

Architecture  
Interior Design  
Landscape Architecture  
Planning  
Urban Design

Australia  
China  
Hong Kong  
Singapore  
United Kingdom  
United States of America

# PARRAMATTA LEAGUES CLUB HOTEL 1 EELS PLACE, PARRAMATTA

## SSD 8800 URBAN DESIGN ANALYSIS



Front cover image: PLC Hotel Proposal

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1.0 Overview



01

## 1.1 Executive Summary

**Parramatta Leagues Club Hotel will support the development of the local sporting precinct, offering facilities for sporting teams, event day accommodation and a number of pre/post game venues.**

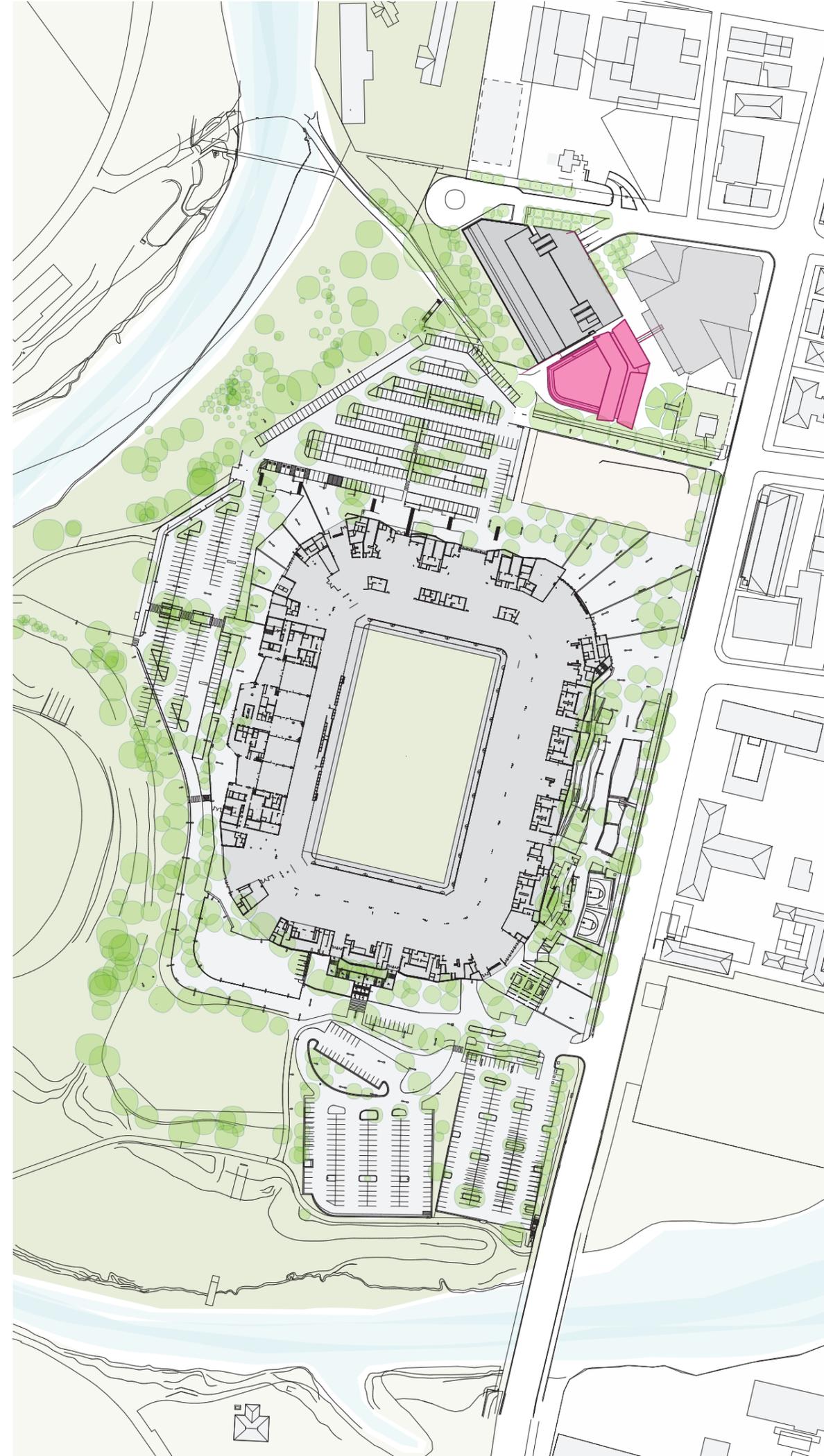
### Project Summary

This proposal includes application for a 209 key boutique hotel accommodation 1 Eels Place, Parramatta. The hotel includes a rooftop bar, cafe and function facilities, and conference facilities.

Also within the proposal is a Fitness & Wellness Centre, including 2 x levels of gymnasium, and a pool recreation and training area including a 25m pool.

### Team

Developer \_ Parramatta Leagues Club  
Project Manager \_ APP  
Architecture \_ HASSELL  
Planning \_ Perica & Associates  
Landscape Architecture \_ HASSELL  
Traffic & Transport \_ TTPP  
Services \_ JHA  
ESD \_ JHA  
Structure & Civil\_ TTW  
Waste \_ TTM  
Heritage \_ Purcell  
Acoustics\_JHA  
Arborist\_New Leaf  
BCA\_BM+G  
Ecology\_Cumberland Ecology  
Heritage Archaeology\_Austral Archaeology  
Quantity Surveyor\_WT Partnership  
Surveyor\_LTS Locksley  
Facade & Wind\_Windtech  
Geotechnical\_Douglas Partners



# A POINT OF DIFFERENCE

“Hotel rooms are being challenged to offer the guests a different sort of experience. As designers, we are also cognisant of the expectations of the guest when they stay with the hotel.

The base offer of any hotel is to provide a great bed and a great shower, so we have proposed that we can do this with an interior that ensures that the views work as an extension of the room.

The idea of connecting the suites with an outdoor balcony to engage the daylight and views we feel ensures that the guest is connected to the intrinsic value of the Parramatta site, enjoying the beauty of the landscape both internally and externally.”

HASSELL 2018

### 1.3 Development Summary

Accommodation Keys

**209**

Function Venue

**500 pax**

Roof Terrace Bar

**425m<sup>2</sup>**

Garden Terrace

**220m<sup>2</sup>**

Ground Level Cafe

**125m<sup>2</sup>**

Fitness Gymnasium

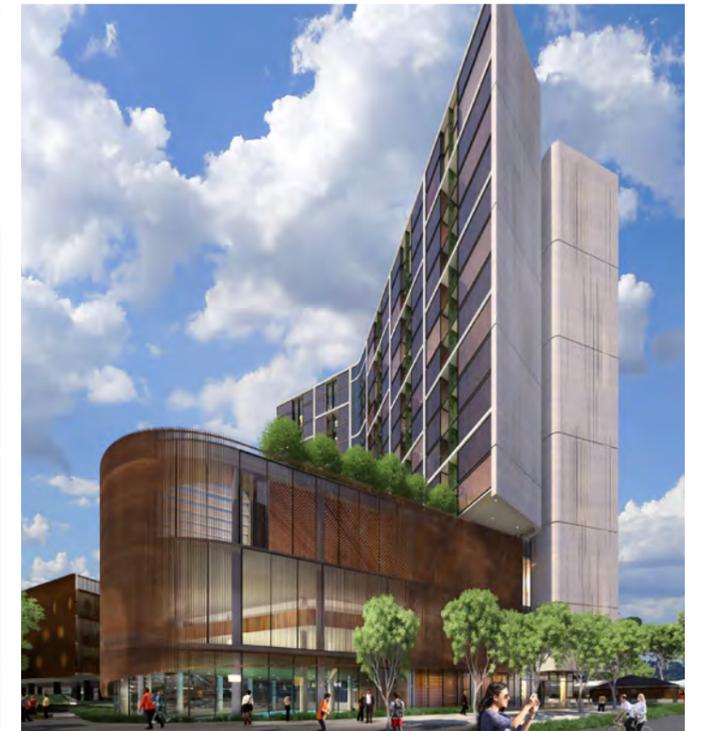
**2,670m<sup>2</sup>**

Pool (Rec & Training)

**25m**

Conference & Meeting

**160m<sup>2</sup>**



## 1.3 Development Summary

### Existing Site Details

Address:  
1 Eeels Place, Parramatta NSW

Proposal Site Works Area:  
4840m<sup>2</sup>

Site Frontage:  
The Gatehouse (Heritage Listed)  
Parramatta Leagues Club  
Parramatta Leagues Club Carpark  
Western Sydney Stadium Site (proposed)

Existing Site Infrastructure  
On-grade Car Park w/ Existing Trees and low level Landscaping

Existing Site Use  
Car parking for the Parramatta Leagues Club

### Proposed Site Details

#### Overview

The proposal is for an 17 storey (inc ground) 209 key boutique hotel accommodation development, with a Function level (500pax) with business facilities on Level 3, a garden deck and green roof on Level 5, and a Rooftop Bar and Conference Room on Level 16. Supporting podium facilities include a 3-level Fitness & Wellness Centre (Gym, Sauna, 25m Pool) and entrance lobbies with ground level cafe.

#### Development

Ground + 16 stories

#### Total Building Area

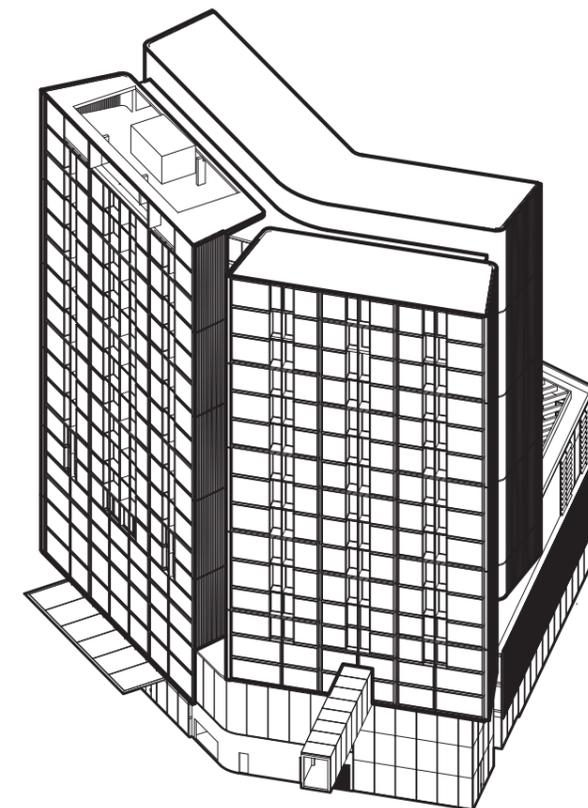
13674m<sup>2</sup>

#### Building Height

Last occupied floor FFL: RL +68.800 (Level 16)  
Top of Roof (Upper): RL +75.00  
Top of Roof (Lower): RL +72.300

### Development Summary

Level	Description	Keys	PLC Hotel	Fitness & Wellness Centre	Total GFA*
16	Roof Terrace Bar, Conference Room	-	657m <sup>2</sup>	-	
15	Hotel Accommodation, Plant	15	545m <sup>2</sup>	-	
14	Hotel Accommodation	21	709m <sup>2</sup>	-	
13	Hotel Accommodation	21	709m <sup>2</sup>	-	
12	Hotel Accommodation	21	709m <sup>2</sup>	-	
11	Hotel Accommodation	21	709m <sup>2</sup>	-	
10	Hotel Accommodation	21	709m <sup>2</sup>	-	
9	Hotel Accommodation	21	709m <sup>2</sup>	-	
8	Hotel Accommodation	21	709m <sup>2</sup>	-	
7	Hotel Accommodation	21	709m <sup>2</sup>	-	
6	Hotel Accommodation	21	709m <sup>2</sup>	-	
5	Hotel Accommodation	5	305m <sup>2</sup>	-	
4	Plant	-	-	-	
3	Function Level	-	1504m <sup>2</sup>	-	
2	Fitness & Wellness Centre - Gym	-	-	1225m <sup>2</sup>	
1	Fitness & Wellness Centre - Gym	-	-	1473m <sup>2</sup>	
G	Hotel- Lobby, Cafe & Reception Recreation Facility - Lobby, Pool	-	365m <sup>2</sup>	987m <sup>2</sup>	
B1	Hotel BOH Facilities , Plant	-	234m <sup>2</sup>	-	
<b>TOTAL</b>		<b>209</b>	<b>9989m<sup>2</sup></b>	<b>3685m<sup>2</sup></b>	<b>13674m<sup>2</sup></b>



#### Definition

**\*GFA** - the total floor area of all floors of all buildings on a site. It includes half the width of any party wall and the full width of all other walls. It does not include the area of stairs, loading bays, accessways, or car parking areas, or any area occupied by machinery required for air conditioning, heating, power supply of lifts.

### 1.3 Overview

#### Accommodation Matrix

	Module / Room Number																							TOTAL
	01	02	03	04	05	06	07	08	09	10	11	12	13	14	15	16	17	18	19	20	21	22	23	
<b>Level</b>																								
L15	DK = K	S	T = K	S	T = K	K	K	T	K	K	K	K												15
L14	DK = K	S	T = K	S	T = K	T	K	T	K	K	K	K	K	K	T	K	K	T						21
L13	DK = K	S	T = K	S	T = K	T	K	T	K	K	K	K	K	K	T	K	K	T						21
L12	DK = K	S	T = K	S	T = K	T	K	T	K	K	K	K	K	K	T	K	K	T						21
L11	DK = K	S	T = K	S	T = K	T	K	T	K	K	K	K	K	K	T	K	K	T						21
L10	DK = K	S	T = K	S	T = K	T	K	T	K	K	K	K	K	K	T	K	K	T						21
L09	DK = T	S	T = K	S	T = K	T = K	T	K	K	K	K	K	K	K	T	K	K	T						21
L08	DK = T	S	T = K	S	T = K	T = K	T	K	K	K	K	K	K	K	T	K	K	T						21
L07	DK = T	S	T = K	S	T = K	T = K	T	K	K	K	K	K	K	K	T	K	K	T						21
L06	DK = T	S	T = K	S	T = K	T = K	T	K	K	K	K	K	K	K	T	K	K	T						21
L05	DK = T	S	T	K																				5
<b>TOTAL</b>																								<b>209</b>

	K	T	DK	S
	9	3	1	2
	12	6	1	2
	12	6	1	2
	12	6	1	2
	12	6	1	2
	12	6	1	2
	11	7	1	2
	11	7	1	2
	11	7	1	2
	11	7	1	2
	1	2	1	1
<b>TOTAL</b>	<b>114</b>	<b>63</b>	<b>11</b>	<b>21</b>

Legend	Type of Room	Area	Room Key
K	<b>Standard King Room</b>		
	Type A	26m2	84
	Type B (End Bay)	32m2	30
T	<b>Standard Twin Room</b>		
	Type A	26m2	45
	Type B (End Bay)	32m2	18
DK	<b>Accessible/Disabled King Room</b>	32m2	11
S	<b>1 Bedroom Suite</b>		
	Type A	35m2	11
	Type B	33m2	10
<b>TOTAL</b>			<b>209</b>

Note: When = is indicated it refers as a Dual Key / Connecting Rooms.

