

November 6, 2024

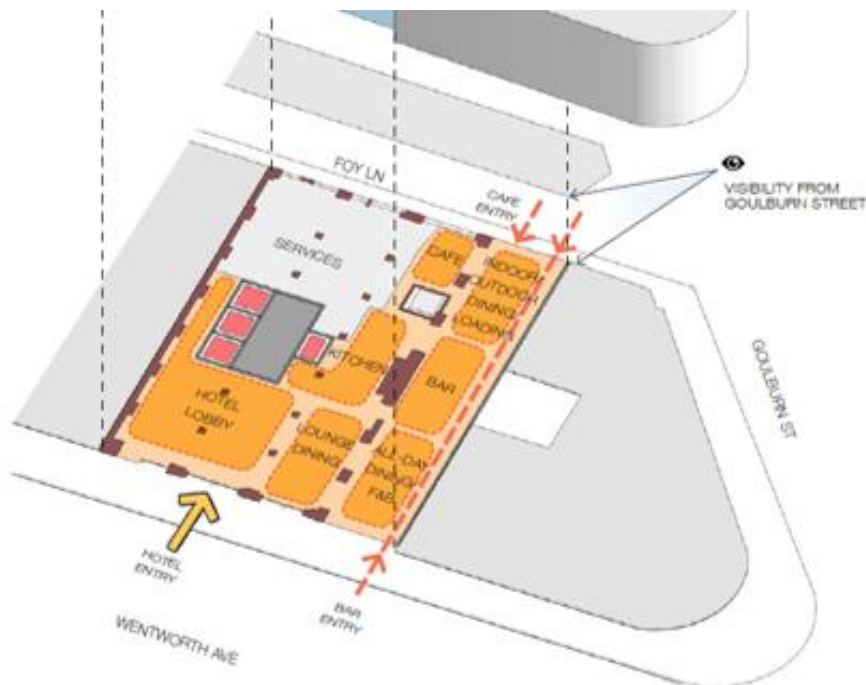
Parramatta Council

**Proposed new Student Accommodation / CoLiving facility @183 Macquarie St Parramatta :**  
**Notes following the LEC Section 34 hearing re Precedents for Shared Loading Dock, Lobby and**  
**Café spaces**

At our recent S34 we were asked to provide notes regarding precedents where Loading Docks and Cafes utilised shared spaces and also generally Cafes within Lobby spaces. In response to this we provide the following notes and examples.

**The Ace Hotel in Sydney @ 47 to 53 Wentworth Avenue in Sydney**

This also has a cafe space that is designed to accommodate a small rigid vehicle (SRV) to utilise this space after hours providing off street loading facilities. This is shown in the following diagram from the proponents Design Report.



Also on the following pages we show how this is provided at the rear of the ground floor, and also photos of how this space, like our proposal, has large glazed doors and a fitout that works for both functions,









In terms of examples of a café within the lobby of a commercial building, this is now increasingly becoming a feature of new office buildings, this being it enables these larger spaces to also have a dual function of providing a meeting and relaxing space for those working in or visiting the building. At the same time this also works to create a destination without impacting on the functional nature of the building lobby. Below is 400 George Street, Sydney which is a good example of this, as well as another in the Sydney CBD.

We note also that having Cafes in the lobbies of accommodation buildings like hotels are also a common feature and again a way to better utilise the space and also provide for a more inviting and friendly entrance. On the following page we show photos of another commercial lobby and also the lobby café of the QT Hotel in Melbourne.





**ARCHITECTURE**  
Tourism + Residential



PTI Architecture

Peter Israel, Principal & Nominated Registered Architect (reg. 5064)

Building Design Practitioner (Architect) DEP0000117 &

Principal Design Practitioner Registration PDP0000041

