



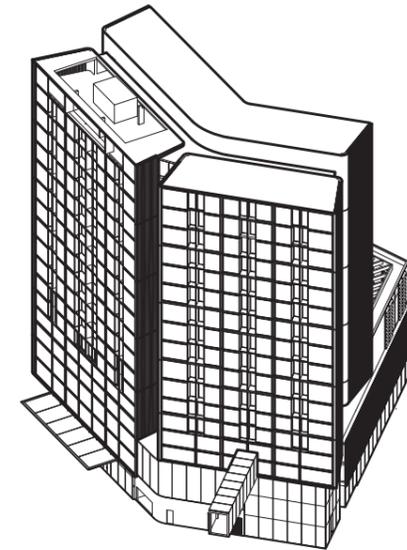
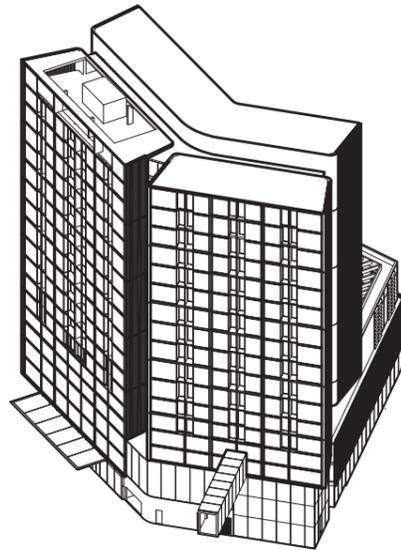
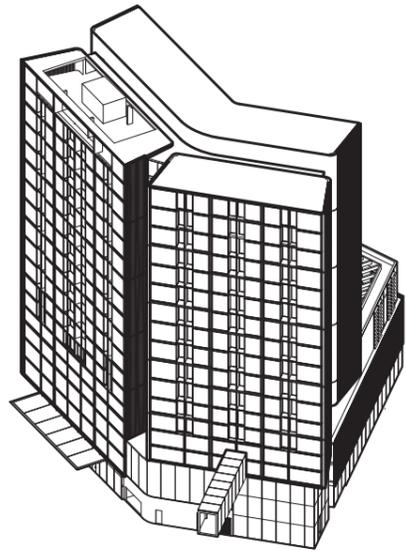
03

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## 3.1 Concept Summary

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### A Point of Difference



#### **'In the Park'**

Boutique accommodation 'in the park', where the external becomes the internal experience

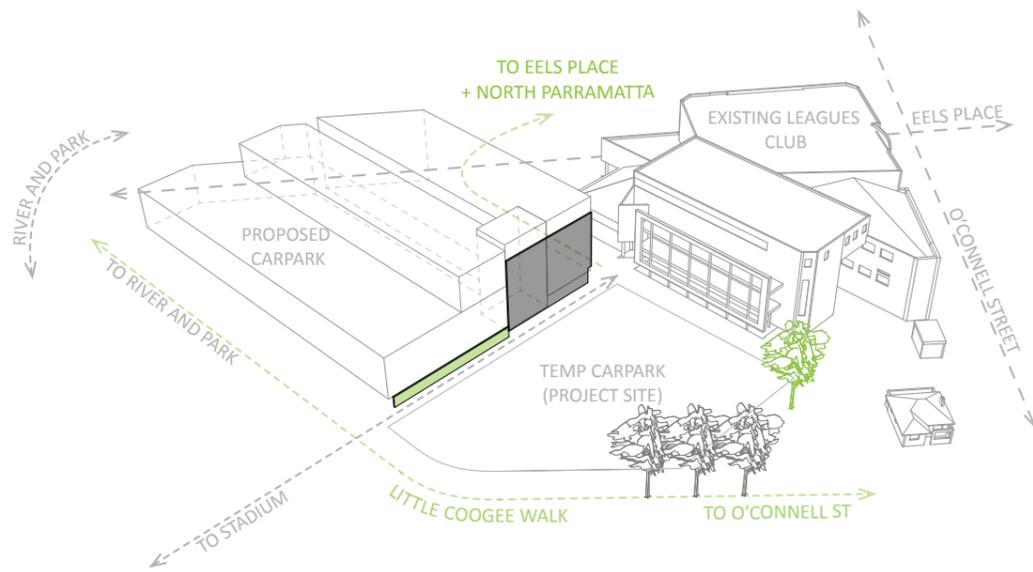
#### **Wellness & Green Living**

Leverages the existing fitness corridors within Parramatta Park and along Parramatta River

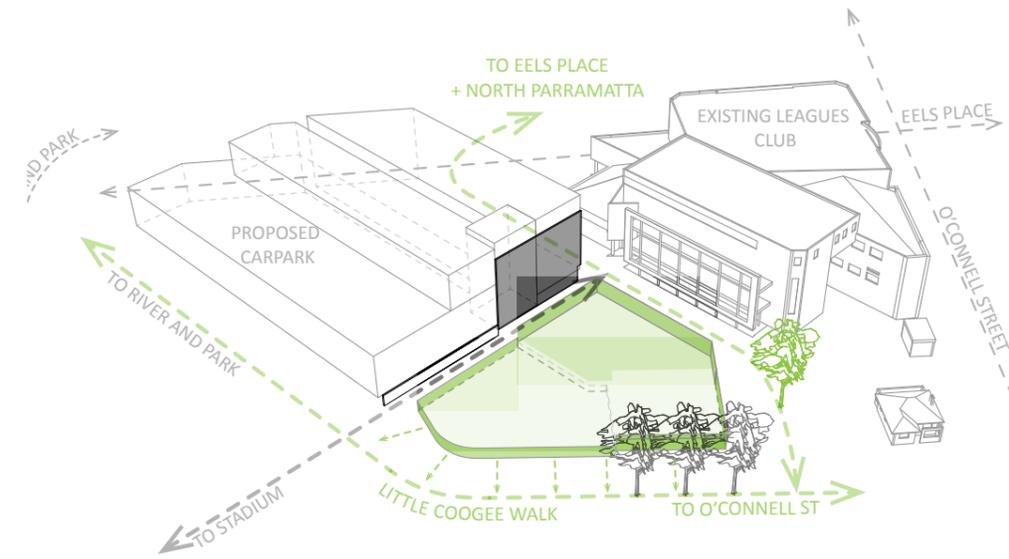
#### **Fresh Air & Green View Corridors**

Provide individual opportunities for direct connection with external conditions

### 3.2 Site Masterplan



Respond to existing context massing

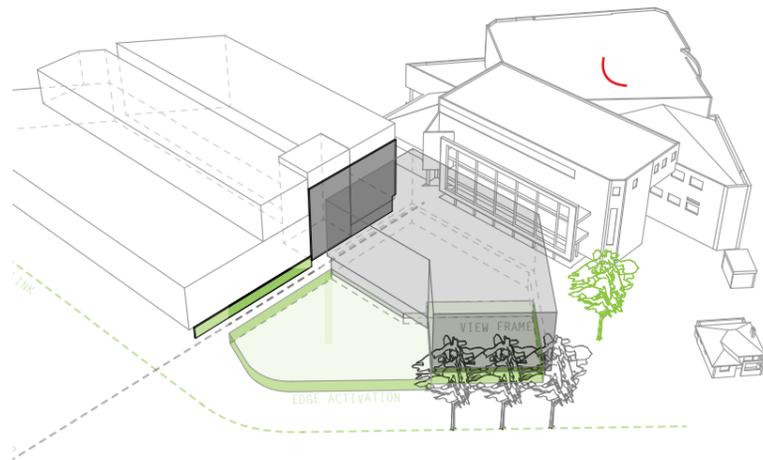


Public ground plane defined by pedestrian links through the site

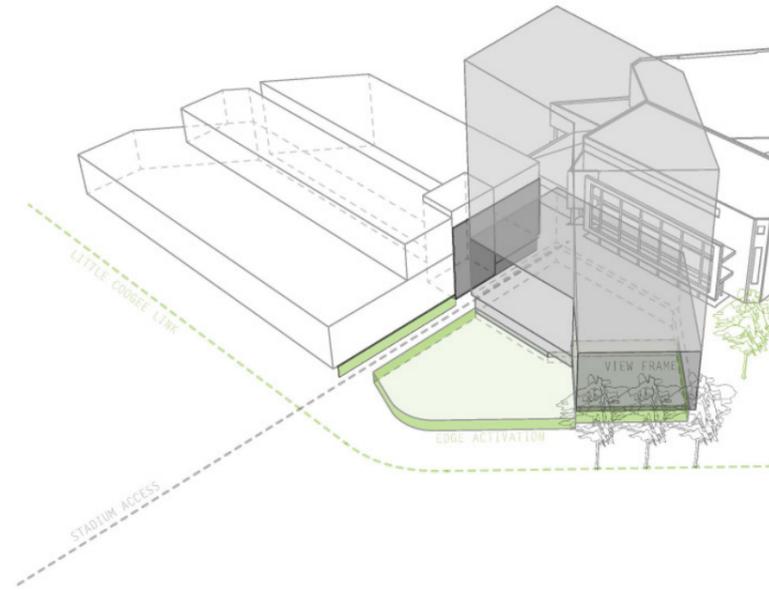


Define podium extent to allow for key existing tree

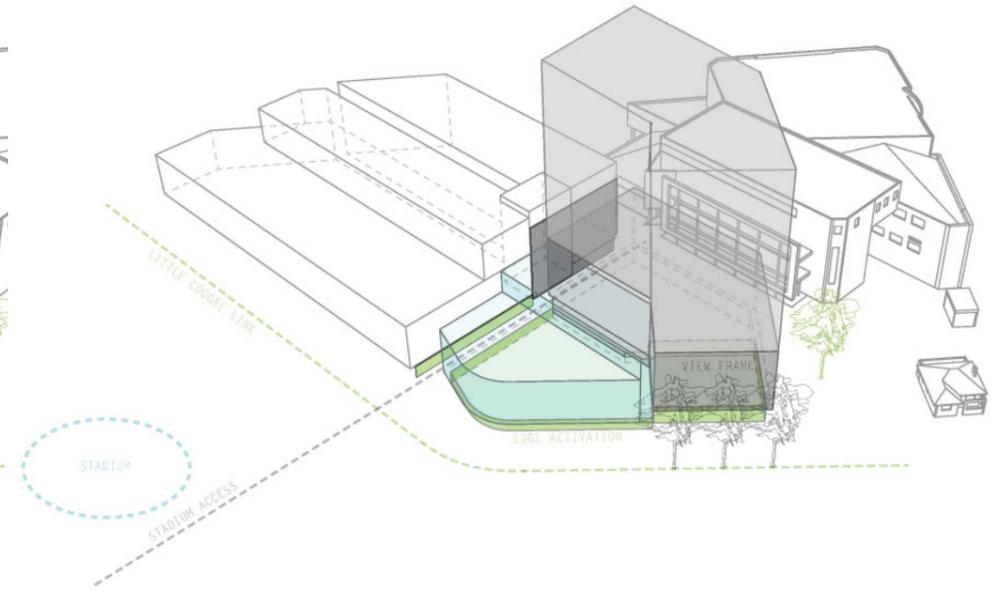
### 3.3 Massing Principles



Mass extends carpark volume for hotel base

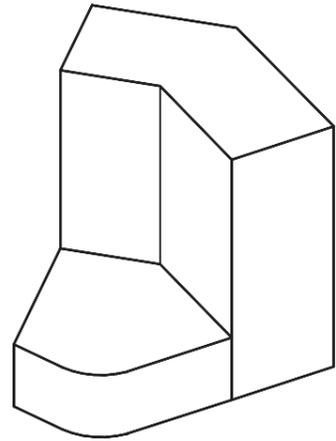


Mass extruded vertically for hotel tower

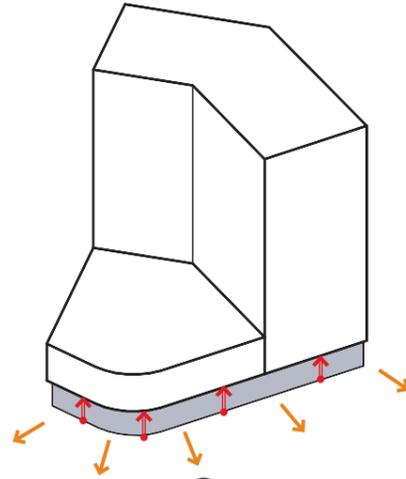


Lower program volume to south matching height of carpark

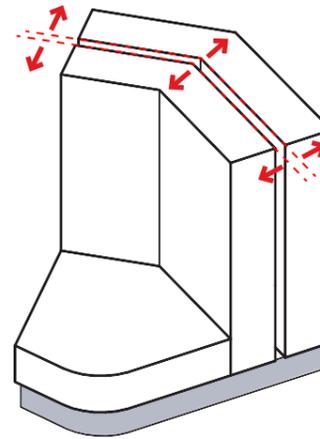
### 3.3 Massing Principles



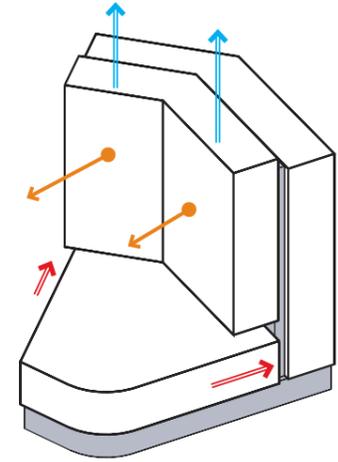
**1**  
OVERALL ENVELOPE



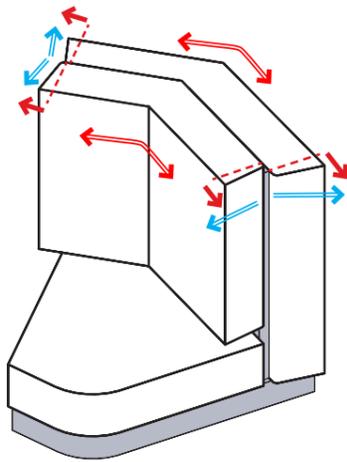
**2**  
MASS LIFTED UP TO CREATE  
GROUND PLANE ACTIVATION  
AND POINTS OF ADDRESS



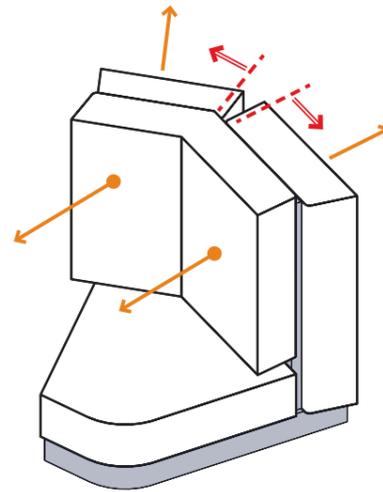
**3**  
TOWER MASS SPLIT ALONG  
THE PROGRAM



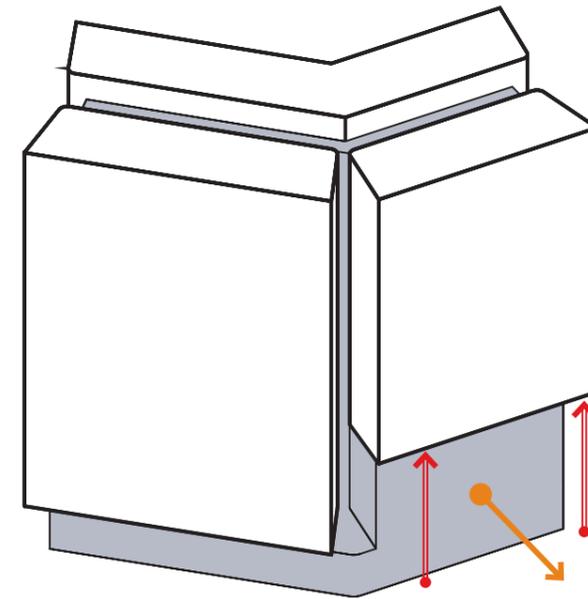
**4**  
WESTERN TOWER MASS  
LIFTED UP TO INCREASE VIEWS  
OF THE PARK AND FUNCTION  
ROOM OPENED ONTO  
THE TERRACE



**5**  
TOWER ENDS SPLAYED TO  
INCREASE VIEWS TO THE PARK



**6**  
EASTERN TOWER MASS  
SPLIT ALONG PROGRAM  
CREATING 3 ELEVATED ROOM VOLUMES  
ORIENTATED TOWARDS THE 3 KEY VIEWS:  
1. SOUTH-WEST(PARK)  
2. EAST (CITY)  
3. NORTH (HERITAGE)

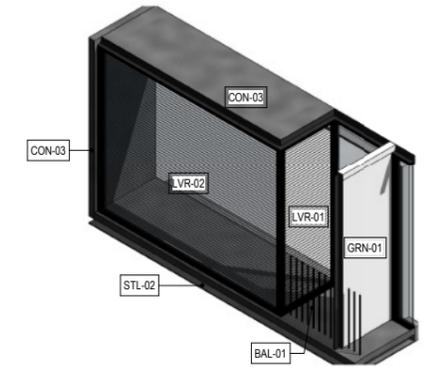
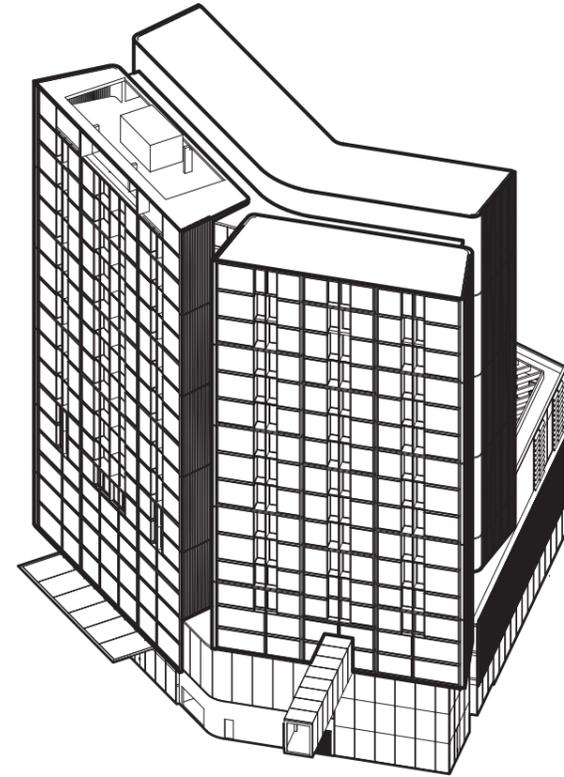


**7**  
EASTERN TOWER MASS  
LIFTED TO REVEAL GYM &  
WELLNESS CENTRE ENTRY

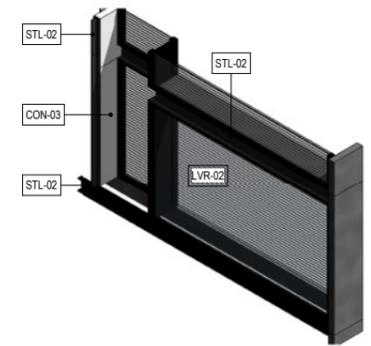
### 3.4 Envelope

The facade provides a unique response, whereby a standard module adapts across the building skin to account for a series of different conditions.

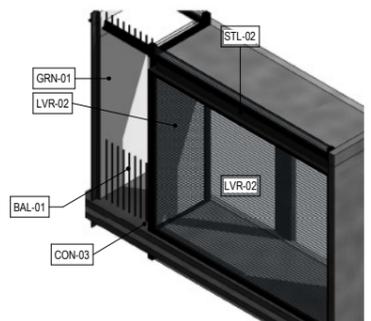
The primary focus is the provision of balconies, green walls, operable louvres and glazed operable doors to each hotel suite, enabling a unique variation of use capable of catering for the need of each individual patron, and providing a direct connection to the external conditions.



1 3D FACADE TYPE 01A



2 3D FACADE TYPE 01B

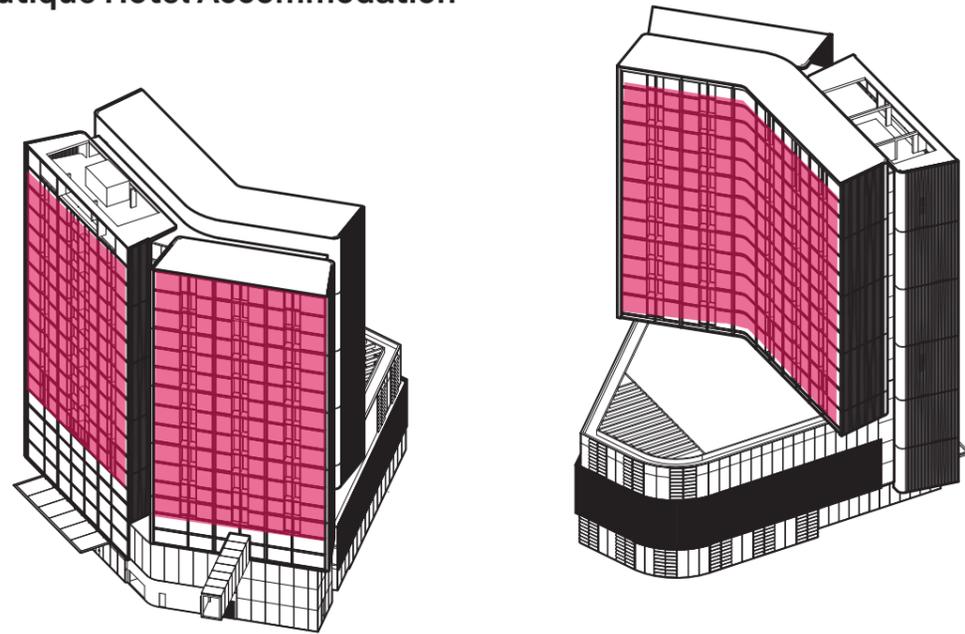


3 3D FACADE TYPE 01C



### 3.5 Key Brief Components

#### Boutique Hotel Accommodation



190 keys of boutique accommodation are provided over Levels 4-14, and will service the great tourism market, business travellers, patrons of the Parramatta Leagues Club, and visitors to the new Western Sydney Stadium.

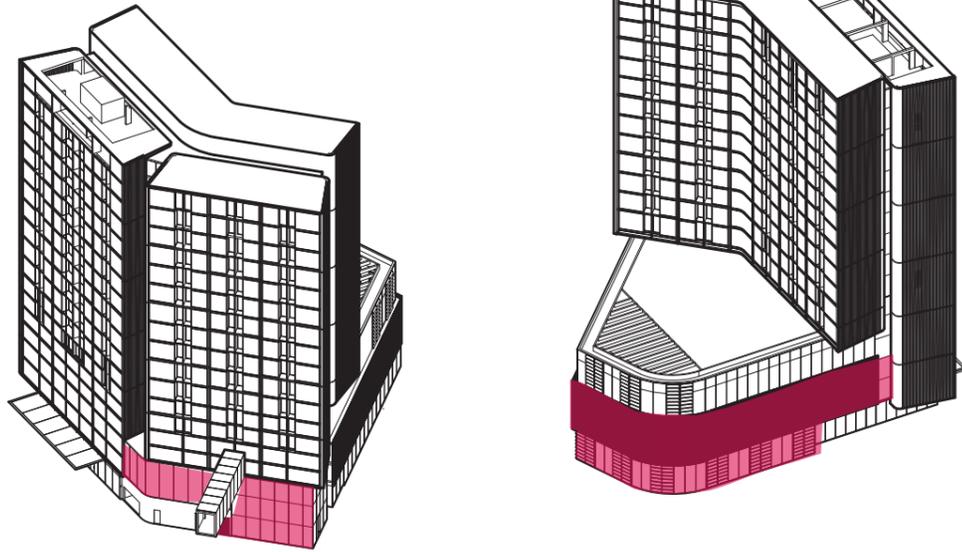
Accommodation options include :

- \_Standard Suites
- \_1 bed apartments
- \_Accessible suites
- \_Dual key suites



### 3.5 Key Brief Components

#### Fitness & Wellness Priority

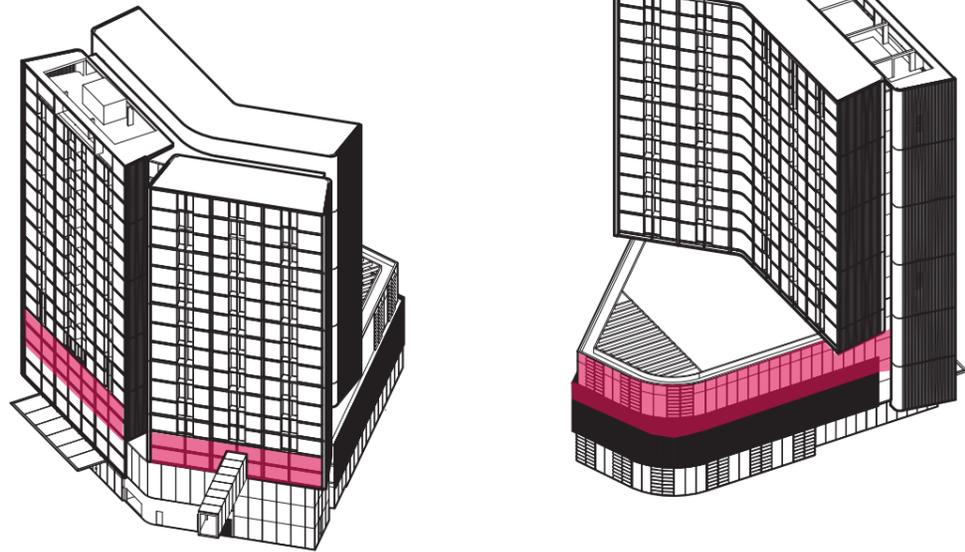


State of the art fitness and wellness facility provided for public and hotel patron use including yoga rooms, weights area and training facilities on Lower Ground and Level 1.



### 3.5 Key Brief Components

#### World Class Function Facility

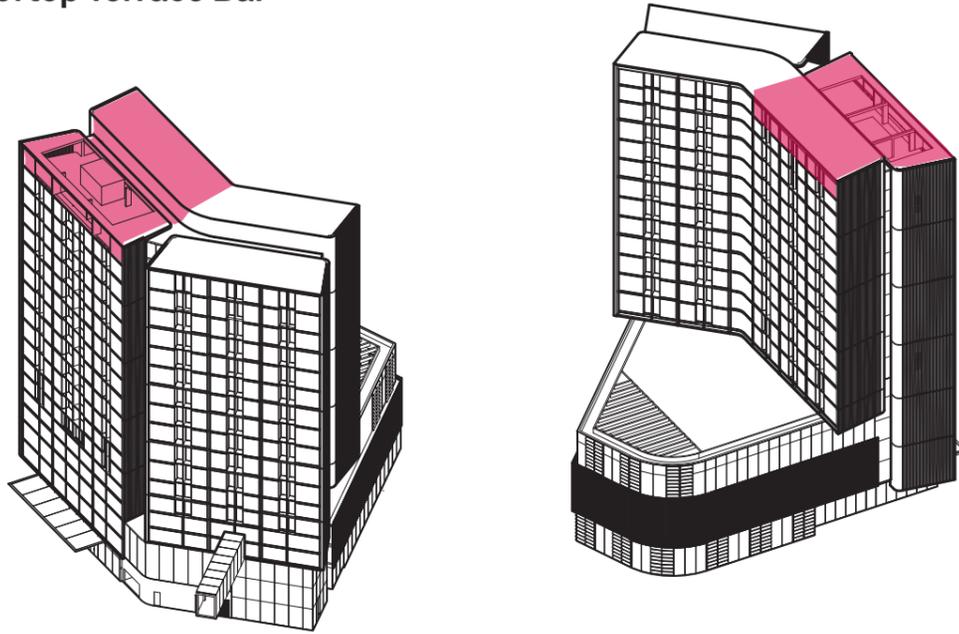


A Level 2 500pax capacity main function facility, with pre function foyer, bar area and on site commercial catering kitchen. Business facilities can also accommodate meeting areas for guests of up to 20. The main function room has a direct break out to a roofed external terrace.



### 3.5 Key Brief Components

#### Rooftop Terrace Bar

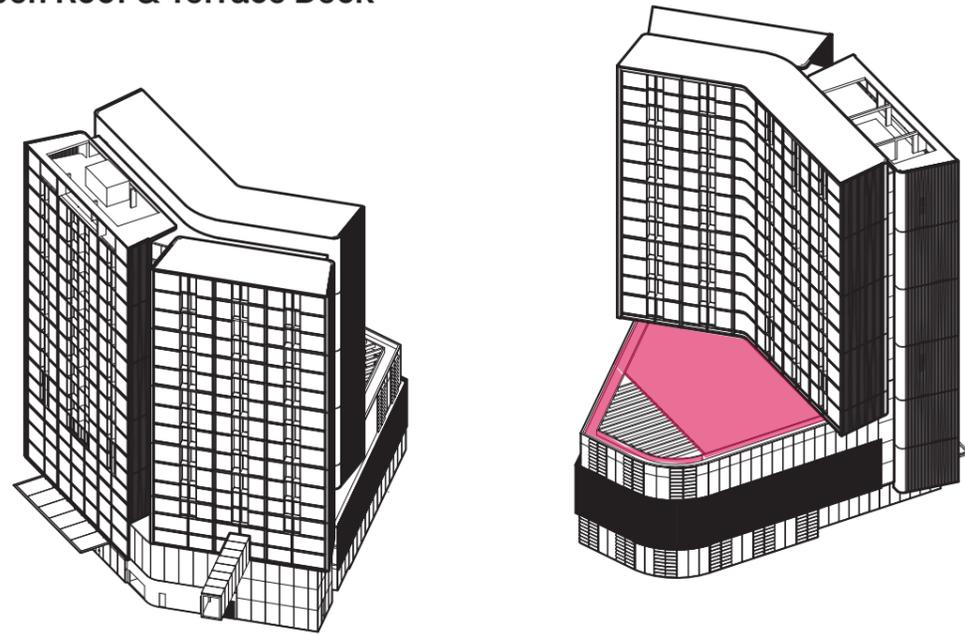


A Level 14 rooftop terrace bar with both internal bar areas and external open air terrace will provide spectacular views - both to the west to Parramatta Park, and to the east to the Parramatta CBD.



### 3.5 Key Brief Components

#### Green Roof & Terrace Deck



An external green roof gathering space, for reflection, wellness and open air function on Level 3.



### 3.6 Materiality



**CODE REFERENCE:** BAL-01  
**DESCRIPTION:** Steel Post Balustrade

**MATERIALS AND COLOURS:** Colour: Charcoal Matte



**CODE REFERENCE:** BAL-02  
**DESCRIPTION:** Glassed Frameless Balustrade

**Colour:** Clear



**CODE REFERENCE:** CAN-01  
**DESCRIPTION:** Steel Framed Cantilevered Glazed Awning with integrated frit

**Colour:** Black Framing/Bronze Frit



**CODE REFERENCE:** CON-01  
**DESCRIPTION:** Glass Reinforced Concrete Blades (GRC)

**Colour:** Acid Wash with Micro Aggregate Finish



**CODE REFERENCE:** CON-02  
**DESCRIPTION:** Glass Reinforced Concrete Panels (GRC)

**Colour:** Colour: Acid Wash with Micro Aggregate Finish



**CODE REFERENCE:** CON-03  
**DESCRIPTION:** Polished Concrete with Exposed Aggregate

**MATERIALS AND COLOURS:** Colour: White



**CODE REFERENCE:** DT-01  
**DESCRIPTION:** Glazed Revolving Door

**Colour:** Clear/Black Framing



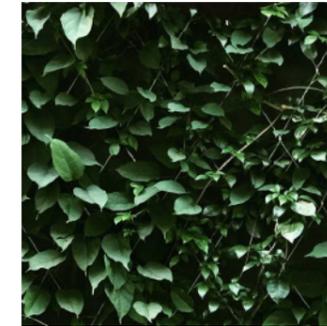
**CODE REFERENCE:** GL-01  
**DESCRIPTION:** Clear Glass

**Finish:** Clear



**CODE REFERENCE:** GL-02 / STL-02  
**DESCRIPTION:** Structural Glazing with Steel Subframing

**Finish:** Clear/Black Framing



**CODE REFERENCE:** GRN-01  
**DESCRIPTION:** SS wall mounted trellis system with planting and integrated irrigation

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**CODE REFERENCE:** LVR-01  
**DESCRIPTION:** Operable Acoustic Glazed Louvres with Aluminium Framing

**MATERIALS AND COLOURS:** Finish: Clear/Black



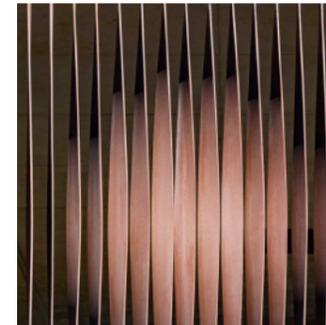
**CODE REFERENCE:** LVR-02  
**DESCRIPTION:** DGU with interstitial timber louvres and aluminium framing

**Finish:** Pale Timber/Black



**CODE REFERENCE:** LVR-03  
**DESCRIPTION:** Aluminium Weatherproof Louvre System (50% Open Area)

**Colour:** Silver Metallic (G30)



**CODE REFERENCE:** SCN-01  
**DESCRIPTION:** Aluminium Vertical Battens (Modulated Spacing)

**Finish:** Red/Brown (to match PLC Carpark)



**CODE REFERENCE:** STL-01  
**DESCRIPTION:** Aluminium Sheet Cladding

**Colour:** Charcoal Matt



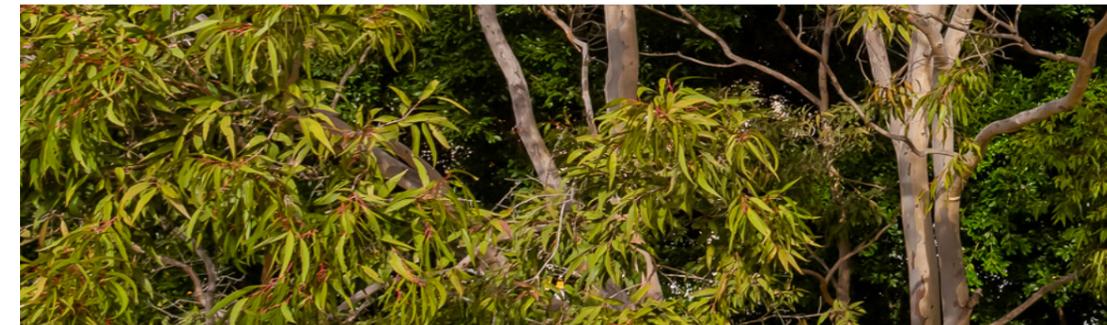
**CODE REFERENCE:** CON-01 and CON-02  
**DESCRIPTION:** Acid Wash GRC with Micro Aggregate Finish

**MATERIALS AND COLOURS:** Finish: Natural/Silica



**CODE REFERENCE:** CON-04  
**DESCRIPTION:** Off Form Concrete Class 2 Surface Finish

**Finish:** Natural



3.7 Visualisations





3.7 Visualisations



### 3.0 Visualisations

