

08 MAY 2017

To Whom It May Concern,

This letter of justification outlines the benefits of the proposed hotel design for **50 Raby Road Catherine Field, NSW 2557**.

Mostaghim & associates is an architecture firm based in Sydney who specialize in hotel design and refurbishment. We have designed and constructed over a dozen hotels all over Australia and are extremely experienced in the field. In our professional opinion it is considered uneconomical, cost-prohibitive and dysfunctional to construct a hotel one or two stories high and spread out to incorporate the same room count as the proposed scheme.

The proposal takes into account the requirements for parking, drop-off zones, landscaping and pathways, open space and public areas. Given the sites constraints a hotel that adheres to the height of building limit with a similar room count would not fit within the existing boundary and provide sufficient area for these requirements.

Furthermore for a hotel to run efficiently it needs to have numerous levels of identical rooms easily accessible by a lift for housekeeping and cleaning. Having a building that is spread out significantly increases the inefficiency in servicing rooms due to the time spent traveling from room to room.

From our experience it takes 1 maid to service between 20-30 rooms a shift in a higher hotel with easy access to lifts and facilities where as in a more spread out hotel a maid can only service up to 12 rooms a shift. To maintain this standard with the proposed designs room count the hotel would have to employ 11 maids compared to 4.

Constructing a hotel that is more spread out can also cost up to 20% more both during construction and maintenance. A hotel that requires additional wastage systems, piping, electrical facilities and labour services. A wider spread hotel also requires more accessible points and pathways, which detracts from possible public open space

The RACV hotel in Torquay is a primary example of a hotel similar in design. The hotel is also located in close proximity to a golf course and is 5 identical levels high. The design scheme had the opportunity to spread out over the site, however by creating a higher hotel they have been able to maintain an efficient balance between built area, private and public open space and landscaping. The Pepper Sands in Torquay also demonstrates these design strategies.

Mostaghim & associates have articulately designed the proposed design scheme with regards to the above points. The proposal is of high architectural quality and is the most appropriate response to the hotel brief.

Yours faithfully,

Ashkan Mostaghim
Director

