARMS HOTEL PENRITH  
 PENRITH CITY CENTRE BOUNDARY





CONTEXT STUDY





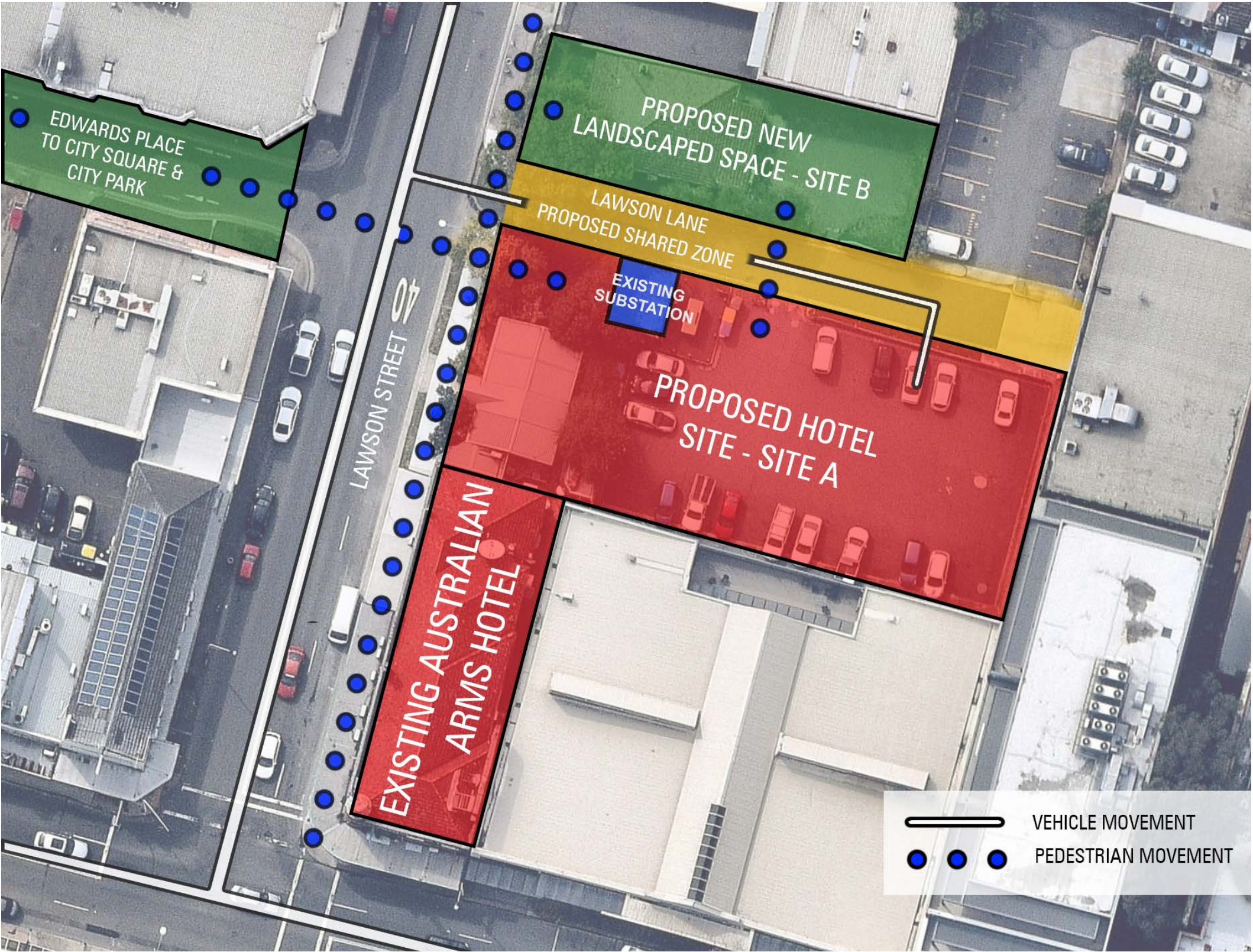
LOCALITY PLAN



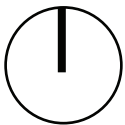
The extension to the existing Australian Arms Hotel will be along the Lawson Street boundary extending to Lawson Lane. The lane will form the entry to the building for both pedestrians and vehicles. (Shown in site movement image). The massing of the building will be in accordance with the parameters outlined in the town planning conditions previously.



SITE MOVEMENT



Movement around and on the site will include both vehicles and pedestrians. Pedestrians will access the site either off Lawson Street or Lane. Vehicles will enter the site off Lawson Lane into either an underground carpark or the drop off zone. This will then create a shared vehicle and pedestrian zone on Lawsons Lane. Pedestrians will also be encouraged to use the link through Edwards Place into the new City square and park.





EXISTING STREETScape



EDWARD PLACE



LAWSON STREET



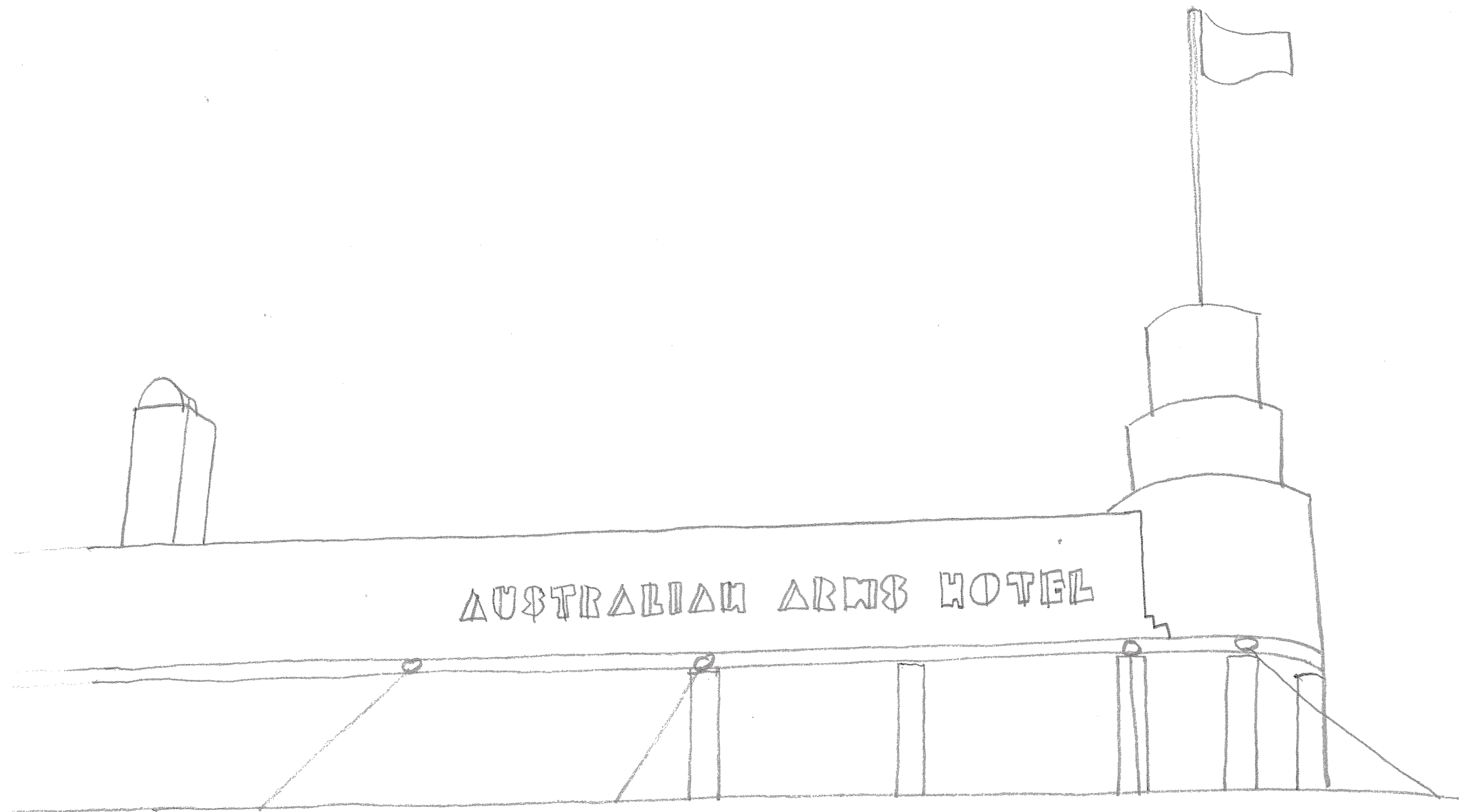
HIGH STREET



HIGH STREET



# PENRITH CITY COUNCIL TOWN PLANNING GUIDELINES





## PENRITH CITY COUNCIL VISION FOR COMMERCIAL CORE PRECINCT

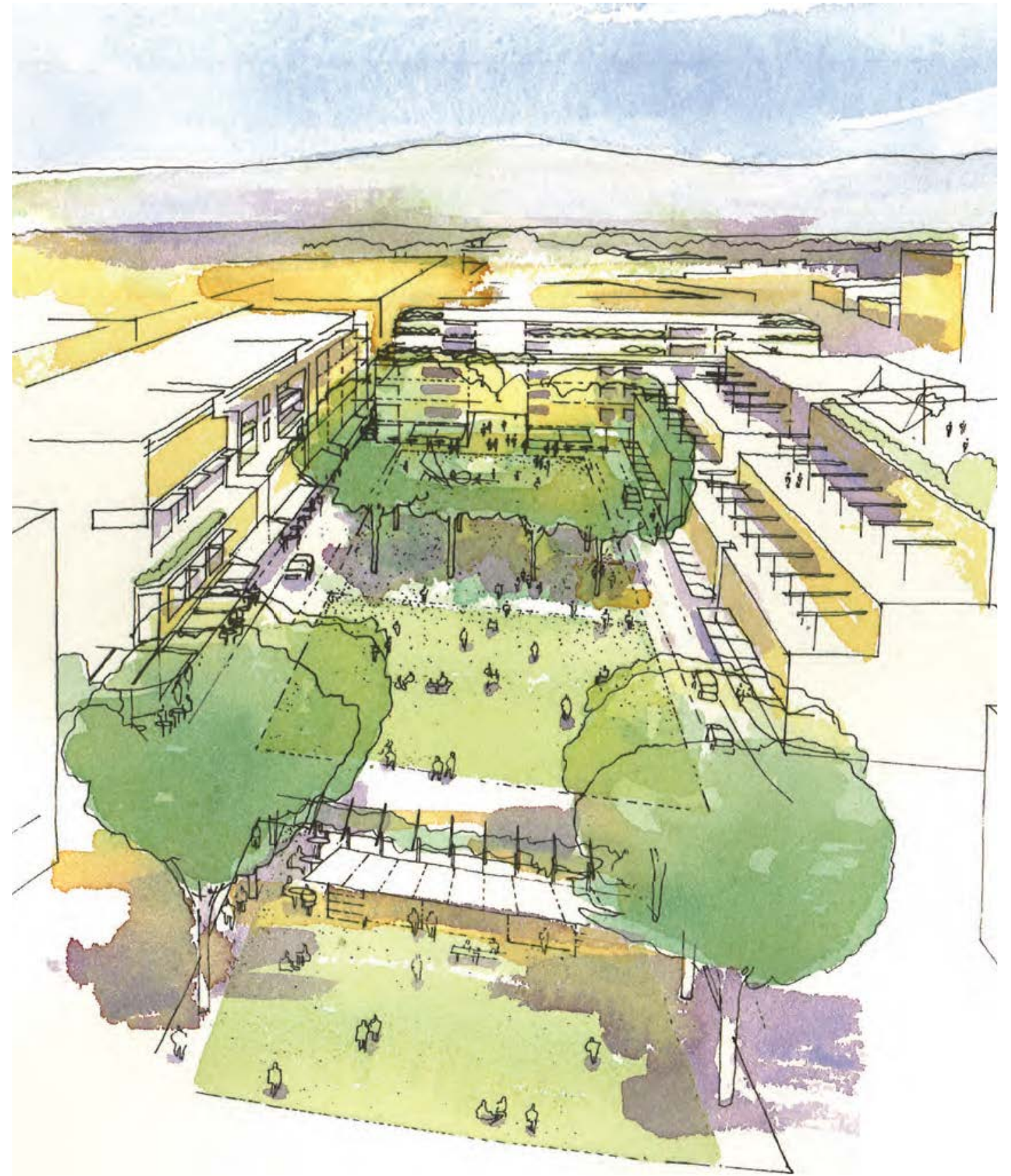
This area is the 'gateway' to Penrith on arrival by rail, and given this status, needs to be a focus for the highest quality developments.

The Commercial Core precinct is dominated by the Westfield Penrith (Penrith Plaza) shopping centre. The interface of the shopping centre with the city and the 'street life' activity along High and Station Streets needs to be strengthened.

The eastern side of Station Street contains a mixture of commercial uses with some fringe retail and car parking. Council has significant land assets in this area. The TAFE College brings student life and activity into the area, and its presence should be strengthened. The government office development consolidates State Government activities in one building, opposite the station. This area, close to the station, has the potential to significantly intensify as a location for high quality commercial development, supported by some ground level retail.

This precinct will form the northern boundary of the new City Square and City Park. Both public spaces will be located in what is currently the Allen Place parking area, and are intended to be a haven for workers and residents in the City Centre. It is envisaged that the City Square and City Park will become the focus of City activities.

The subject sites are located at the eastern end of the east west public parkland spine. The sites incorporate the spines termination by providing a new building facade and new open space solution for the public.



Penrith City Vision 2007 - Artists Impression of New City Park



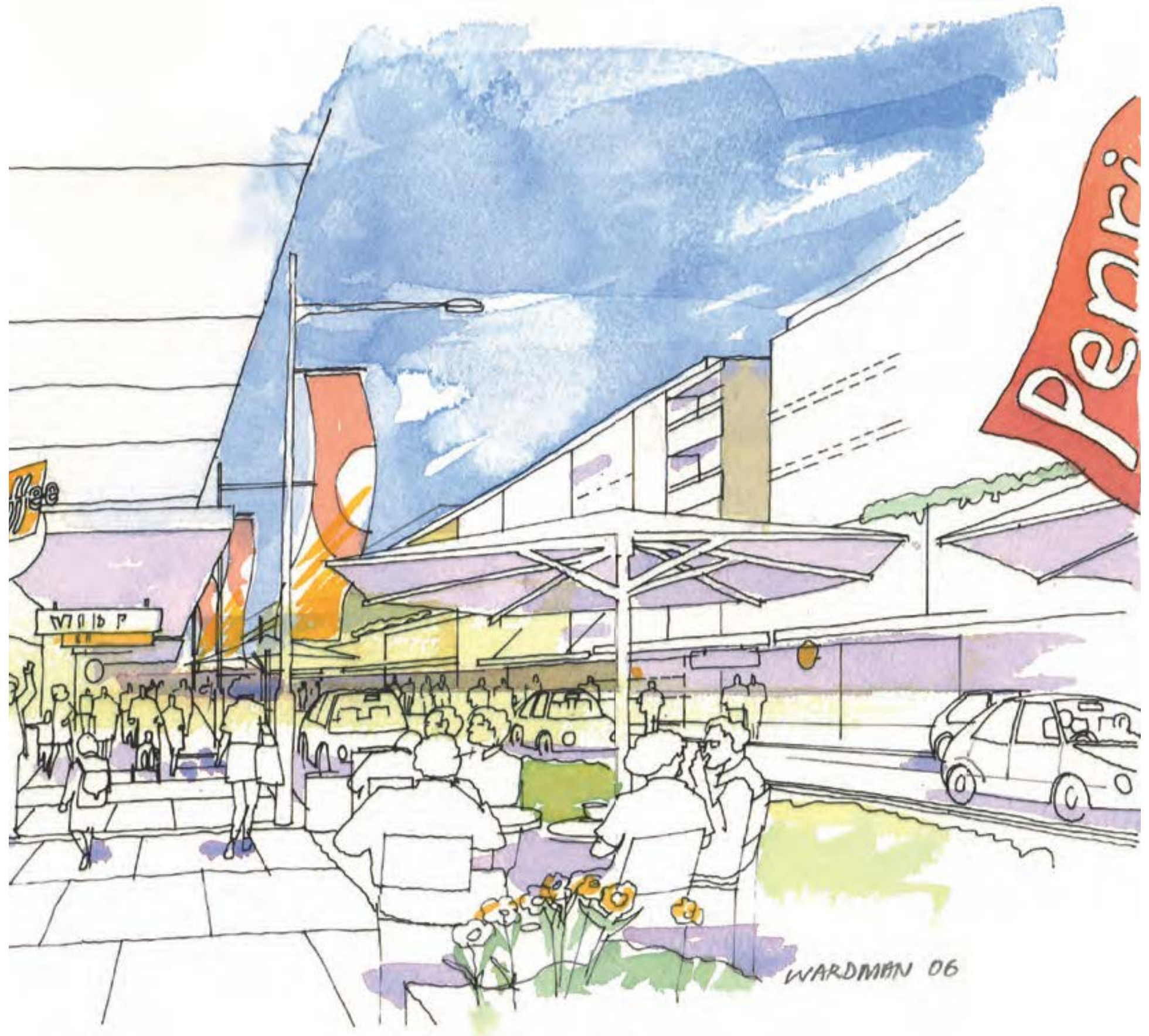
## VISION FOR STREETSCAPE

The vision intended for the streetscapes around the revitalisation of the city centre is to create an attractive location with a strong sense of place with buildings relating to streets and public areas.

The major streets will have buildings with active frontages at pedestrian level with fewer blank walls.

The Planning and development will focus on street activation, a high quality public realm and promotion of pedestrian friendly environments. New development will be of a high quality and contribute to a visually attractive built form.

Our proposal reinforces the vision statement adopted by the Penrith City Council.



Penrith City Vision 2007 - Artists Impression of Potential New Streetscapes



Part A City Centre

11.1.2 Aims and Objectives of this Section

The aim of this Section is to provide more detailed provisions for development in the Penrith Centre that will:

- a) contribute to the growth and character of Penrith
- b) deliver a balanced social, economic and environmental outcome; and
- c) protect and enhance the public domain.

The general objectives of this Section are:

- a) To facilitate the revitalisation of Penrith City Centre by promoting redevelopment and urban sustainability;
- b) To promote high quality urban design and environmental sustainability in the planning, development and management of the City Centre;
- c) To provide for mixed use, commercial and residential development within the Town Centre which provides high levels of amenity for occupants;
- d) To provide high levels of accessibility within the City Centre, connecting significant activity nodes, public open space and surrounding residential areas;
- e) To encourage development within Penrith City Centre that gives primacy to the public domain and creates an attractive and vibrant centre;
- f) To encourage integration of the residential and non-residential land uses and improved access to transport facilities;
- g) To achieve an attractive and sustainable Penrith City Centre; and
- h) To ensure that development in the Penrith City Centre is consistent with the desired future character of each precinct as described in the following section.

Commercial Core

2. Commercial Core

This area is the ‘gateway’ to Penrith on arrival by rail, and given this status, needs to be a focus for the highest quality developments.

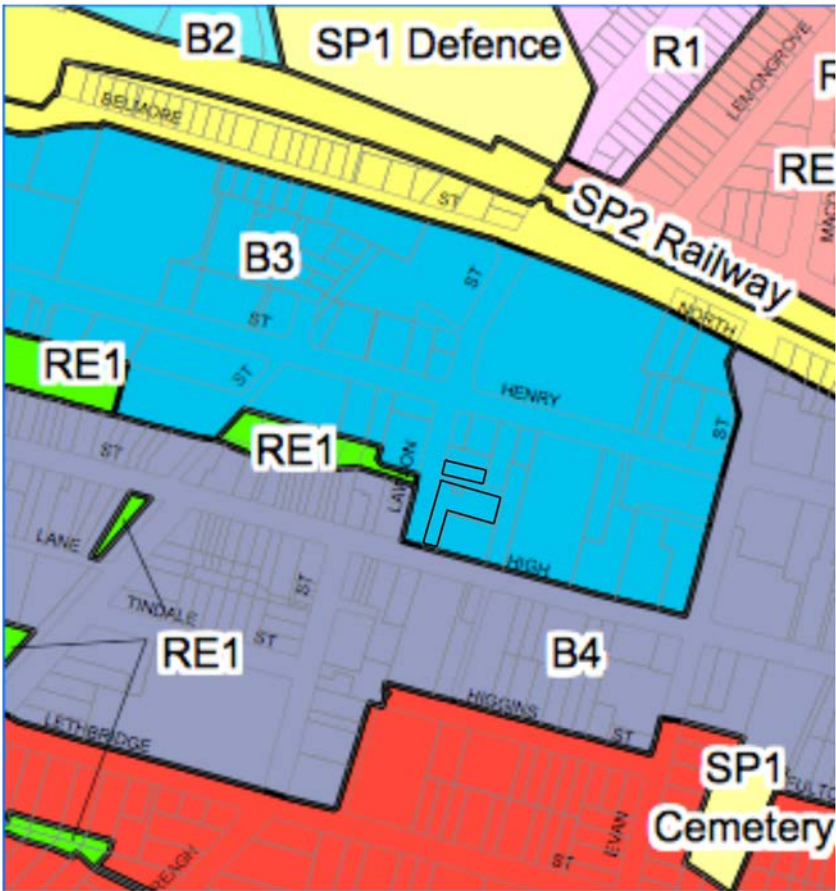
The Commercial Core precinct is dominated by the Westfield Penrith (Penrith Plaza) shopping centre. The interface of the shopping centre with the city and the ‘street life’ activity along High and Station Streets needs to be strengthened.

The eastern side of Station Street contains a mixture of commercial uses with some fringe retail and car parking. Council has significant land assets in this area. The TAFE College brings student life and activity into the area, and its presence should be strengthened. The government office development consolidates

State Government activities in one building, opposite the station. This area, close to the station, has the potential to significantly intensify as a location for high quality commercial development, supported by some ground level retail.

This precinct will form the northern boundary of the new City Square and City Park. Both public spaces will be located in what is currently the Allen Place parking area, and are intended to be a haven for workers and residents in the City Centre. It is envisaged that the City Square and City Park will become the focus of City activities.

ZONING LEP MAP 13



Zoning LEP Map 13

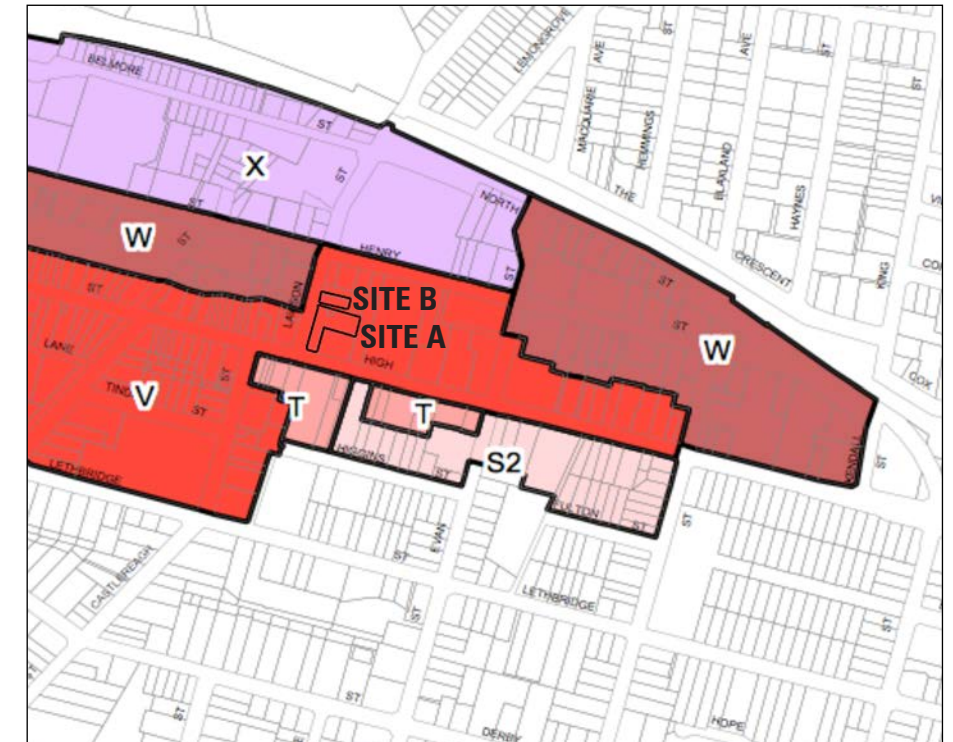
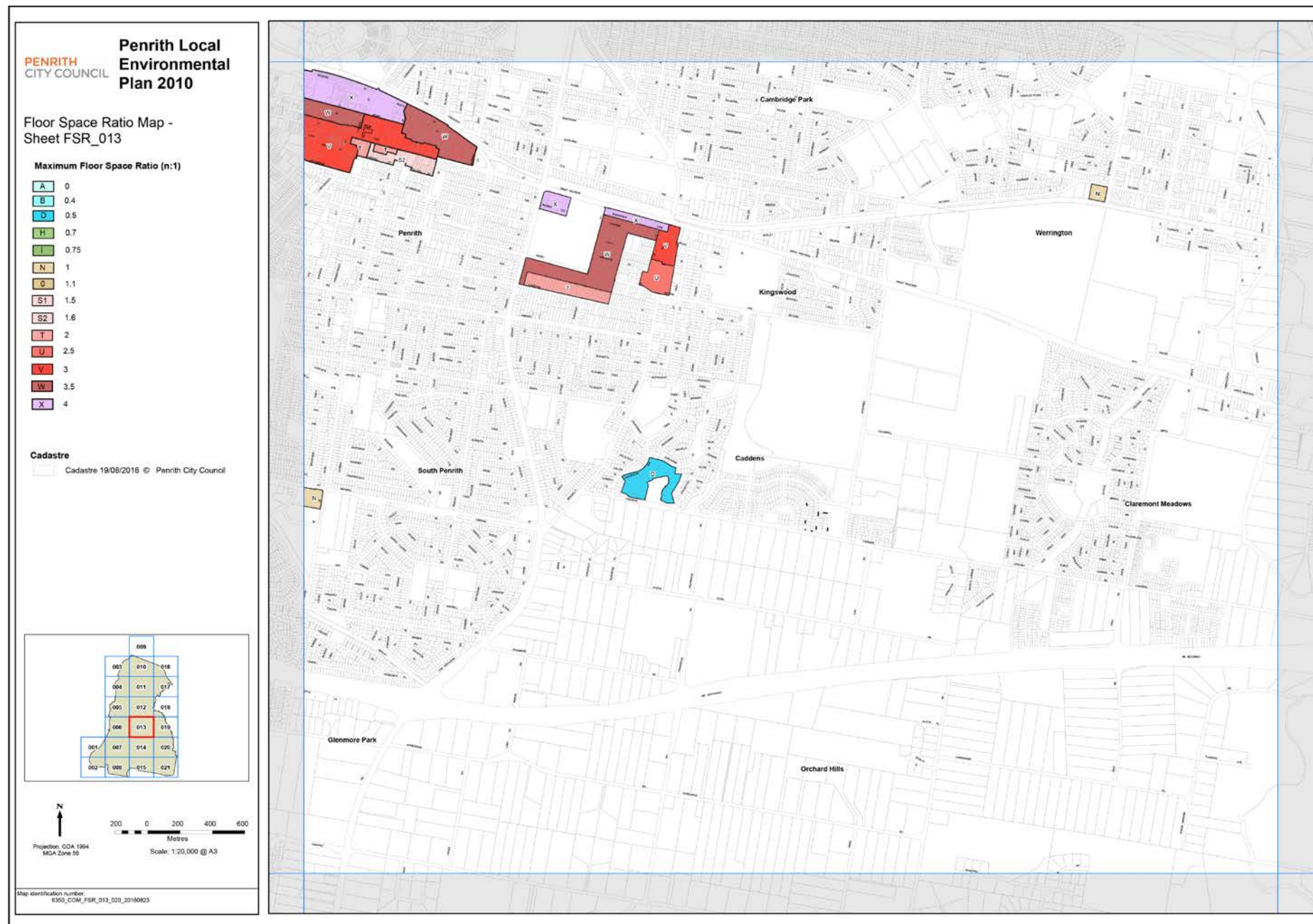
Site B3 Commercial Core

Zone B3 Commercial Core

1 Objectives of zone

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of Penrith City Centre as the business, retail and cultural centre of the region.

*FLOOR SPACE RATIO FSR\_013*



Floor Space Ratio LEP Map 13

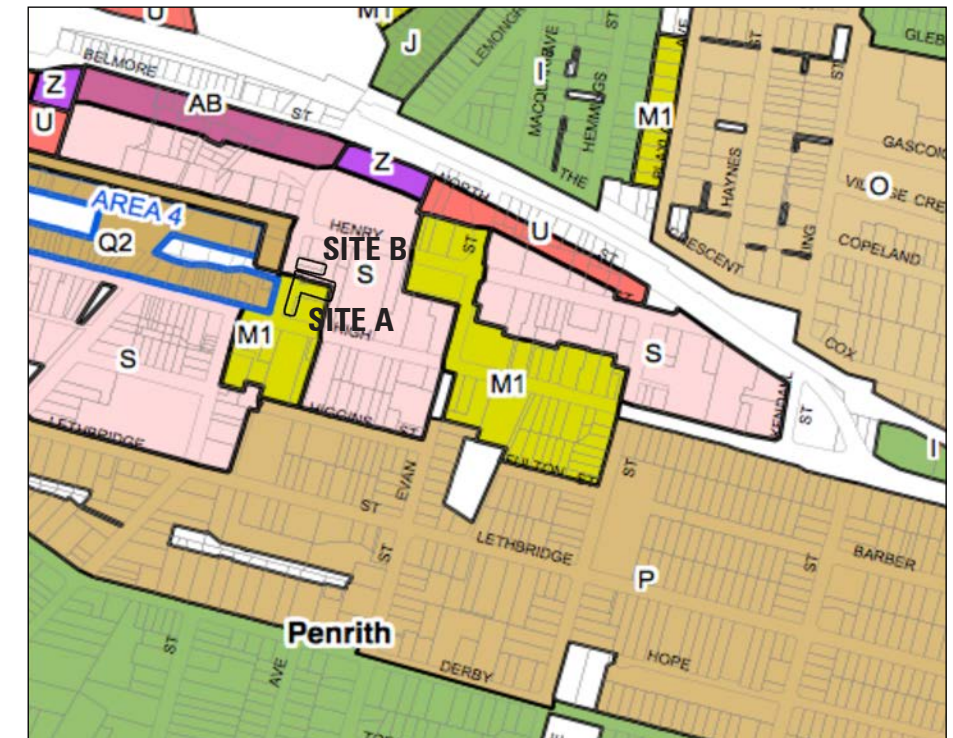
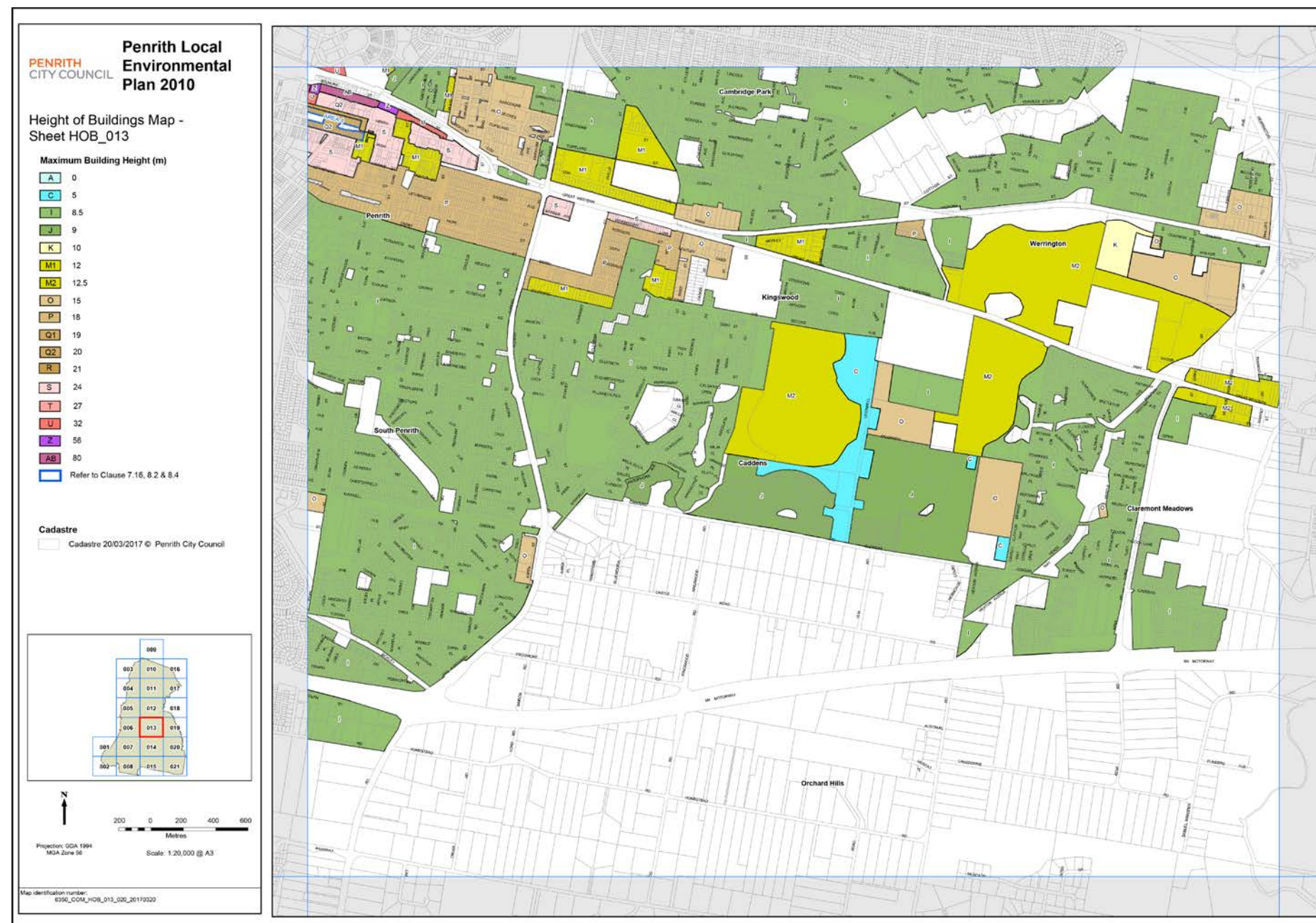
Development site located 'Zone V' = 3:1

Area 'Site A' = 1,686 SQM

Area 'Site B' = 461 SQM



HEIGHT OF BUILDINGS MAP HOB\_013



Height of Buildings LEP Map 13

Site A = 12m

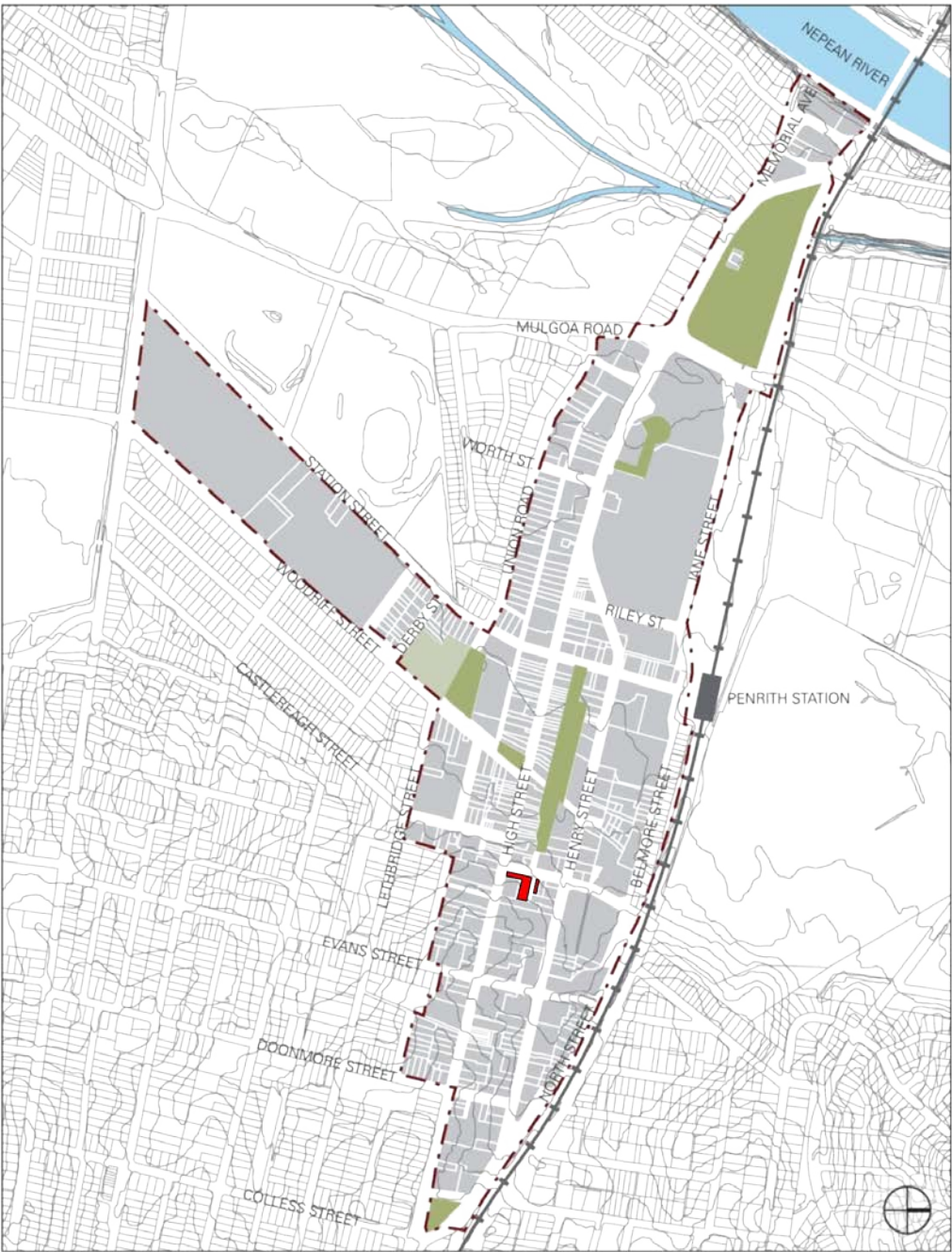
Site B = 24m







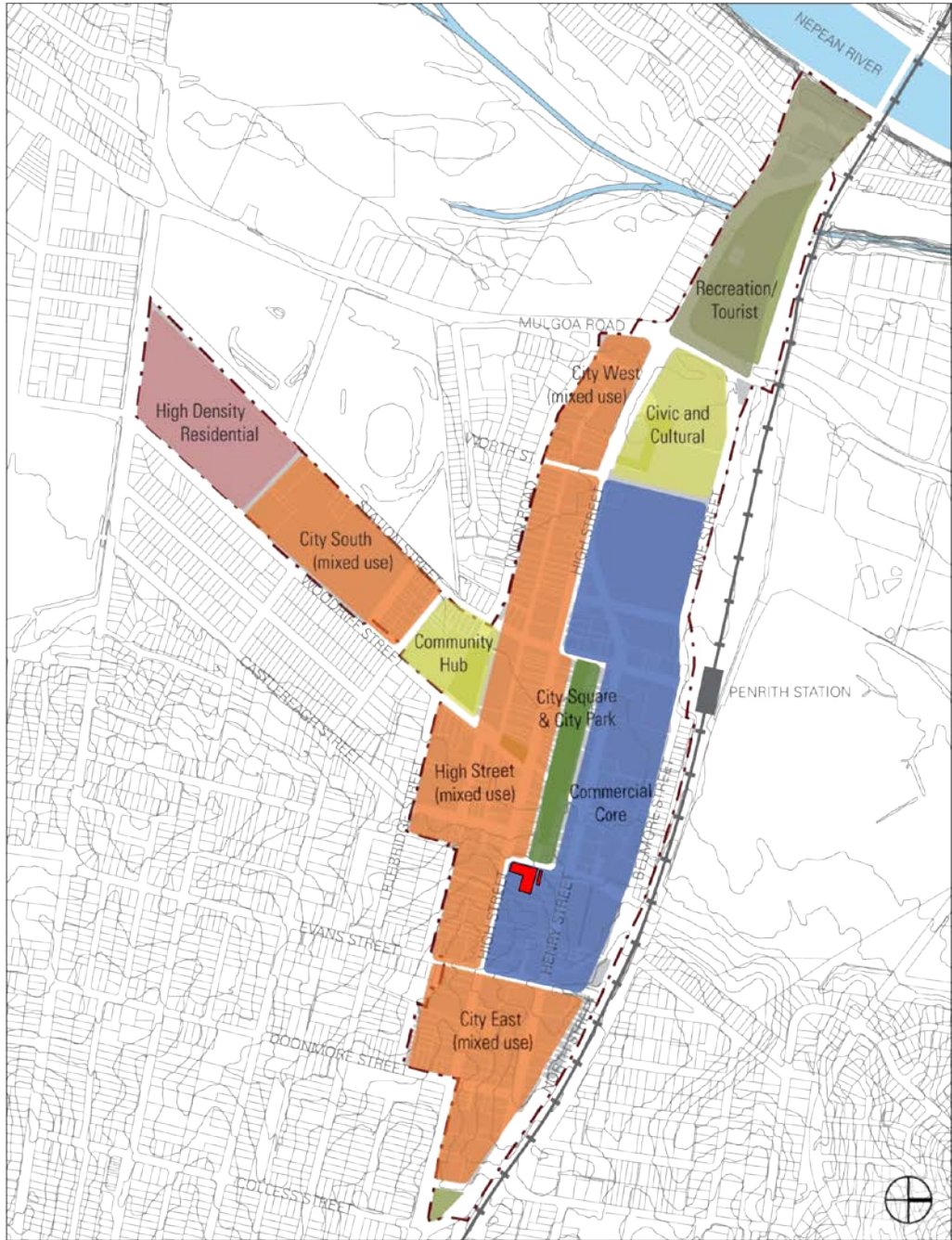
FIGURE E11.1 PENRITH CITY CENTRE



- AREA COVERED BY PENRITH CITY CENTRE
- AUSTRALIAN ARMS HOTEL PENRITH

The map above shows the area covered in the Penrith City Centre plan. As shown in red, the Australian Arms Hotel Penrith is situated within the boundaries on the corner of High Street and Lawson Street.

FIGURE E11.1 PENRITH CITY CENTRE CHARACTER AREAS

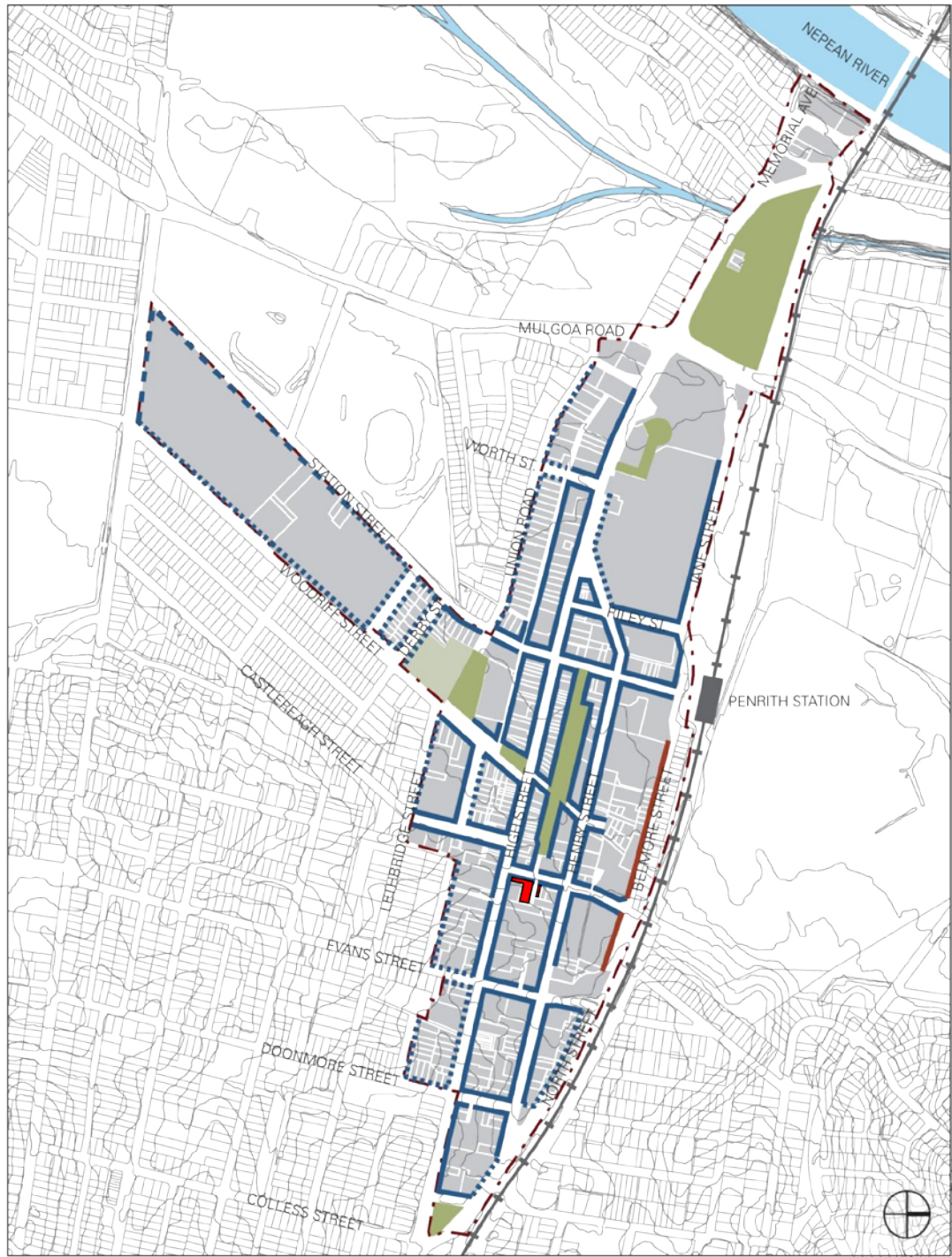


- AREA COVERED BY PENRITH CITY CENTRE
- AUSTRALIAN ARMS HOTEL PENRITH

The map above shows the character areas identified within the Penrith City Centre plan. As shown in red the Australian Arms Hotel Penrith is situated within the Commercial Core Precinct. Being within this zone imposes guidelines parameters to any potential development which must be designed in accordance with. These parameters are highlighted in the following pages.



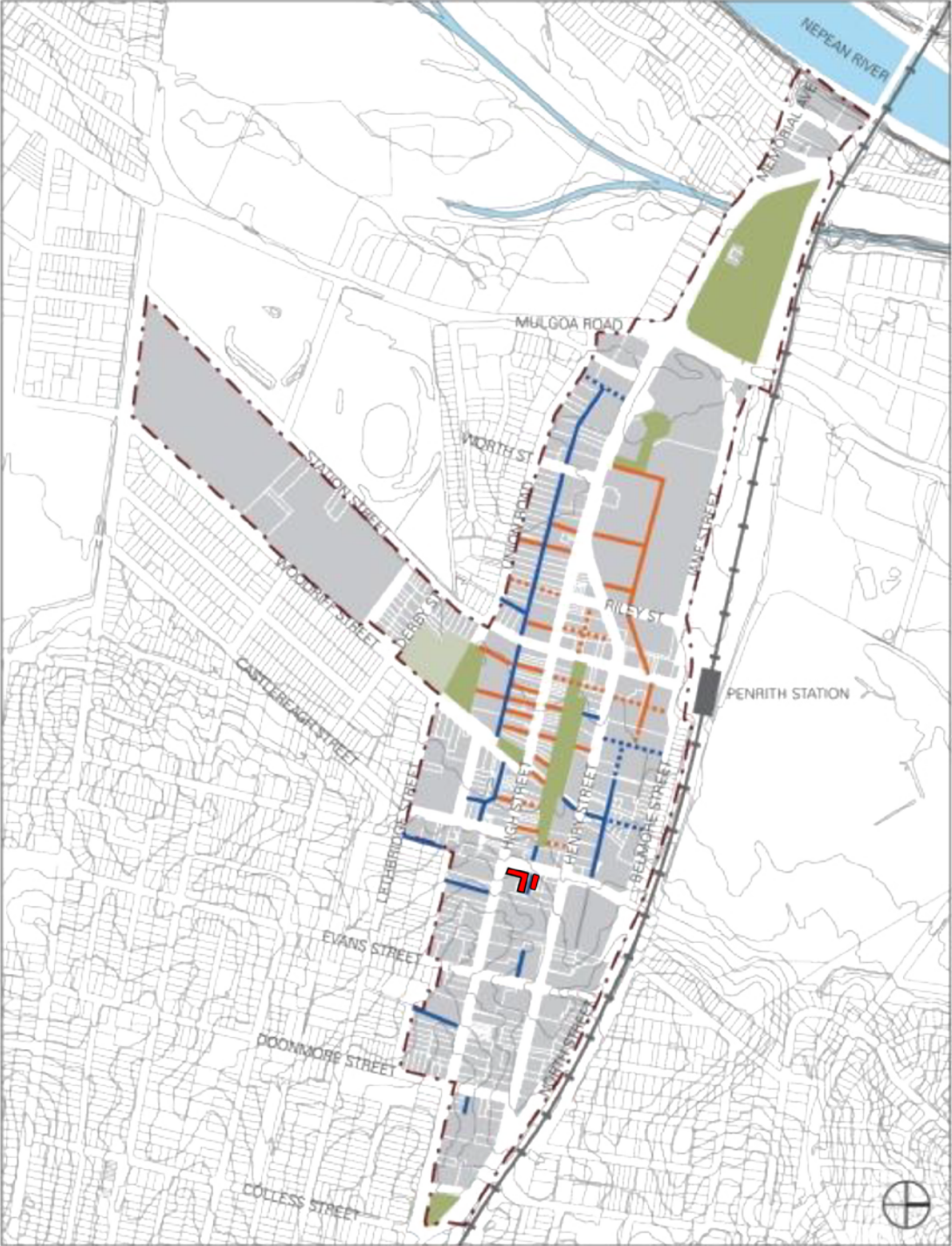
FIGURE E11.3 STREET FRONTAGE SETBACKS



- BUILT TO STREET ALIGNMENT
- 2.0 -3.0 m AVERAGE FRONT SETBACK
- 5.0 m MINIMUM FRONT SETBACK
- 12.0 m MINIMUM SETBACK
- AUSTRALIAN ARMS HOTEL PENRITH

The map above shows the street frontage setbacks as shown in the Penrith City Centre plan. As shown in red, the Australian Arms Hotel Penrith is situated within the boundaries on the corner of High Street and Lawson Street where the building alignment is to the street alignment.

FIGURE E11.8 EXISTING AND DESIRED LINKS

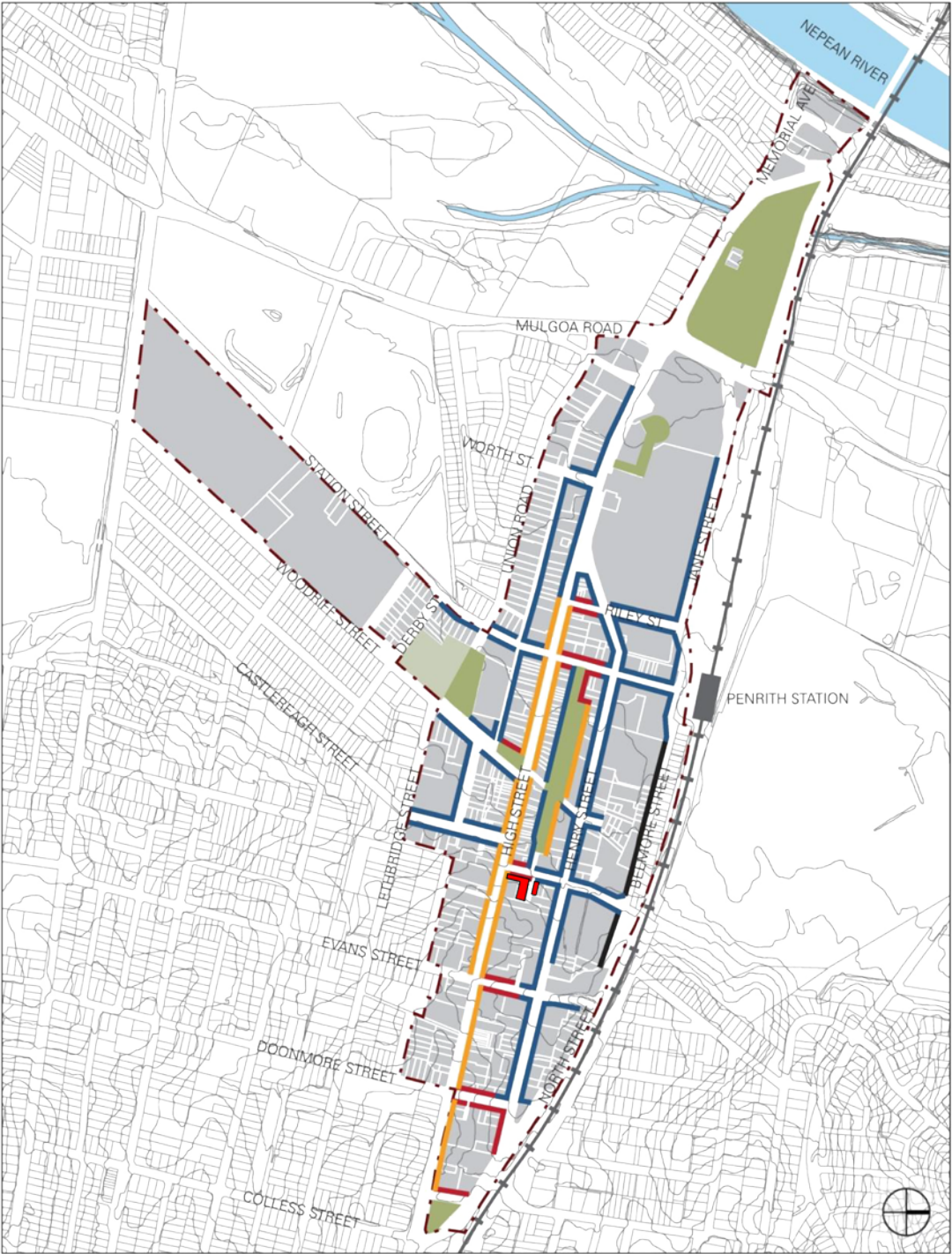


- EXISTING LANES TO BE RETAINED
- DESIRED NEW LANES
- EXISTING PEDESTRIAN LINKS TO BE RETAINED
- DESIRED NEW PEDESTRIAN LINKS
- AUSTRALIAN ARMS HOTEL PENRITH

The map above shows the existing links and desired new links that are shown in the Penrith City Centre plan. As shown in red, the Australian Arms Hotel Penrith is situated within the boundaries on the corner of High Street and Lawson Street. Adjacent to the site is Lawsons Lane, which is highlighted as a lane that the council wish to retain.



FIGURE E11.4 STREET FRONTAGE HEIGHTS










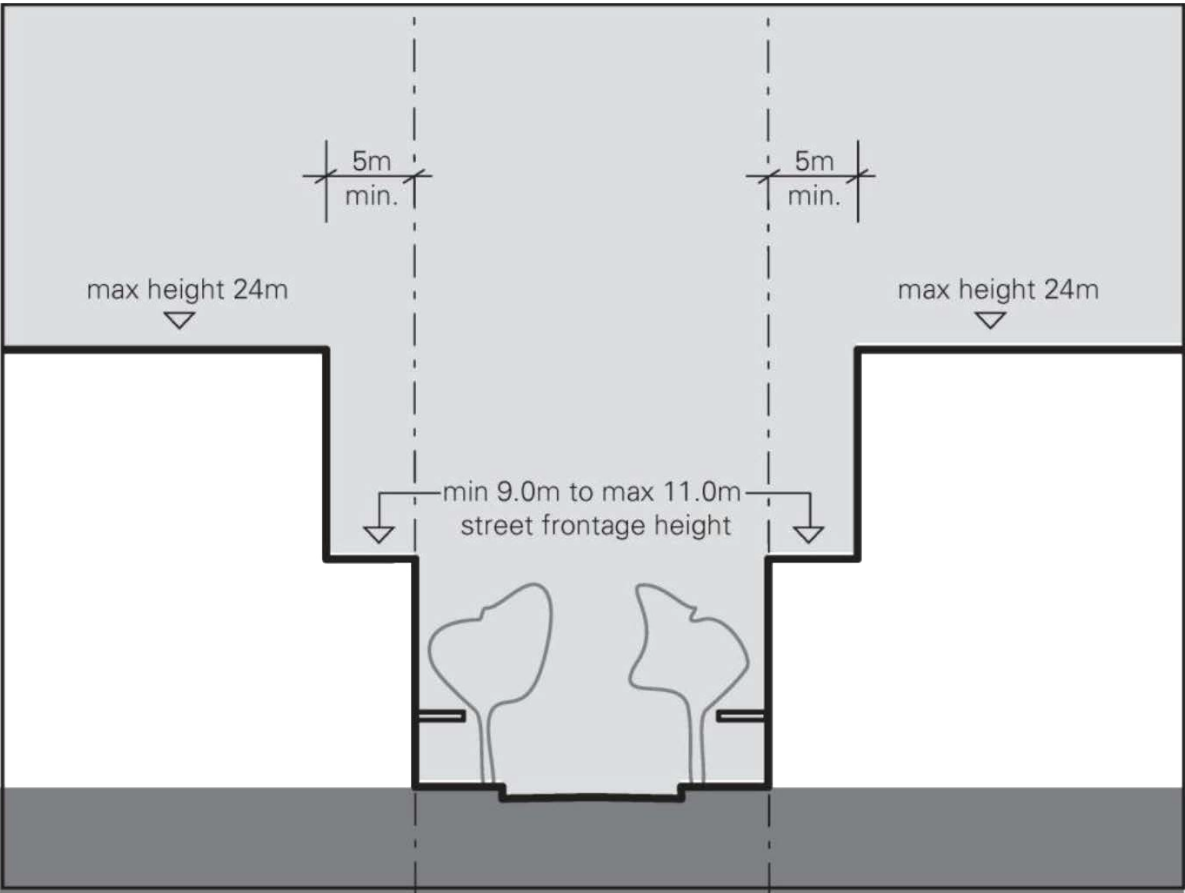
-  STREET FRONTAGE HEIGHT A APPLIES - REFER TO FIGURE E11.5
-  STREET FRONTAGE HEIGHT B APPLIES - REFER TO FIGURE E11.6
-  STREET FRONTAGE HEIGHT C APPLIES - REFER TO FIGURE E11.7
-  STREET SECTION D APPLIES - REFER TO FIGURE E11.8
-  SPECIAL SECTION THROUGH ALLEN PLACE - REFER TO FIGURE E11.9
-  FRONT SETBACK APPLIES AS SPECIFIC IN FIGURE E11.3
-  AUSTRALIAN ARMS HOTEL PENRITH

FIGURE E11.7 STREET FRONTAGE HEIGHT DIAGRAM TYPE C



The map on the left shows the street frontage heights as shown in the Penrith City Centre plan. As shown in red, the Australian Arms Hotel Penrith is situated within the boundaries on the corner of High Street and Lawson Street where the frontage height refers to Figure E11.7 (above).

Figure E11.7 shows that at the street alignment the minimum height is 9.0 metres and the maximum is 11.0 metres. However, at a setback of 5 metres the building height can rise to 24.0 metres.



Examples of Streetscape Heights



Table E11.1: Controls for building depth and height

Land Use	Building Use	Condition	Maximum Floorplate	Maximum Building Depth (excludes balconies)
Commercial Core	All	Above 24m height	1,200m <sup>2</sup>	25m

SIDE AND REAR SETBACKS

Table E11.2: Minimum side and rear setback distance from property boundary

Zone	Building Height and Use	Minimum Setback
Commercial Core	Up to a height of 20m	0m
	Above 20m	5m
	Above 24m	12m

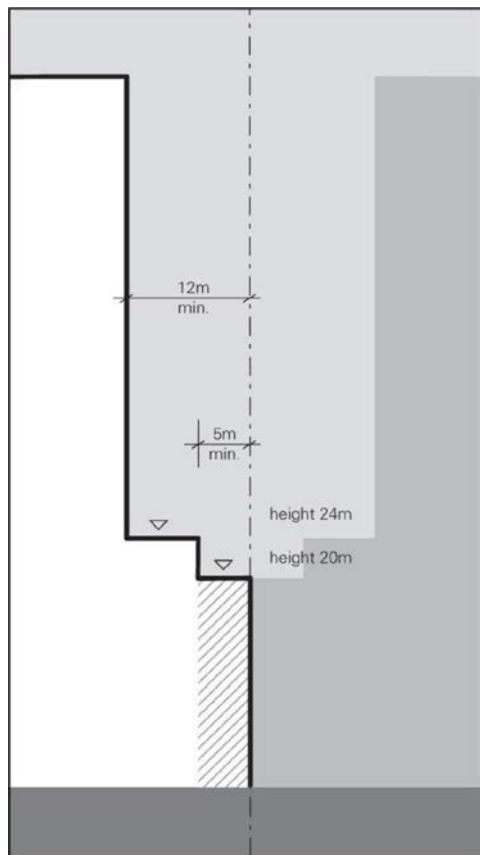
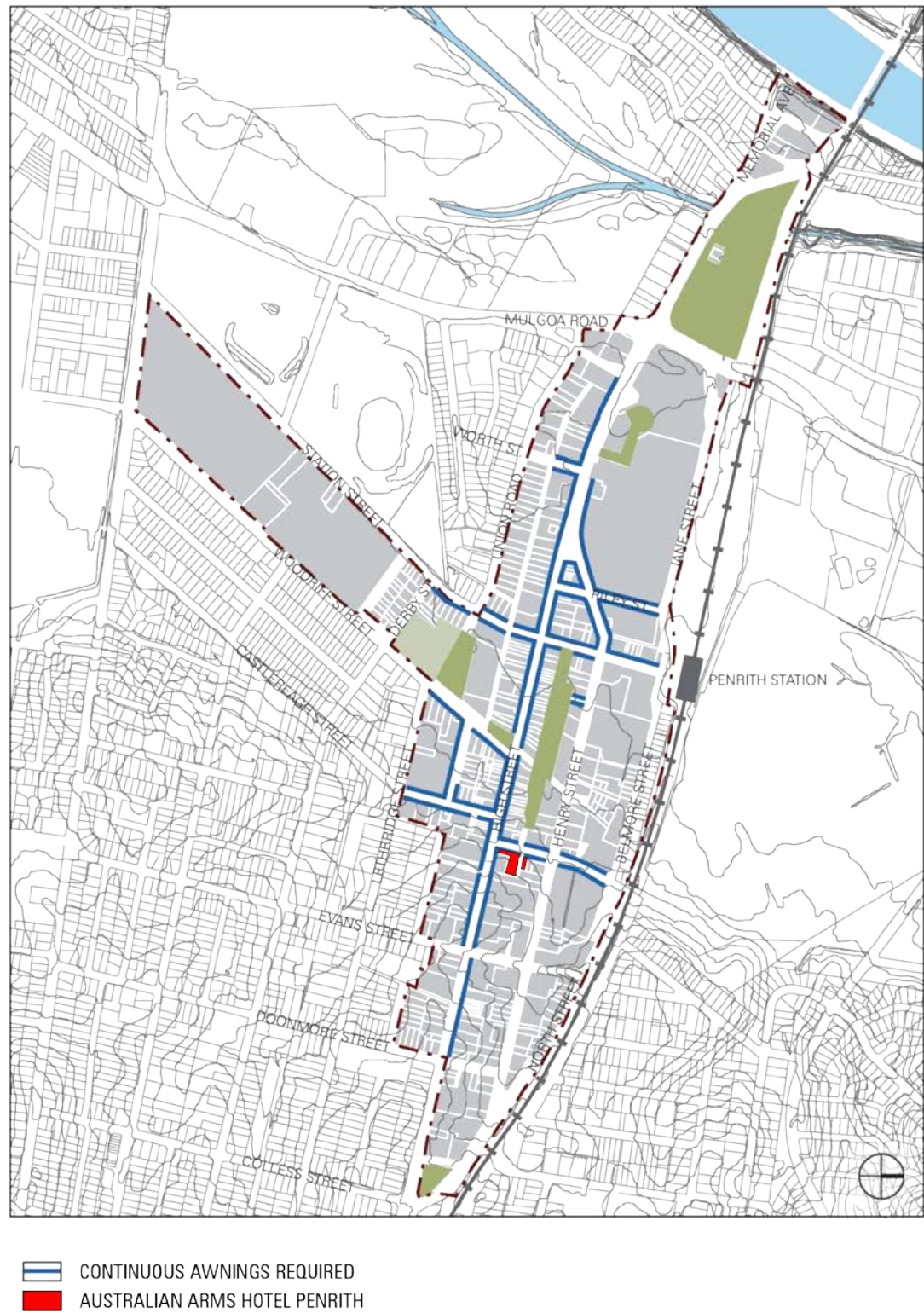


Figure E11.14

Minimum side and rear setbacks in the commercial core. Generally prefer lower levels to be built to the boundary or set back at least 5m.

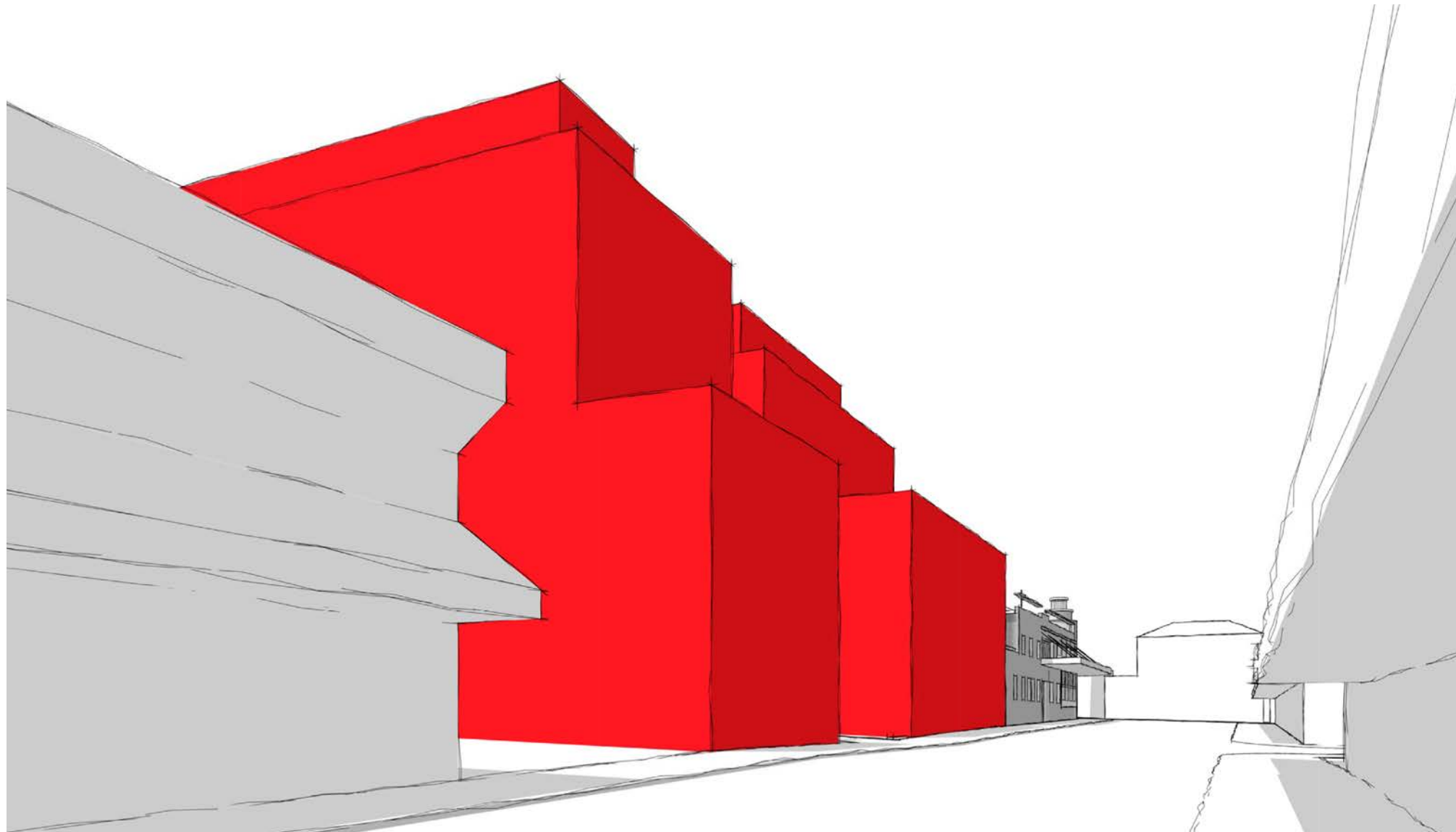
FIGURE E11.19 AWNINGS



The map above shows the required street awnings as shown in the Penrith City Centre plan. As shown in red, the Australian Arms Hotel Penrith is situated within the boundaries on the corner of High Street and Lawson Street where there is to be a continuous awning wrapping around the corner and running the length of the site and beyond.



# INDICATIVE BUILDING ENVELOPE STUDIES





INDICATIVE ENVELOPE STUDY 01 - CURRENT PLANNING SCHEME - ISOMETRIC NORTH EAST

MAXIMUM HEIGHT OF 24.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE AND  
3.0m FROM SIDE AND REAR BOUNDARIES

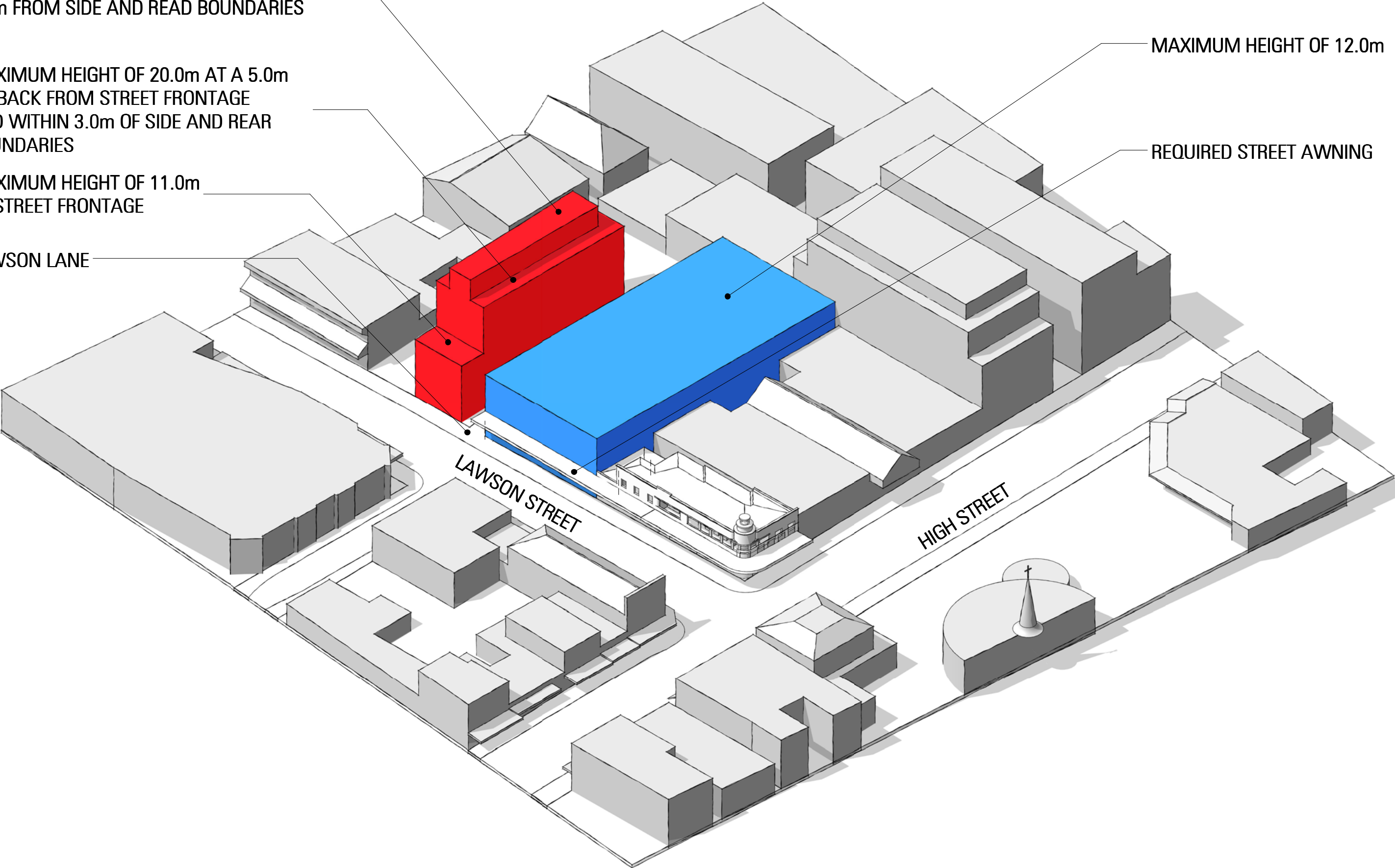
MAXIMUM HEIGHT OF 20.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE  
AND WITHIN 3.0m OF SIDE AND REAR  
BOUNDARIES

MAXIMUM HEIGHT OF 11.0m  
AT STREET FRONTAGE

LAWSON LANE

MAXIMUM HEIGHT OF 12.0m

REQUIRED STREET AWNING





INDICATIVE ENVELOPE STUDY 01 - CURRENT PLANNING SCHEME - ISOMETRIC SOUTH EAST

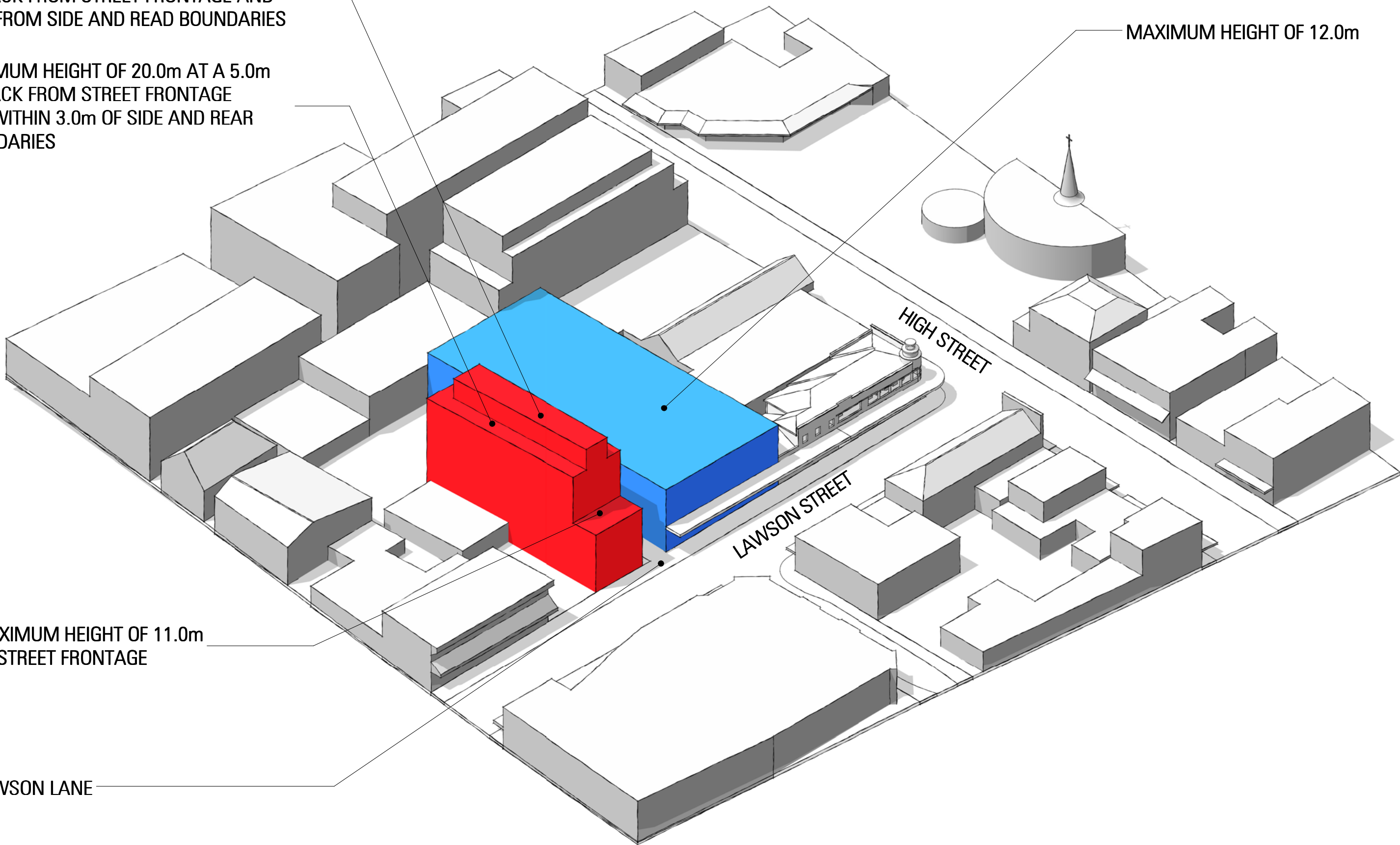
MAXIMUM HEIGHT OF 24.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE AND  
3.0m FROM SIDE AND REAR BOUNDARIES

MAXIMUM HEIGHT OF 20.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE  
AND WITHIN 3.0m OF SIDE AND REAR  
BOUNDARIES

MAXIMUM HEIGHT OF 12.0m

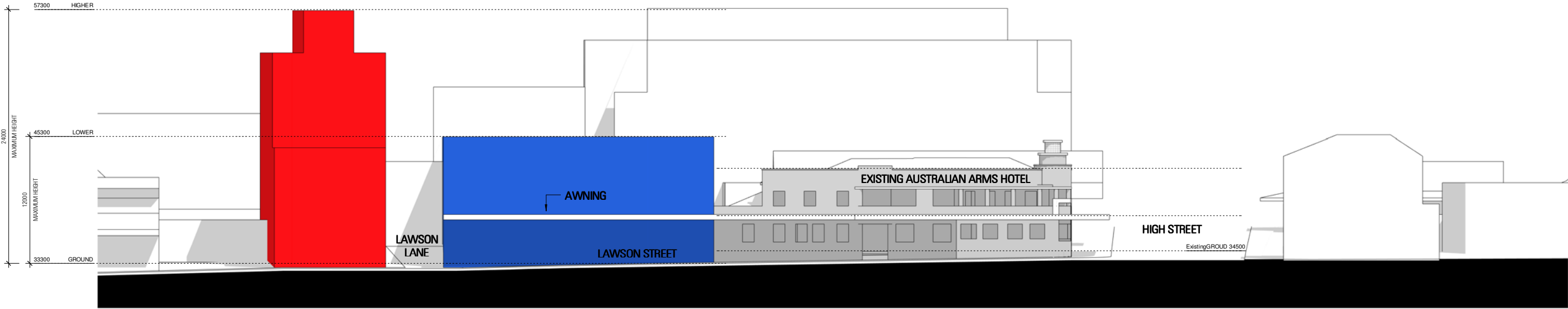
MAXIMUM HEIGHT OF 11.0m  
AT STREET FRONTAGE

LAWSON LANE

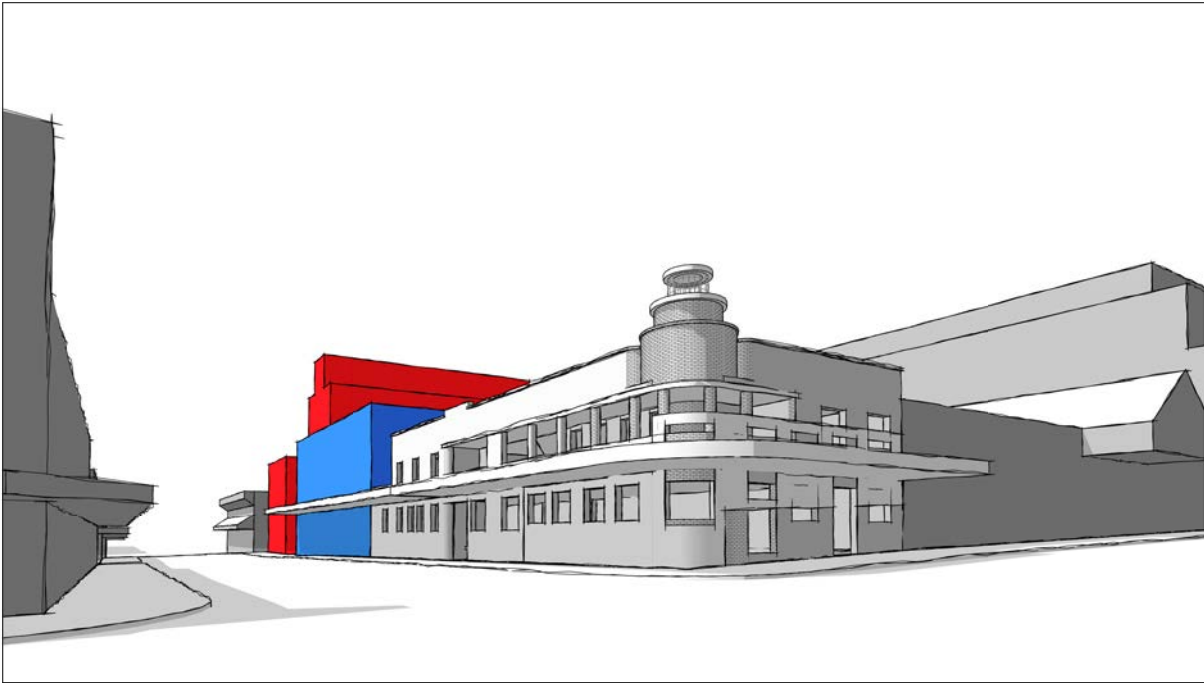




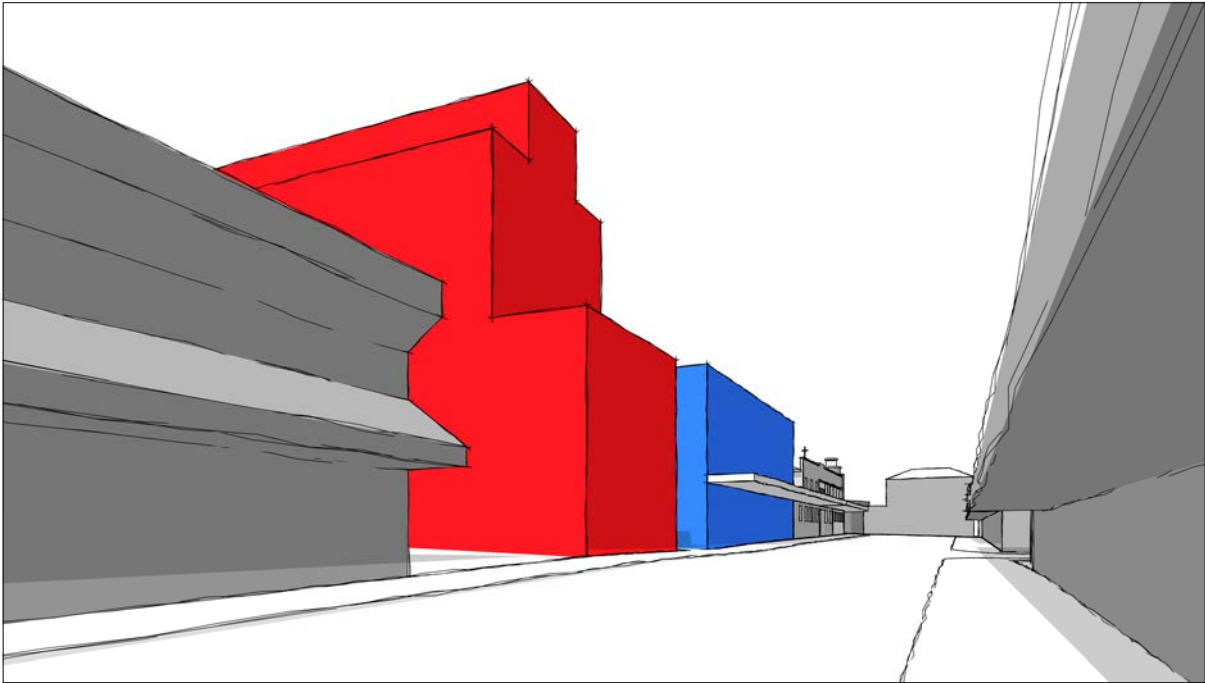
INDICATIVE ENVELOPE STUDY 01 - CURRENT PLANNING SCHEME - ELEVATION AND STREET VIEWS



LAWSON STREET ELEVATION



VIEW 01 - HIGH/LAWSON ST



VIEW 02 - LAWSON/HENRY ST



INDICATIVE ENVELOPE STUDY 02 - "S" ZONING - ISOMETRIC NORTH EAST

MAXIMUM HEIGHT OF 24.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE AND  
3.0m FROM SIDE AND REAR BOUNDARIES

MAXIMUM HEIGHT OF 20.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE  
AND WITHIN 3.0m OF SIDE AND REAR  
BOUNDARIES

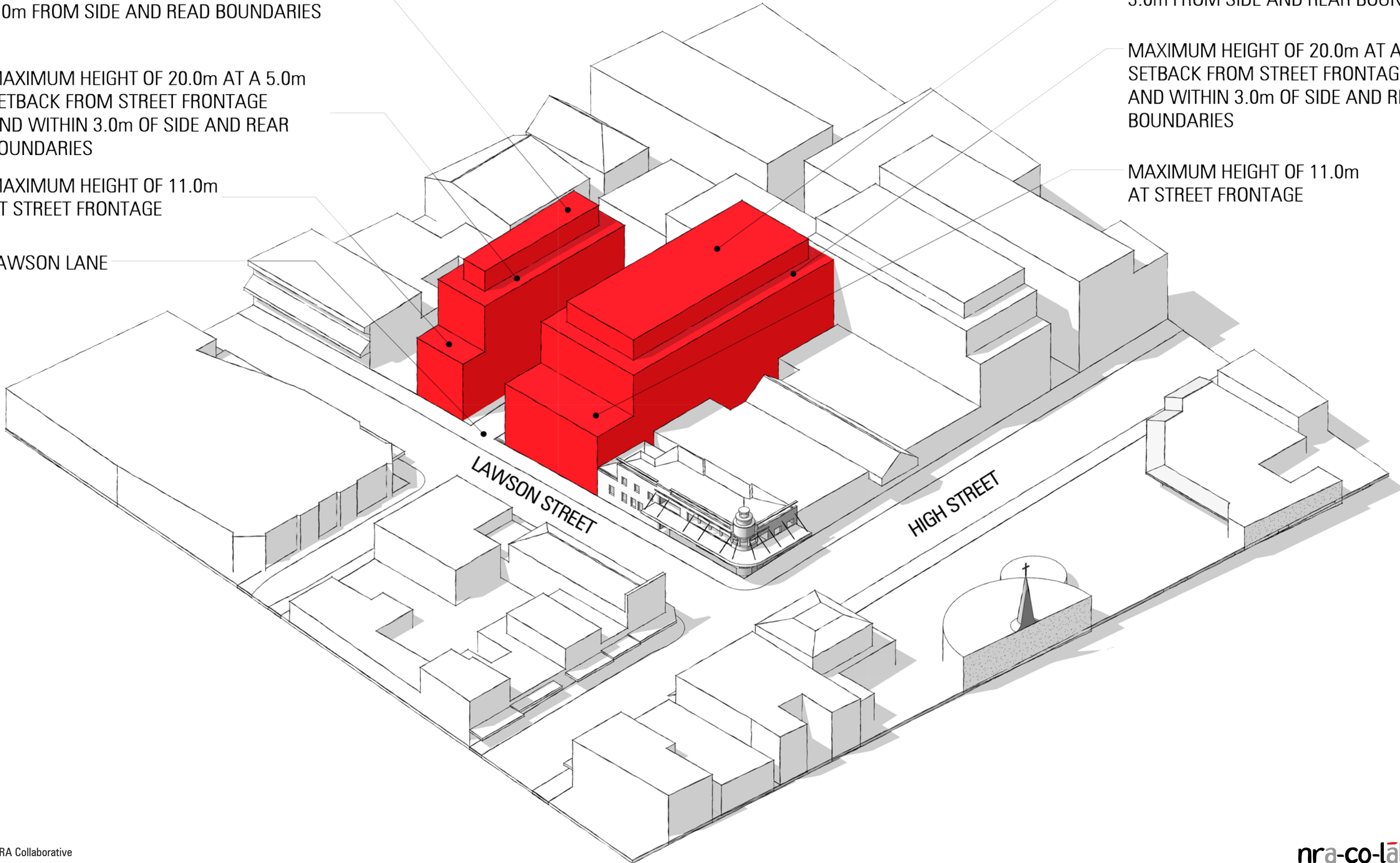
MAXIMUM HEIGHT OF 11.0m  
AT STREET FRONTAGE

LAWSON LANE

MAXIMUM HEIGHT OF 24.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE AND  
3.0m FROM SIDE AND REAR BOUNDARIES

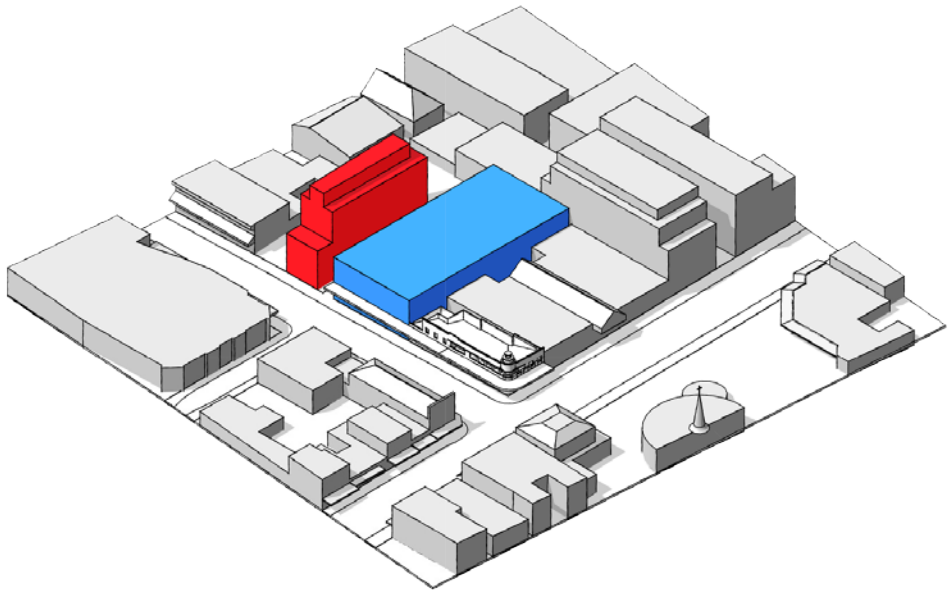
MAXIMUM HEIGHT OF 20.0m AT A 5.0m  
SETBACK FROM STREET FRONTAGE  
AND WITHIN 3.0m OF SIDE AND REAR  
BOUNDARIES

MAXIMUM HEIGHT OF 11.0m  
AT STREET FRONTAGE

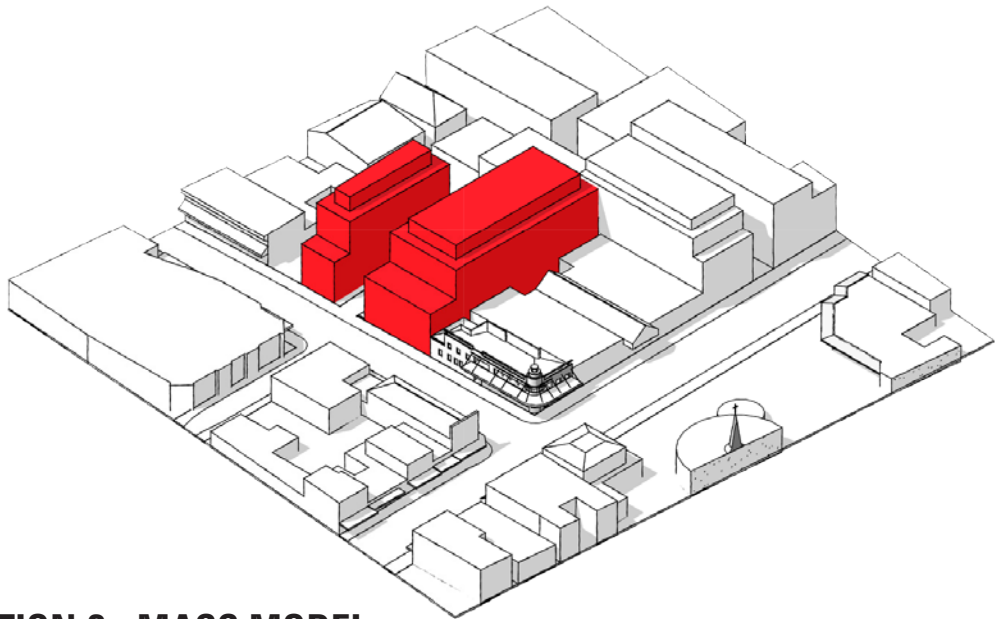




SUMMARY



OPTION 1 - MASS MODEL



OPTION 2 - MASS MODEL

“Option 1 - Current planning scheme – built form

The site lies in the B3 commercial core zone.

The objectives of the zone are:

- To provide a wide range of retail, business, office, entertainment, community and other suitable land uses that serve the needs of the local and wider community.
- To encourage appropriate employment opportunities in accessible locations.
- To maximise public transport patronage and encourage walking and cycling.
- To strengthen the role of Penrith City Centre as the business, retail and cultural centre of the region.

The current planning scheme permits a 12m height limit on Site A with building set to boundary.

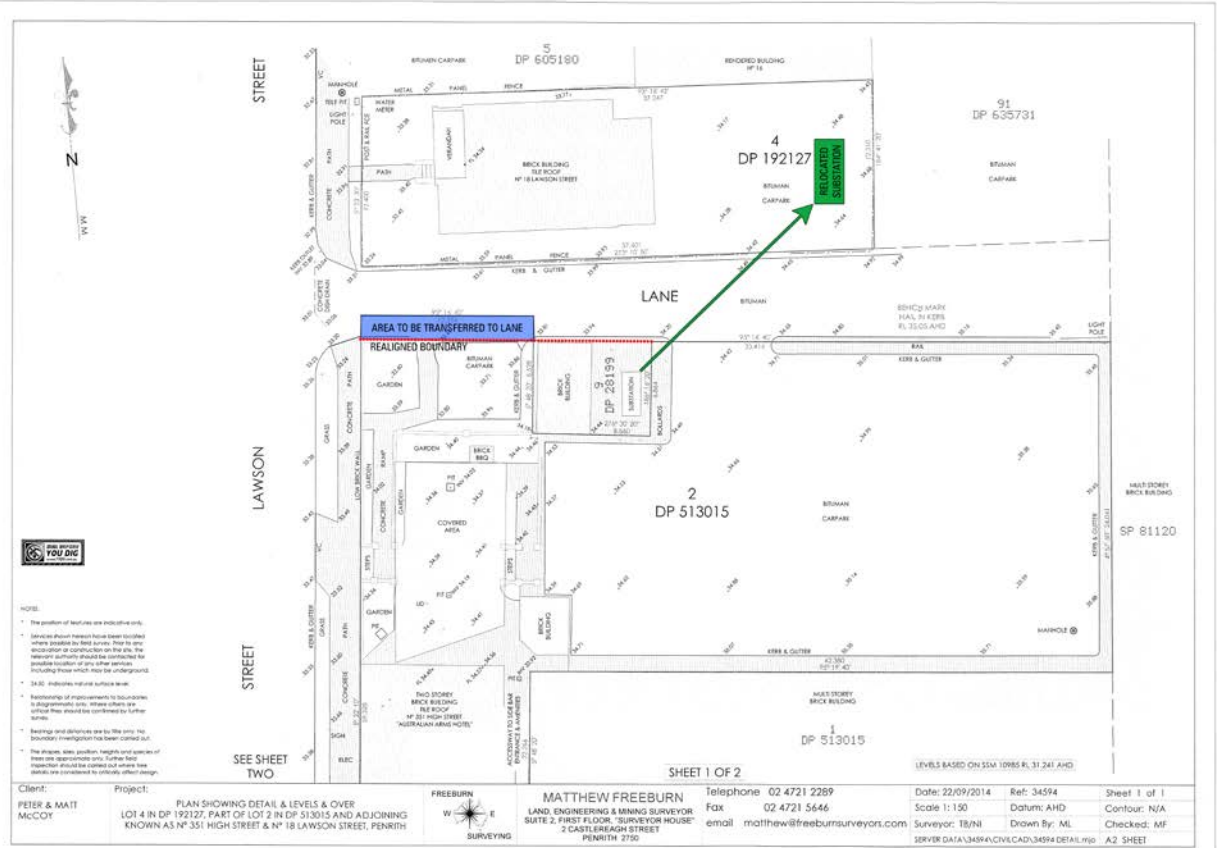
Site B has a permissible building height of 24m with certain set back controls as indicated.

The massing diagram indicates the potential urban built form achievable as of right.

Option 2 – Built form assumes ‘S’ zoning area around the site

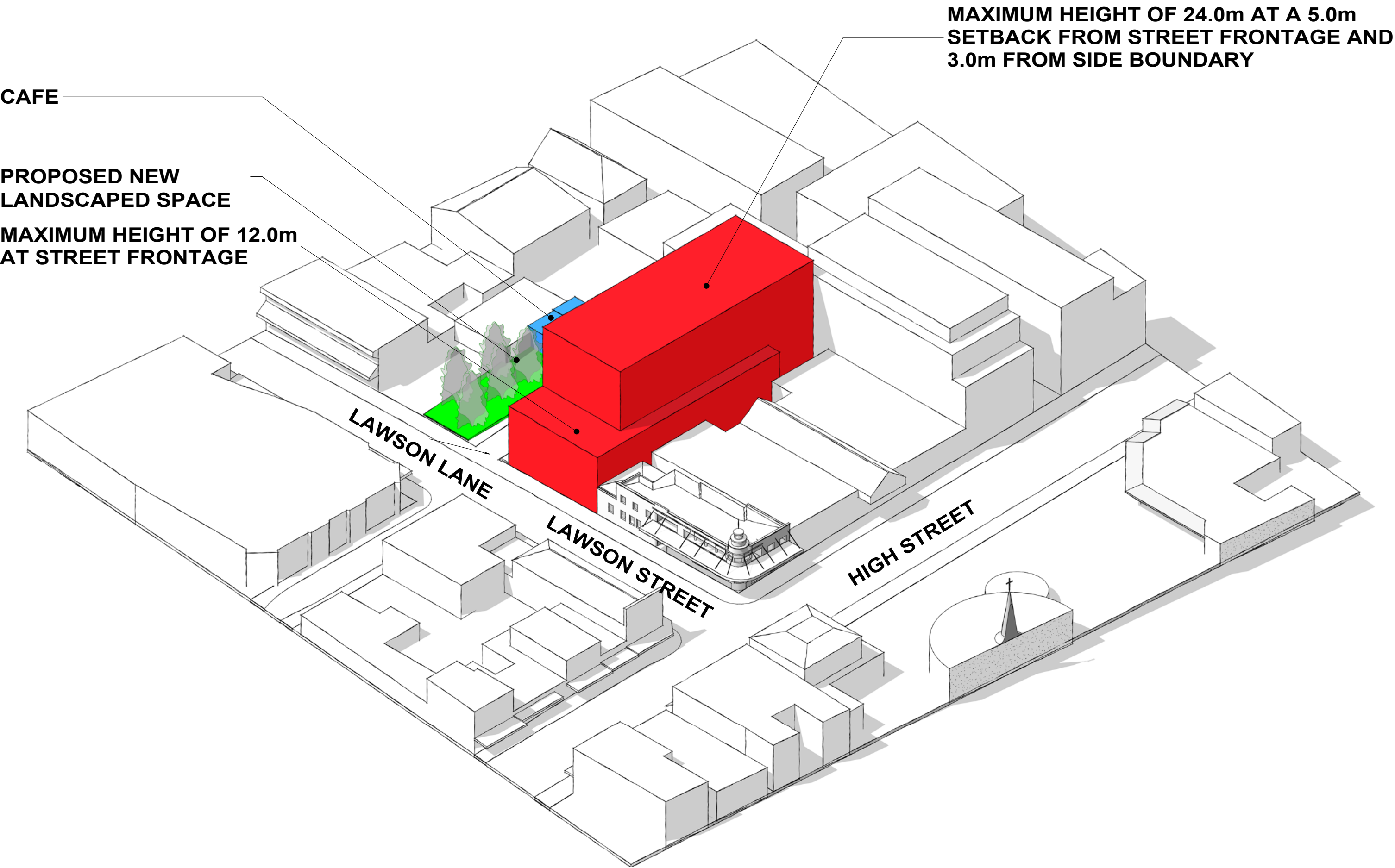
The subject site is surrounded by zone ‘S’ designation which permits 24m height.

Assuming ‘S’ zoning applies (which it doesn’t) then built form is taken to 24m on Site A and on Site B (the original heritage Australian Arms Hotel site remains at its current 2 storey level).



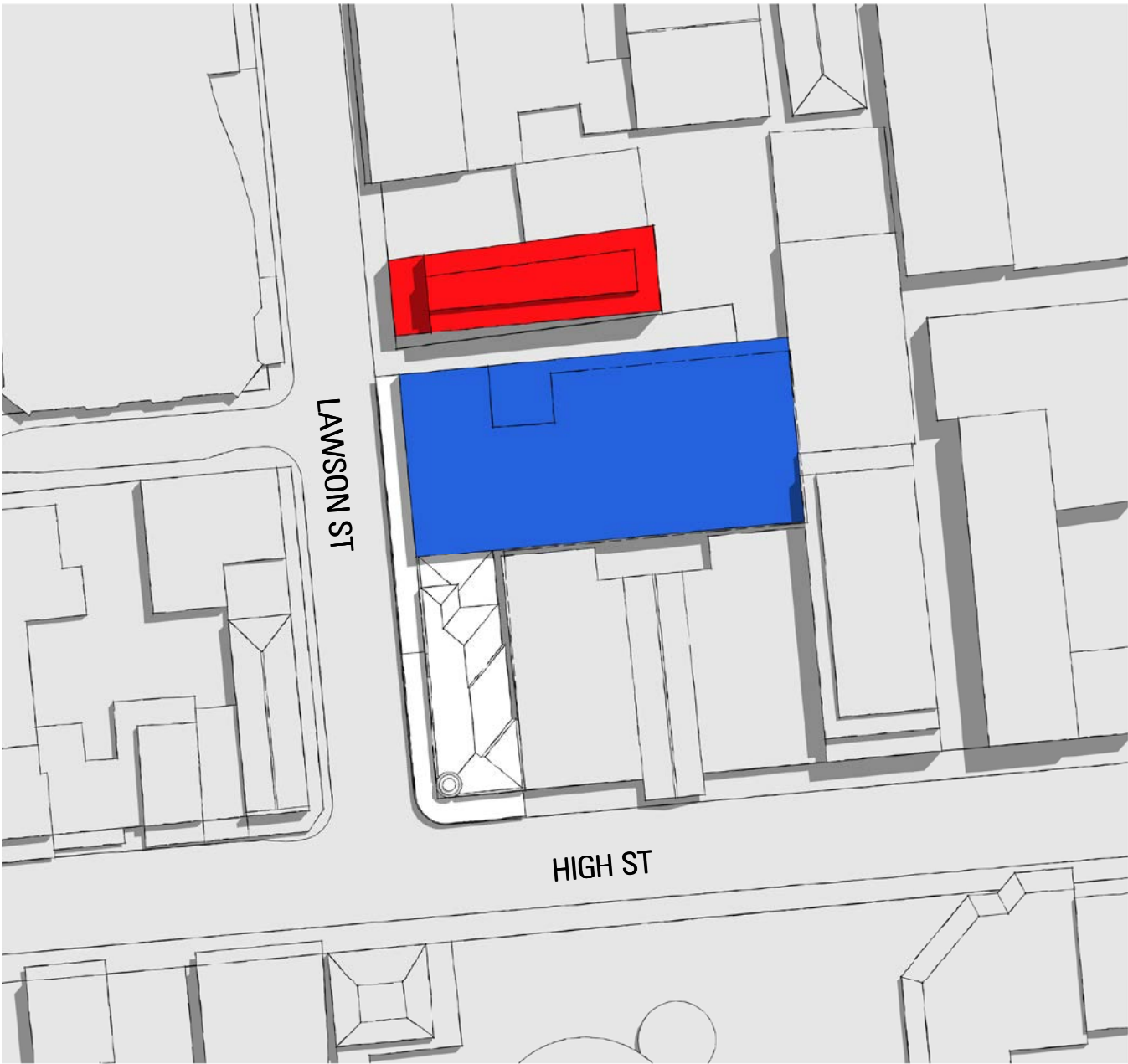


INDICATIVE ENVELOPE STUDY 03 - PREFERRED OPTION - ISOMETRIC NORTH EAST





SHADOW DIAGRAM - SUMMER 11AM



TRUE NORTH SUMMER  
1/12/2016  
11:00 A.M

**CURRENT PLANNING SCHEME**  
SITE B CREATES SMALL  
SHADOW OVER LANE

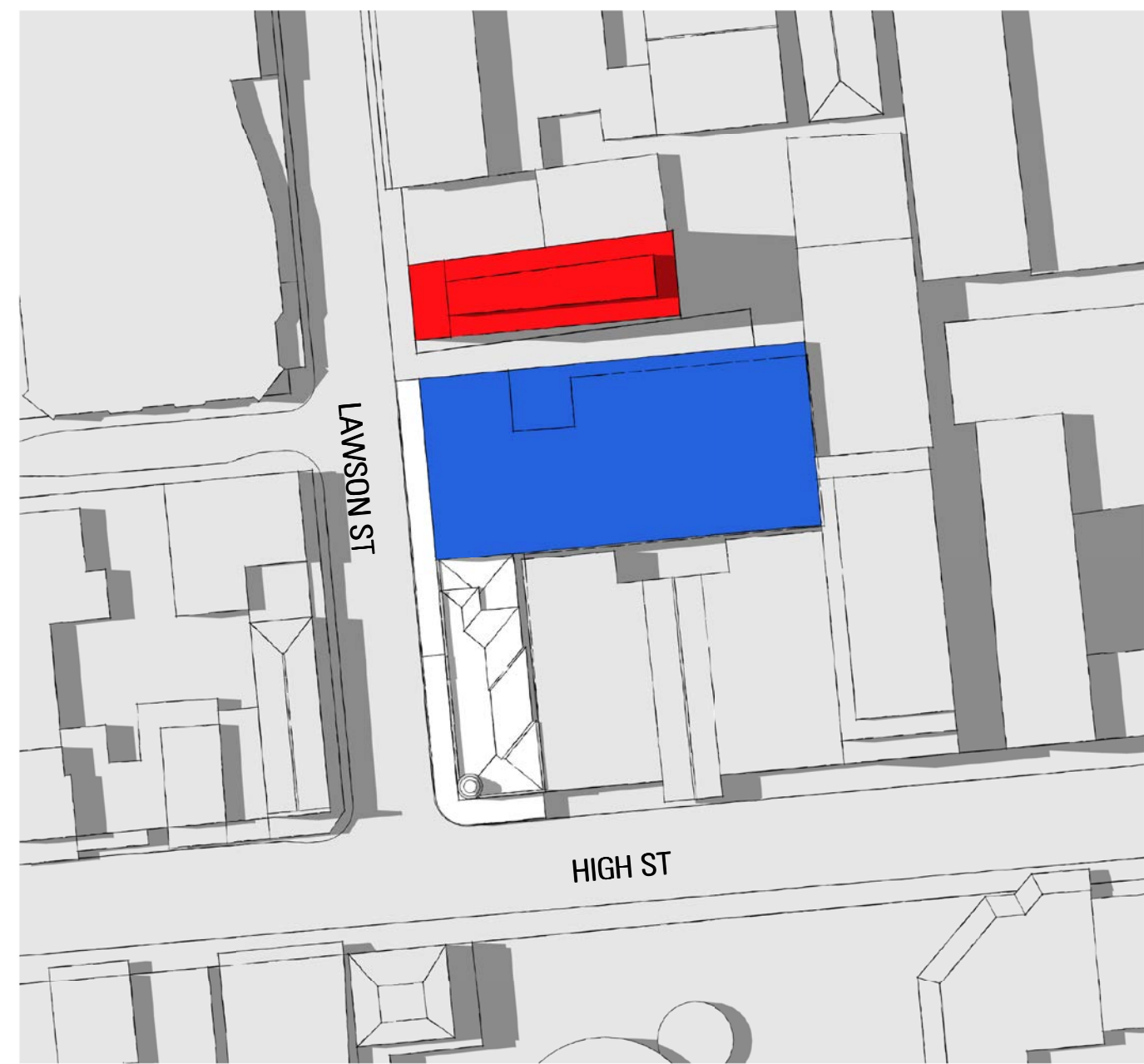


TRUE NORTH SUMMER  
1/12/2016  
11:00 A.M

**PREFERRED OPTION**  
SITE B CREATES  
MINIMAL SHADOWS



SHADOW DIAGRAM - SUMMER 3PM



TRUE NORTH SUMMER  
1/12/2016  
3:00PM

**CURRENT PLANNING SCHEME**  
SITE B CREATES MORE SHADOW  
OVER CARPARK



TRUE NORTH SUMMER  
1/12/2016  
3:00PM

**PREFERRED OPTION**  
SITE A CREATES SMALL  
SHADOW ADJACENT BUILDING

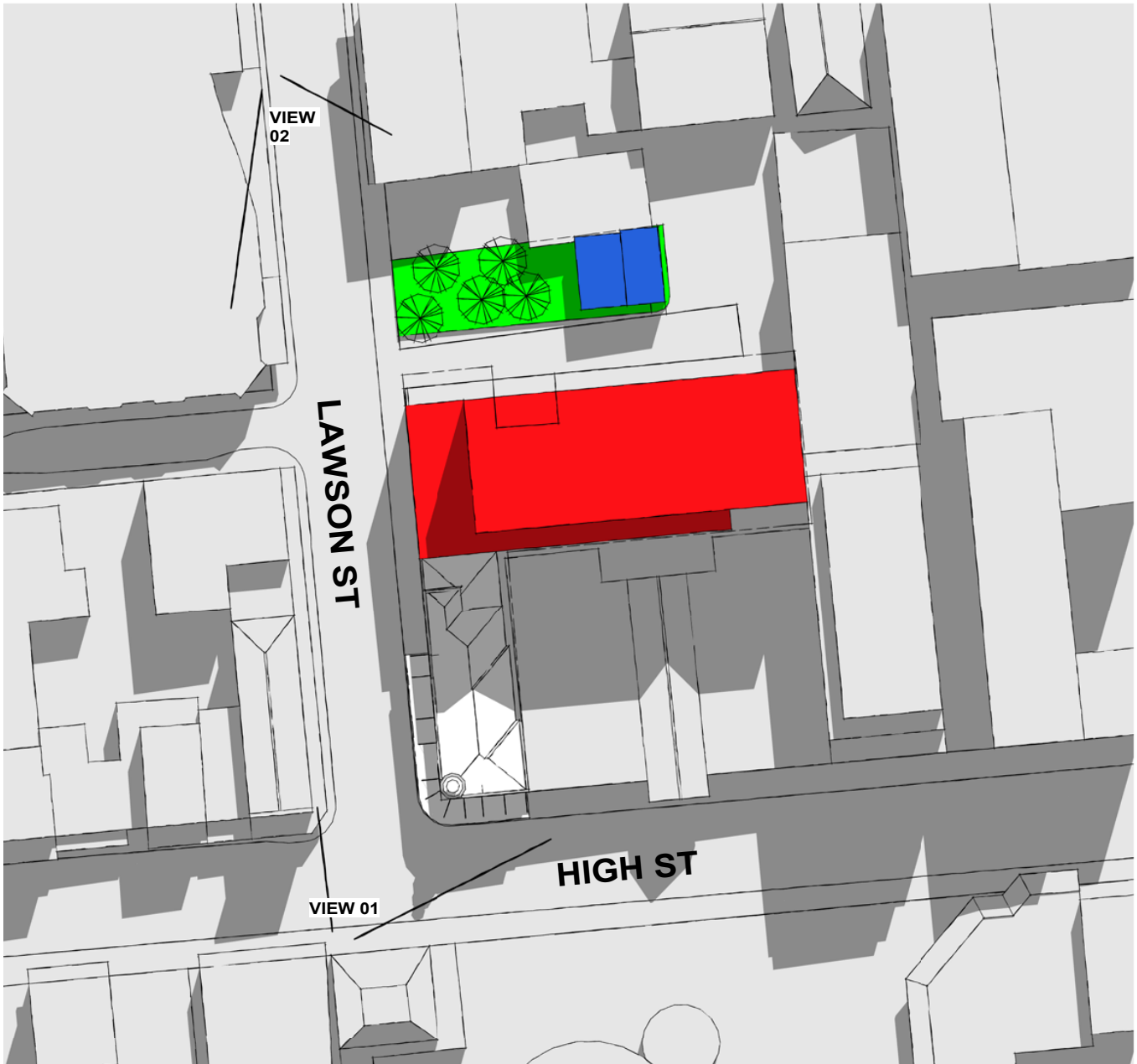


SHADOW DIAGRAM - WINTER 11AM



TRUE NORTH WINTER  
1/7/2017  
11:00 A.M

**CURRENT PLANNING SCHEME**  
SITE A&B CREATES MINIMAL  
SHADOW ON ADJACENT BUILDING



TRUE NORTH WINTER  
1/7/2017  
11:00 A.M

**PREFERRED OPTION**  
SITE B CREATES MORE SHADOW  
ON ADJACENT BUILDING ROOF



SHADOW DIAGRAM - WINTER 3PM



TRUE NORTH WINTER  
1/7/2017  
3:00PM

**CURRENT PLANNING SCHEME**  
SITE A&B CREATES MINIMAL  
SHADOW ON ADJACENT BUILDING



TRUE NORTH WINTER  
1/7/2017  
3:00PM

**PREFERRED OPTION**  
SITE B CREATES MORE SHADOW  
ON ADJACENT BUILDING ROOF



# PROPOSED DESIGN CON- CEPT PRINCIPLES



# RESPONSE TO PENRITH LOCAL ENVIRONMENTAL PLAN

## HIGH STANDARD OF DESIGN

Use of natural materials that respect the red brick of the existing hotel Attention to details and forms. Heritage details such as the curved red brickwork, activated street frontage with footpath awnings with steel rod stays are to be evaluated.

## FORM AND EXTERNAL APPEARANCE OF THE DEVELOPMENT WILL IMPROVE THE QUALITY OF THE PUBLIC DOMAIN

The Australian Arms Hotel is retained intact .There will be an internal link to the new building. The new building will pay attention to the proportions of the existing brick parapets and architectural details.

## RELATIONSHIP OF THE DEVELOPMENT WITH OTHER BUILDINGS

The new hotel wing is 3.0 metres away from existing buildings on the south boundaries and privacy aspects of the neighbouring buildings will be respected. The new hotel wing will complement the existing hotel building.

## BULK. MASSING AND MODULATION OF BUILDINGS

Various building envelopes and masses have been studied, see illustrative diagrams further in this document.

## STREET FRONTAGE HEIGHTS

The hotel extension on Lawson Street is similar to and respects the façade heights of the adjacent Australian Arms Hotel and the street awning .

# UNIQUE DETAILS OF THE EXISTING HOTEL

- Australian Arms Hotel typeface and sign
- Curved Brickwork corner turret and glass blocks and Australian flag
- Awning with steel rod stays and pressed metal soffit
- Red brickwork and curved brick details including circular Level 1 red brick columns
- Curved Corner glazing
- Building Height

## SUSTAINABLE DESIGN

The new hotel wing faces north south and various sun protection elements to the north face will be analysed. The hotel planning allows natural light to corridors. Other ESD principles will be reviewed during the design development.

## PEDESTRIAN, CYCLE, VEHICULAR AND SERVICE ACCESS

The current Lawson Lane has been reconfigured and designed as a shared zone with guest vehicle and service vehicle access to the site kept to the end of the Lane. The provision of planter boxes, street trees and coloured stone paving patterns will further enhance the lane in conjunction with a designed pedestrian and cycle friendly paving.

## BUILDING HEIGHT

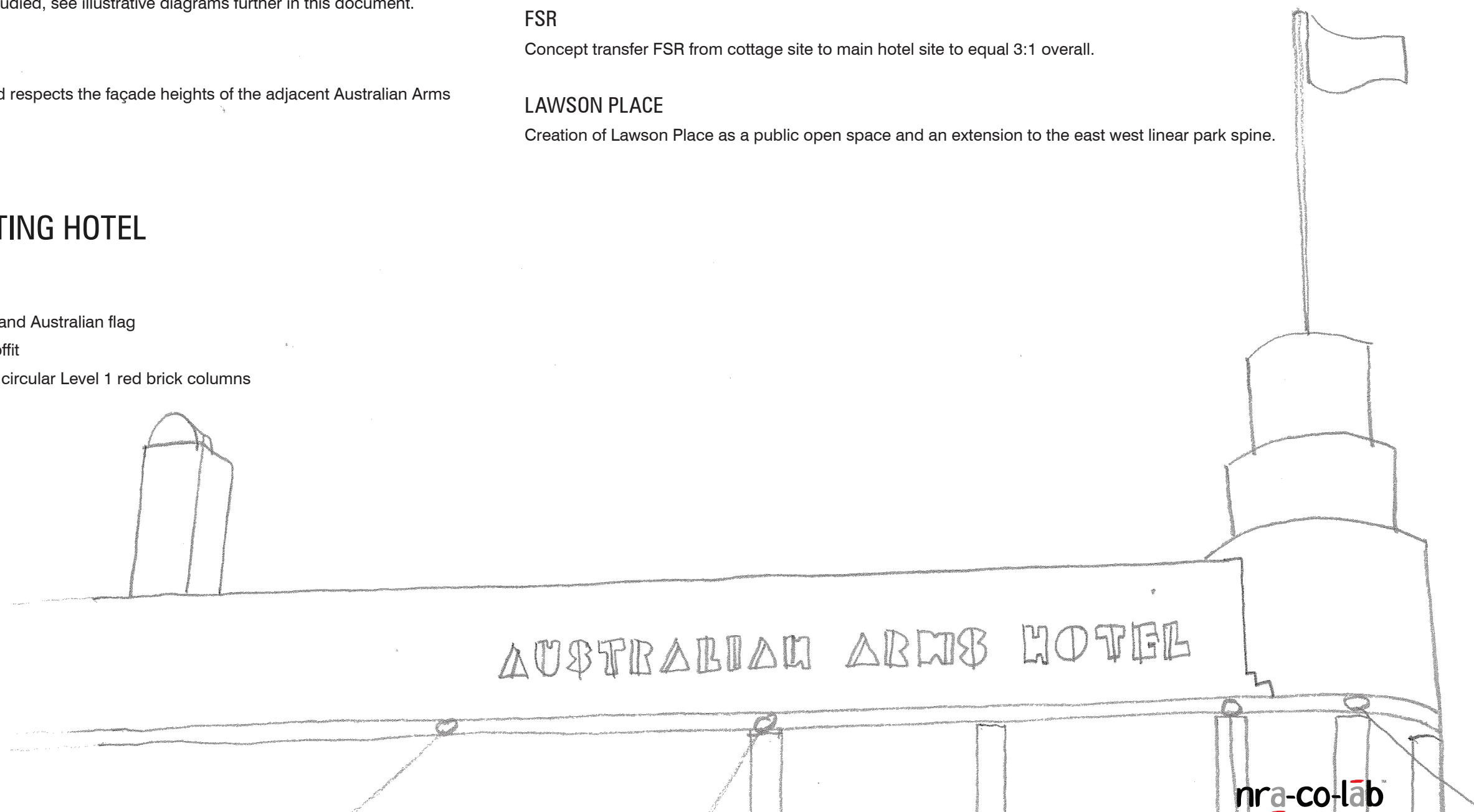
- Less than 24 metres for hotel site, with an exemption of lift overrun.
- Landscaping and cafe

## FSR

Concept transfer FSR from cottage site to main hotel site to equal 3:1 overall.

## LAWSON PLACE

Creation of Lawson Place as a public open space and an extension to the east west linear park spine.





# ARCHITECTURAL DESIGN CONCEPT PRINCIPLES

## EMERGING DESIGN CONCEPTS



## MATERIALITY AND ARTICULATION



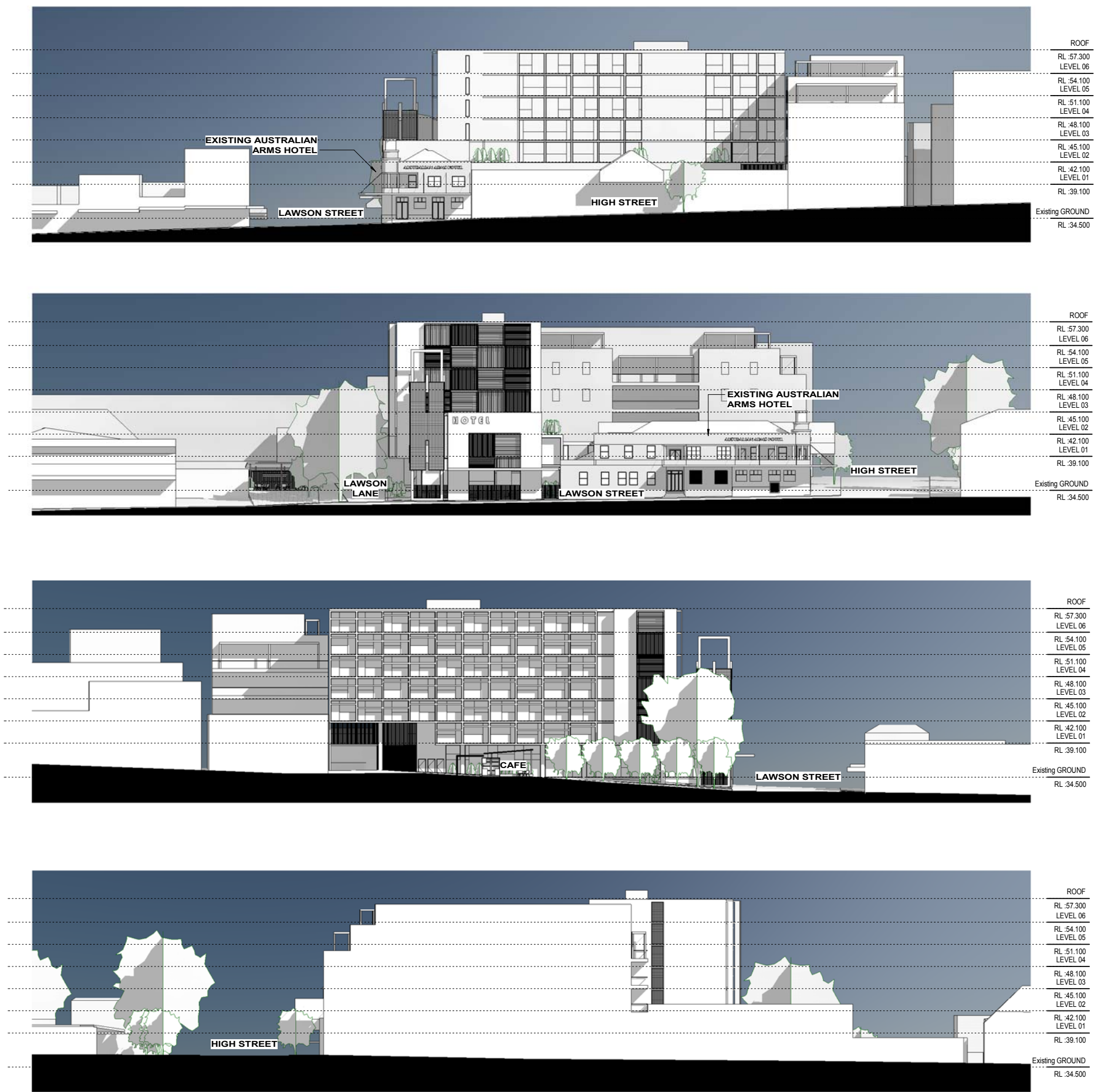


# PROPOSED STREETSCAPE AND FRONTAGES

To compliment the existing streetscape the potential mass will be designed in accordance with the height and setback restrictions that were highlighted previously.

To keep the focus on the activated street frontage the lower portion of the building will be constructed in a contemporary character complimentary with the existing hotel and the surroundings.

The street will be activated by pedestrian activity entering and exiting the building with the intention of having casual surveillance from the ground floor amenities of the concept.



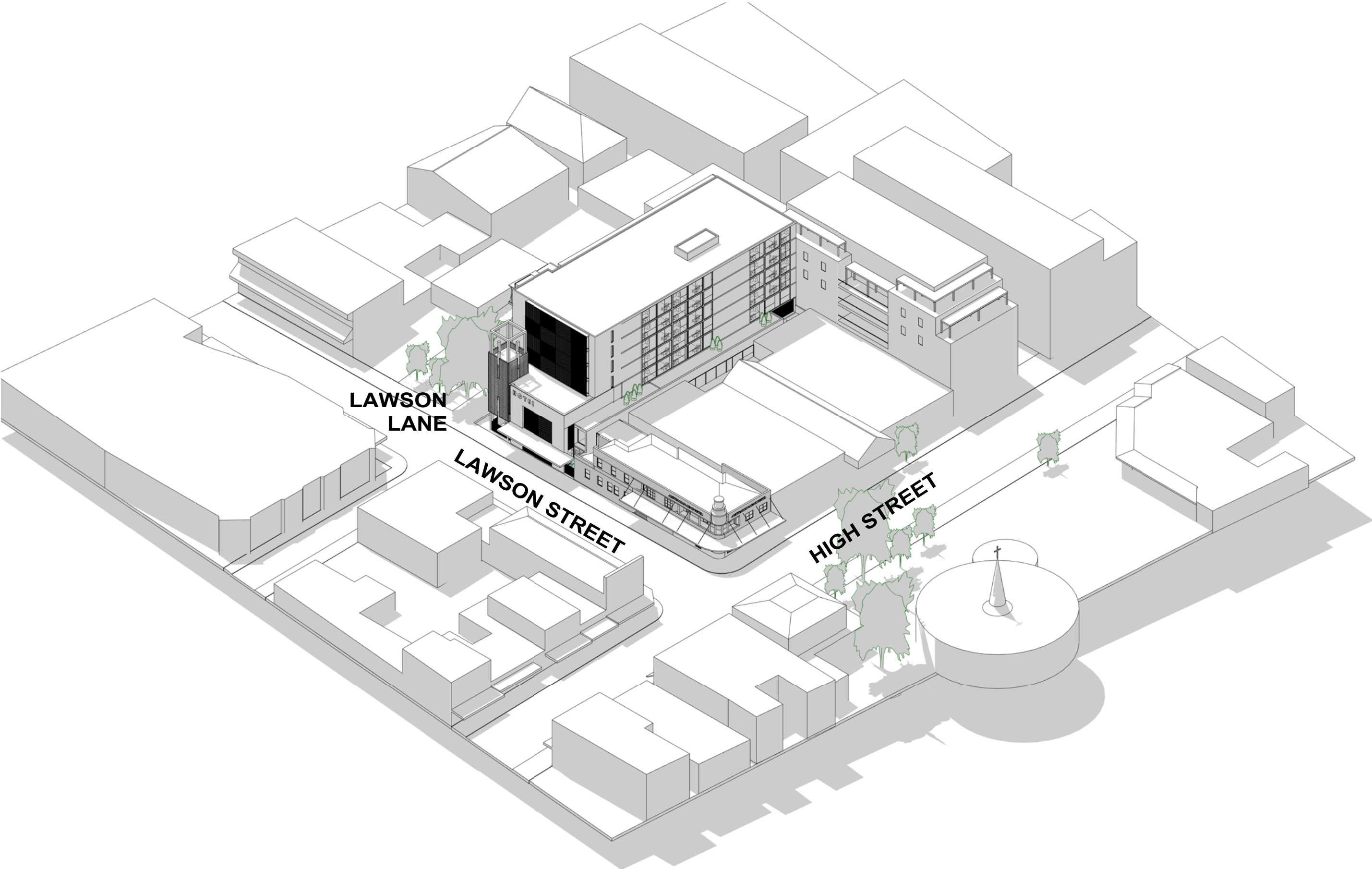


# BUILT FORM MODEL DESIGN CONCEPT



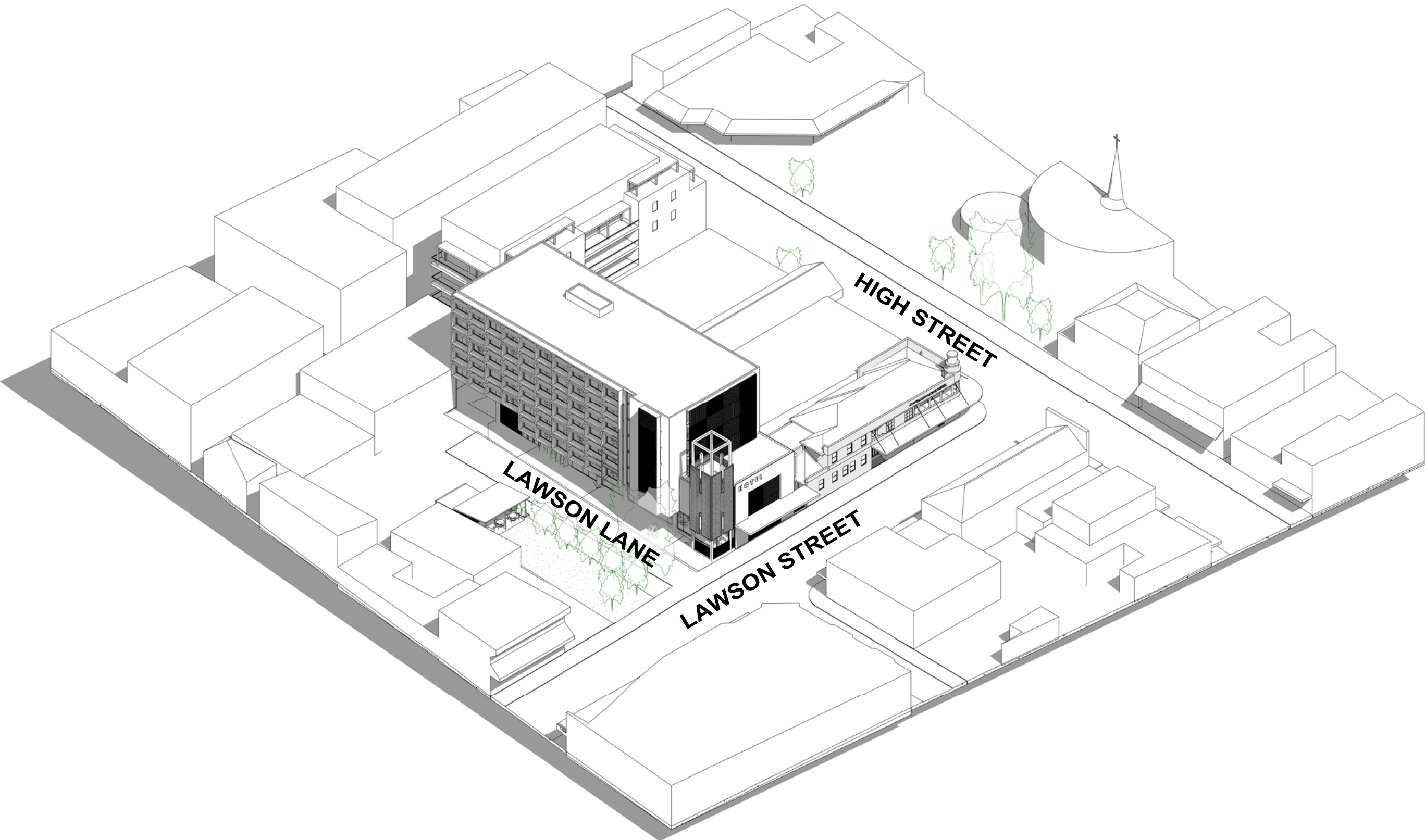


DESIGN CONCEPT - NORTH EAST



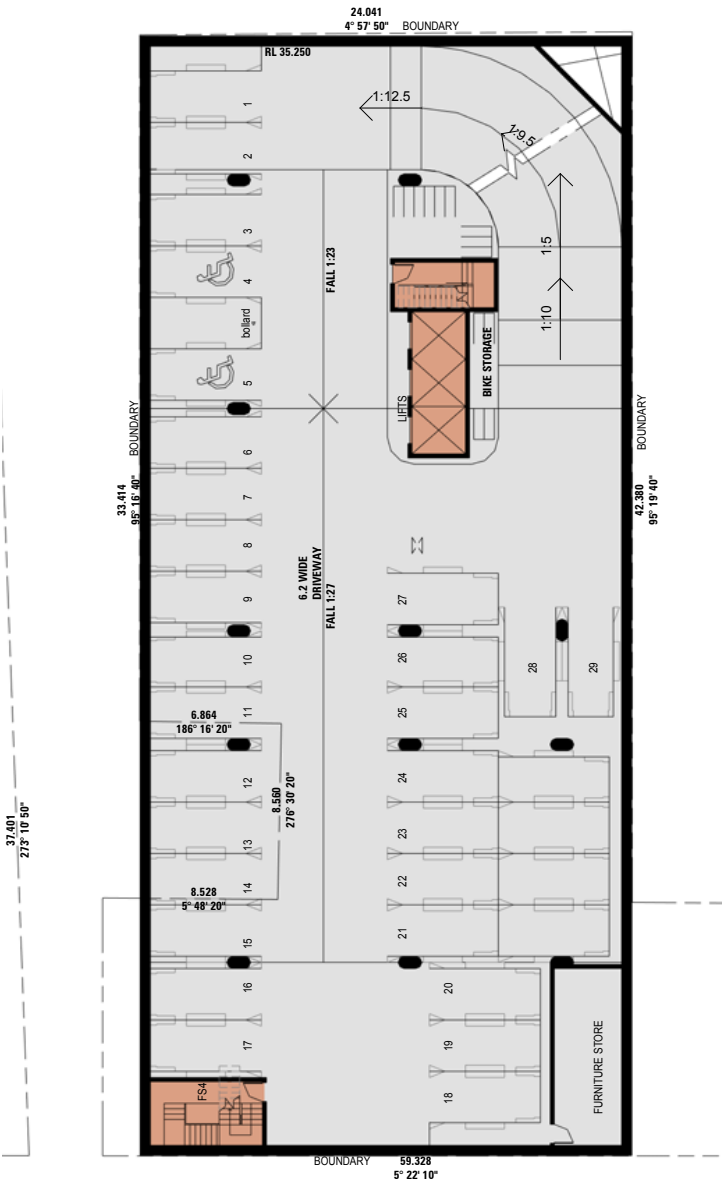


DESIGN CONCEPT - SOUTH EAST





DESIGN CONCEPT - FLOOR PLANS



BASEMENT 01/02

- BASEMENT 01- 29 CAR SPACES  
4 TANDEM STAFF
- BASEMENT 02 - 31 CAR SPACES  
4 TANDEM

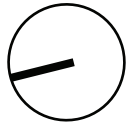


GROUND FLOOR



LEVEL 01

- 6 HOTEL ROOMS (12 EXISTING ROOMS)
- CONFERENCE FACILITIES





DESIGN CONCEPT - FLOOR PLANS



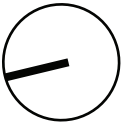
LEVEL 02  
16 HOTEL ROOMS



LEVEL 03 - 06  
22 HOTEL ROOMS EACH FLOOR  
TOTAL: 88 HOTEL ROOMS

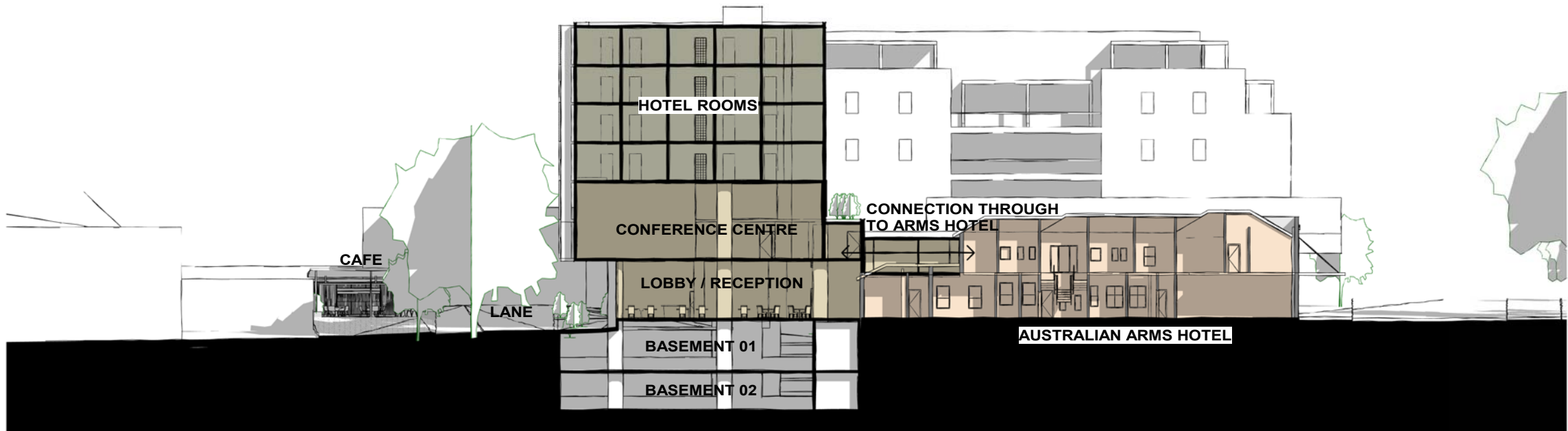
HOTEL ROOM CALCULATION

LEVEL 01:	6 HOTEL ROOMS
LEVEL 02:	16 HOTEL ROOMS
LEVEL 03-06:	88 HOTEL ROOMS
TOTAL:	110 HOTEL ROOMS
INCL. EXISTING ROOMS:	122 HOTEL ROOMS





DESIGN CONCEPT - SECTION & PERSPECTIVE VIEWS



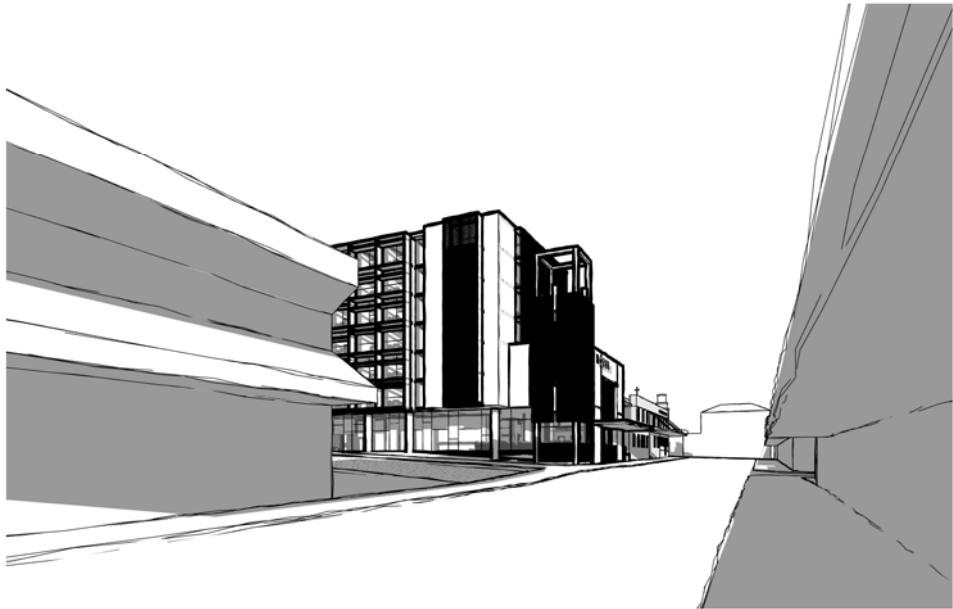
EAST SECTION



VIEW 01 - LAWSON LANE



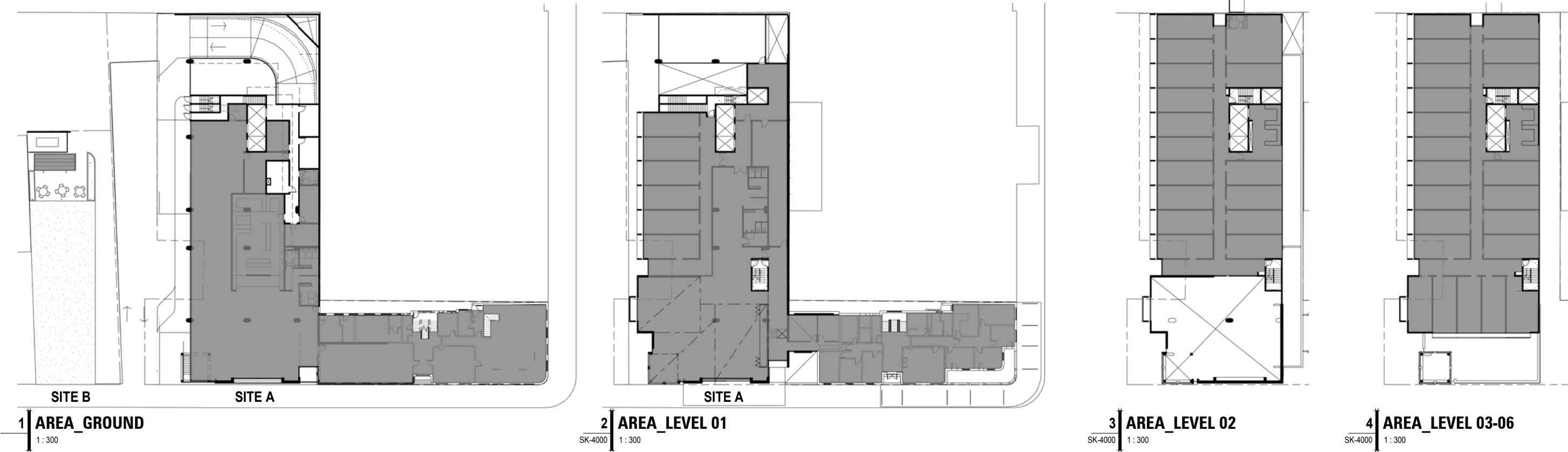
VIEW 02 - HIGH/LAWSON ST



VIEW 03 - LAWSON/HENRY ST



DESIGN CONCEPT - FLOOR PLAN AREA CALCULATIONS



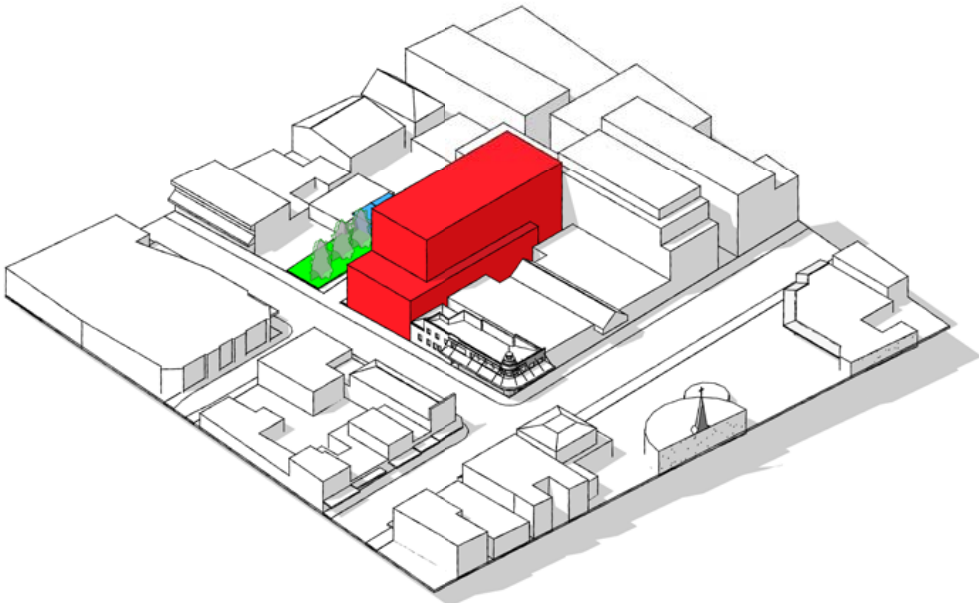
SITE A	
GROSS FLOOR AREA INCLUDING EXISTING BUILDING	
GROUND FLOOR	963 m <sup>2</sup>
LEVEL 01	1107 m <sup>2</sup>
LEVEL 02	645 m <sup>2</sup>
LEVEL 03	800 m <sup>2</sup>
LEVEL 04	800 m <sup>2</sup>
LEVEL 05	800 m <sup>2</sup>
LEVEL 06	800 m <sup>2</sup>
TOTAL FLOOR AREA	5915 m <sup>2</sup>
SITE AREA	
SITE A	1686 m <sup>2</sup>
FLOOR SPACE RATIO 3.5 : 1	

SITE B	
GROSS FLOOR AREA	
GROUND FLOOR	14 m <sup>2</sup>
TOTAL FLOOR AREA	14 m <sup>2</sup>
SITE AREA	
SITE B	461 m <sup>2</sup>
FLOOR SPACE RATIO 0.3 : 1	

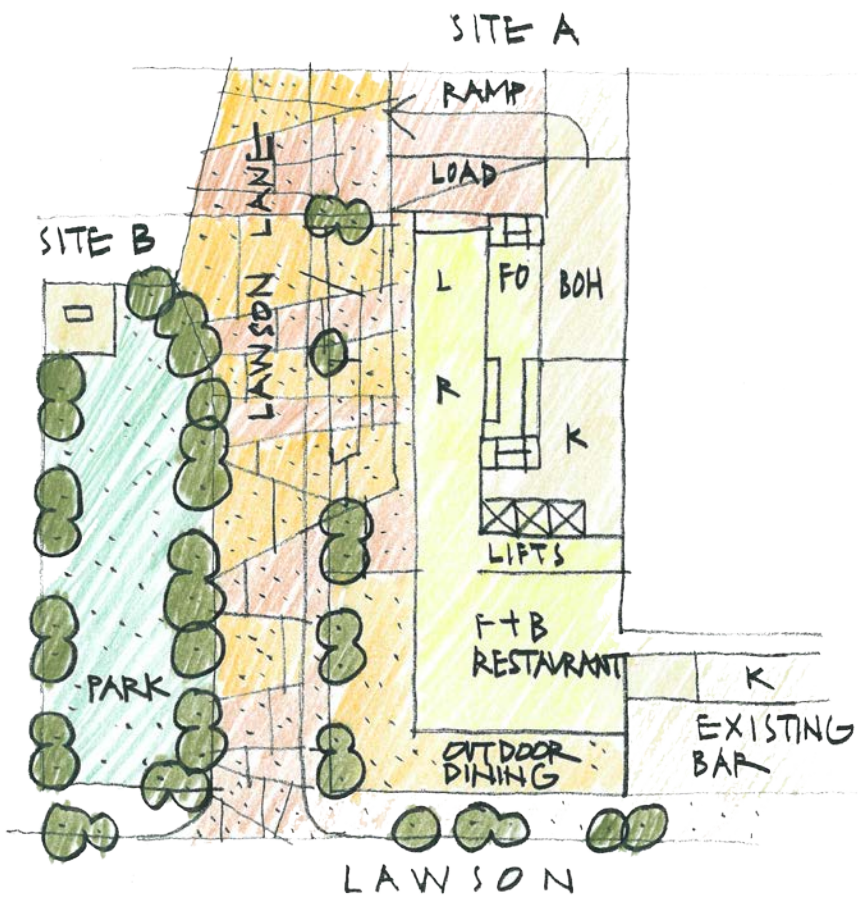
NOTE: GROSS FLOOR AREA IS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF THE BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS.



# SUMMARY



MASS MODEL



POTENTIAL SHARED ZONE SKETCH

## Option 3 – (Preferred option)

Our preferred direction places emphasis on the big idea, which is to visually extend the public open space amenity by landscaping Site B, and with the FSR for Site B transferred to Site A to consolidate the development form onto a single purposeful 3.5 – 4 star hotel accommodation project.

Site A really requires a critical mass to achieve a better economic use and to provide the community with a facility that provides economic benefit in the form of an expanded hotel/function space/accommodation offering.

This new building on Site A also provides the opportunity to provide a book-end to the east-west open space axis through the use of an architectural form and tower that defines the corner and the end to the axis.

The urban form is complimented by the shared zone over the lane and visual connection to the open space provided by the landscaping. The new facade facing Lawson Street and defining the end of the axis, Lawson St and the lane, will be activated with food and beverage which extends the current hotel use towards the landscaping zone.

The porte cochère entrance to the hotel is then accessed from the shared zone along the lane. This shared zone handles the underground parking to the rear as well as providing public access to the front of house entrance to the hotel accommodation and conferencing/function space above.

It should be noted that our current proposed built form above podium has a building set back to the lane of 2m and a building set back to the south alignment of 3m, and a building set back from Lawson St of 8m.

It should also be noted that we propose to build the eastern boundary abutting the adjoining 24m high office building to the east enabling a greater set back to Lawson St that is required by the plan.

The option to this is, of course, to leave a 3m boundary set back to the existing eastern building and move the tower 3m towards Lawson St – this is a matter for discussion.

The proposed landscaping zone resolves a number of issues.

1. The current pad mount sub-station can be transferred and mounted to the north-east corner as indicated, and the land on which the current substation sits incorporated into Site A.
2. It should also be noted that Site A extends into the lane by approximately 3m, and therefore the current lane needs a boundary re-alignment to resolve the current situation. This appears to be an anomaly that has been in place for some period of time.

It is proposed that Site B is suitably landscaped in such a way as to enable a café space.

With the majority of the hotel rooms facing north, the visual amenity of the landscaped zone is captured from the outlook of the hotel rooms.



# OUR STRENGTH IS IN THE TALENT OF OUR PEOPLE



## **NOEL ROBINSON**

CEO & Managing Director

*DIP ARCH GRAD DIP URP LFRAIA*

Noel is founder & CEO of The NRA Collaborative. Since 1972 Noel has led a distinguished career in private practice & is the recipient of numerous architecture awards. Noel is a Life Fellow of the Australian Institute of Architects & chairs the Independent Design Advisory Panel for the Brisbane City Council. He also chairs the Sunshine Coast Councils' Urban Design Advisory Panel & sits on the Lord Mayors Urban Futures Brisbane Board.



## **ROSS BONTHORNE**

Collaborator

*B ARCH (HONOURS), M ARCH, FAIA, AM*

Ross has lead a highly successful career working collaboratively on the Master Planning of numerous large scale-mixed-use-urban projects around the globe, specifically in providing sustainable development strategies and conceptual design solutions. Subsequently in January 2007 Ross was awarded an Order of Australia, AM, for Services to Urban Planning and Architecture along with the "Presidents Award for an Outstanding Contribution to the Architectural Profession" by the RAIA.



## **PHILLIP LORD**

National Practice Manager

*B BSC B ARCH (HONS) RAIA*

Phillip is a highly accomplished Architect who has been working in a collaborative partnership with clients for nearly 30 years delivering their project need and expectations in Australasia, Singapore and Scandinavia. He brings a wealth of knowledge and experience gained through his creative and innovative design stewardship on many completed award winning public and private sector projects.



## **GARRY DUTTON**

Principal

*DIP ARCH (QUT) RAIA*

Garry has a wide range of experience in project planning, management and architectural design. This experience has been gained in senior roles with some of Australia's most prestigious architectural practices having worked in Brisbane and Melbourne as well as in London and Oman. Garry's strengths lie in residential, commercial, educational, tourism and hospitality projects.



## **NUNO DIAS**

Principal

*LIC. ARCH (U.L. PT) RAIA*

Nuno has over 18 years experience in architectural, urban planning and building construction. Nuno's experience is primarily in large scale residential developments, commercial and tourism projects. Nuno has also been involved in the BIM implementation throughout the practice and on projects.



## **LEE WADE**

Principal

*DIP ARCH G CERT OF ARCH PRA (QUT) RAIA*

Lee is a highly accomplished production architect who has worked across many sectors in successfully delivering a wide range of building types during his career. He has 30 years experience in management of the production of contract documentation, contract and site administration.

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