

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





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.

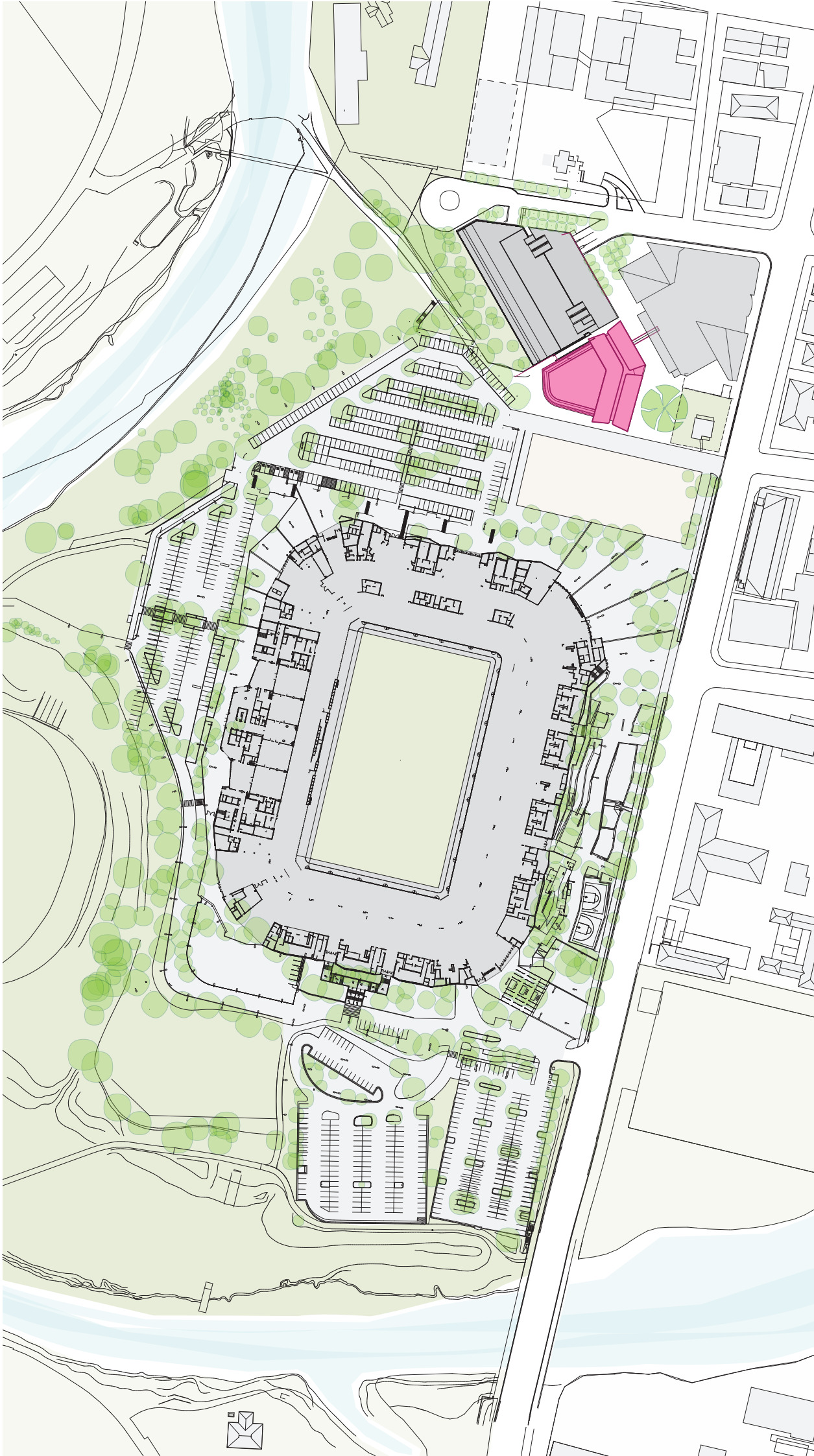
Project Summary

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

190

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

2,231m<sup>2</sup>





1.3 Development Summary

Existing Site Details

Address:  
1 Eels Place, Parramatta NSW

Proposal Site Works Area: 3500m2

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

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 16 storey 190 key boutique hotel accommodation development, with a Function level (500pax) with business facilities on Level 2, a garden deck and green roof on Level 3, and a rooftop Terrace Bar on Level 14. Supporting podium facilities include a 2-level Fitness & Wellness Centre (Gym, 25m Pool) and entrance lobbies with ground level cafe.

Development

16 stories+ Basement

Total Building Area\*

11560m2

Building Height

Last occupied floor FFL: RL +68.800 (Level 14)  
Top of Roof (Upper): RL +69.00  
Top of Roof (Lower): RL +65.700

Development Summary

Level	Description	Keys	PLC Hotel	Fitness & Wellness Centre	Total GFA*
14	Hotel Accommodation , Terrace Bar, Plant	2	656m <sup>2</sup>	-	
13	Hotel Accommodation, Plant	15	545m <sup>2</sup>	-	
12	Hotel Accommodation	21	708m <sup>2</sup>	-	
11	Hotel Accommodation	21	708m <sup>2</sup>	-	
10	Hotel Accommodation	21	708m <sup>2</sup>	-	
9	Hotel Accommodation	21	708m <sup>2</sup>	-	
8	Hotel Accommodation	21	708m <sup>2</sup>	-	
7	Hotel Accommodation	21	708m <sup>2</sup>	-	
6	Hotel Accommodation	21	708m <sup>2</sup>	-	
5	Hotel Accommodation	21	707m <sup>2</sup>	-	
4	Hotel Accommodation, Plant	5	315m <sup>2</sup>	-	
3	Plant, Garden Terrace, Link Bridge	-	85m <sup>2</sup>	-	
2	Function Level	-	1481m <sup>2</sup>	-	
1	Fitness & Wellness Centre - Gym	-	-	1251m <sup>2</sup>	
UG	Entry Lobby, Cafe, Loading Dock	-	365m <sup>2</sup>	146m <sup>2</sup>	
LG	Hotel- Lobby, Cafe & Reception Fitness & Wellness Centre - Lobby, Pool	-		834m <sup>2</sup>	
B1	EOT, Training , Plant	-	220m <sup>2</sup>	-	
TOTAL		190	9331m <sup>2</sup>	2231m <sup>2</sup>	11560m <sup>2</sup>

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.



1.4 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	
Level																								
L14	DK = K																							2
L13	DK = K	S			T = K	S	T = K	T	K	T	K	K	K	K										15
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	T	K	K	T				21
L08	DK = T	S			T = K	S	T = K	T	K	T	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	T	K	K	T				21
L06	DK = T	S			T = K	S	T = K	T	K	T	K	K	K	K	K	K	T	K	K	T				21
L05	DK = T	S			T = K	S	T = K	T	K	T	K	K	K	K	K	K	T	K	K	T				21
L04	DK = T	S			T	K																		5
TOTAL																								190

K	T	DK	S
1		1	
8	4	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
11	7	1	2
1	2	1	1
101	59	11	19

Legend	Type of Room	Area	Room Key
K	Standard King Room		
	Type A	26m2	68
	Type B (End Bay)	32m2	33
T	Standard Twin Room		
	Type A	26m2	35
	Type B (End Bay)	32m2	24
DK	Accessible/Disabled King Room	32m2	11
S	1 Bedroom Suite		
	Type A	35m2	10
	Type B	33m2	9
TOTAL			190

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

DK = T
T = K

