

KENT STREET HOTEL

SYDNEY

PRE-DA REPORT

ISSUE B

5 OCTOBER 2018



DBI PROJECT NO: 185050

DOCUMENT REVISION SUMMARY		
REVISION	ISSUE DESCRIPTION	ISSUE DATE
A	PRE-LODGEMENT	2018-08-15
B	PRE-DA REPORT	2018-10-05

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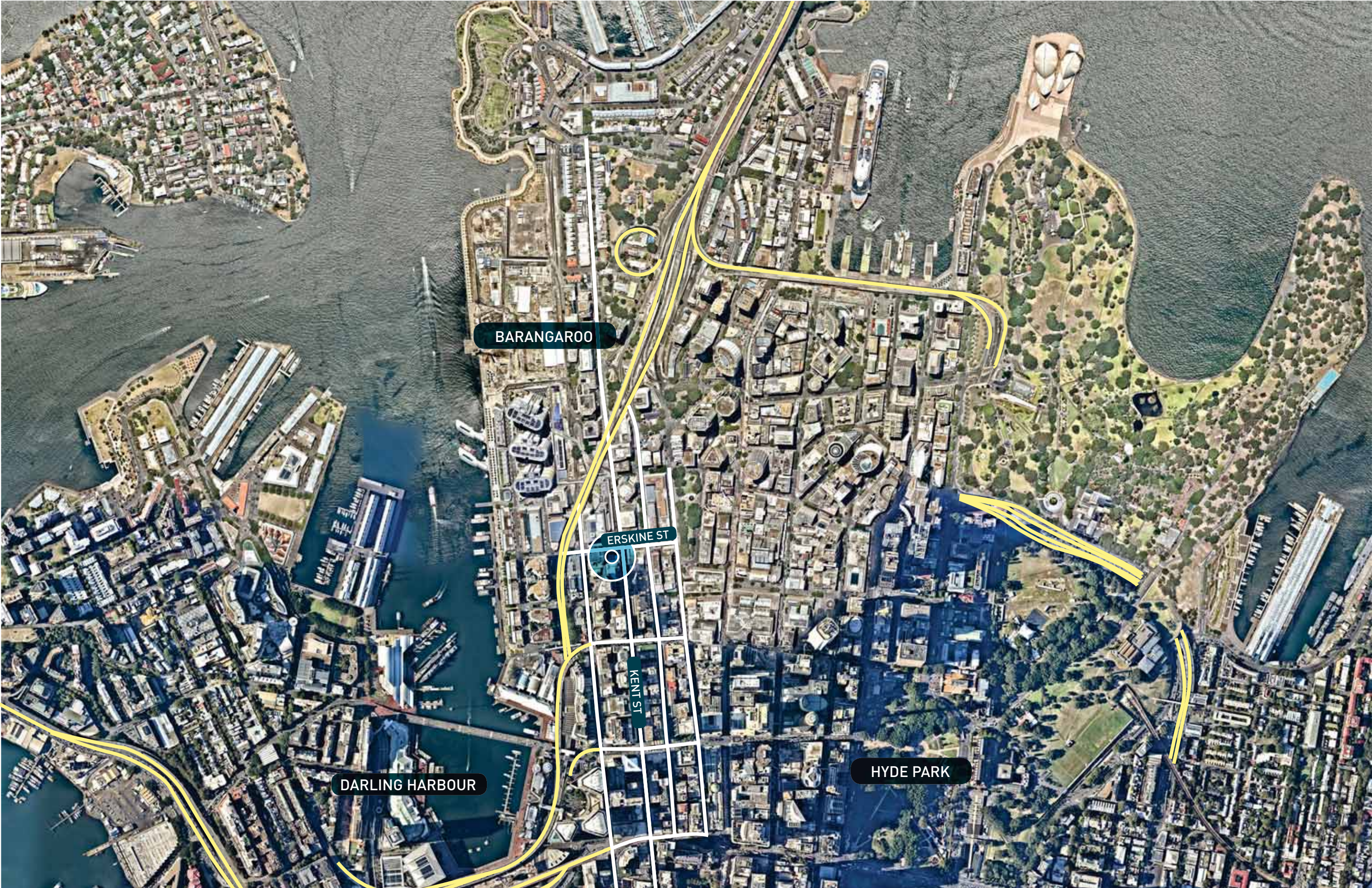
01

Site Location + Context

Site Location + Context



● SUBJECT SITE



Site Location + Context

SUBJECT SITE

XXm BUILDING HEIGHTS

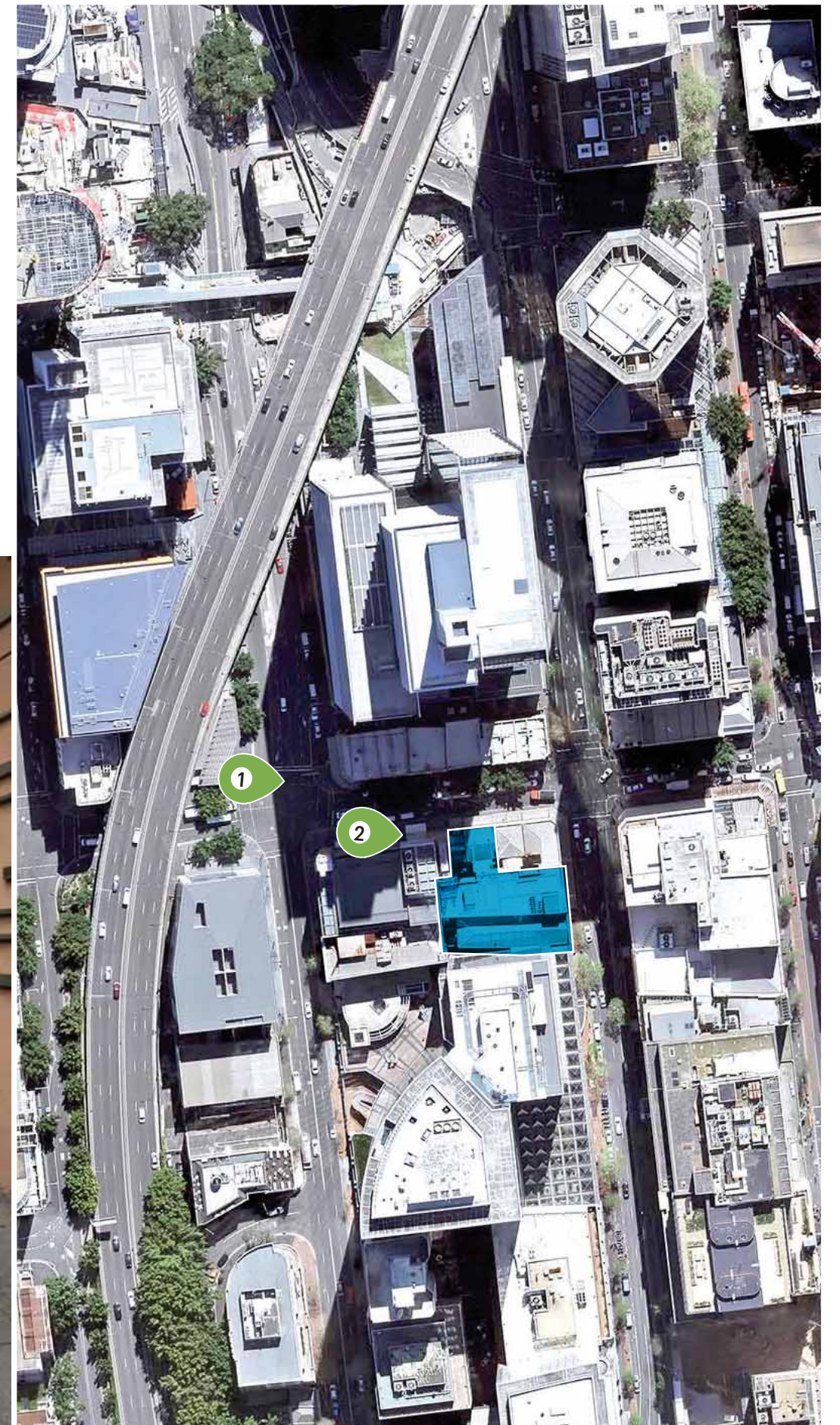


02

Site Photos

Site Photos

- SUBJECT SITE
- VIEW PORT



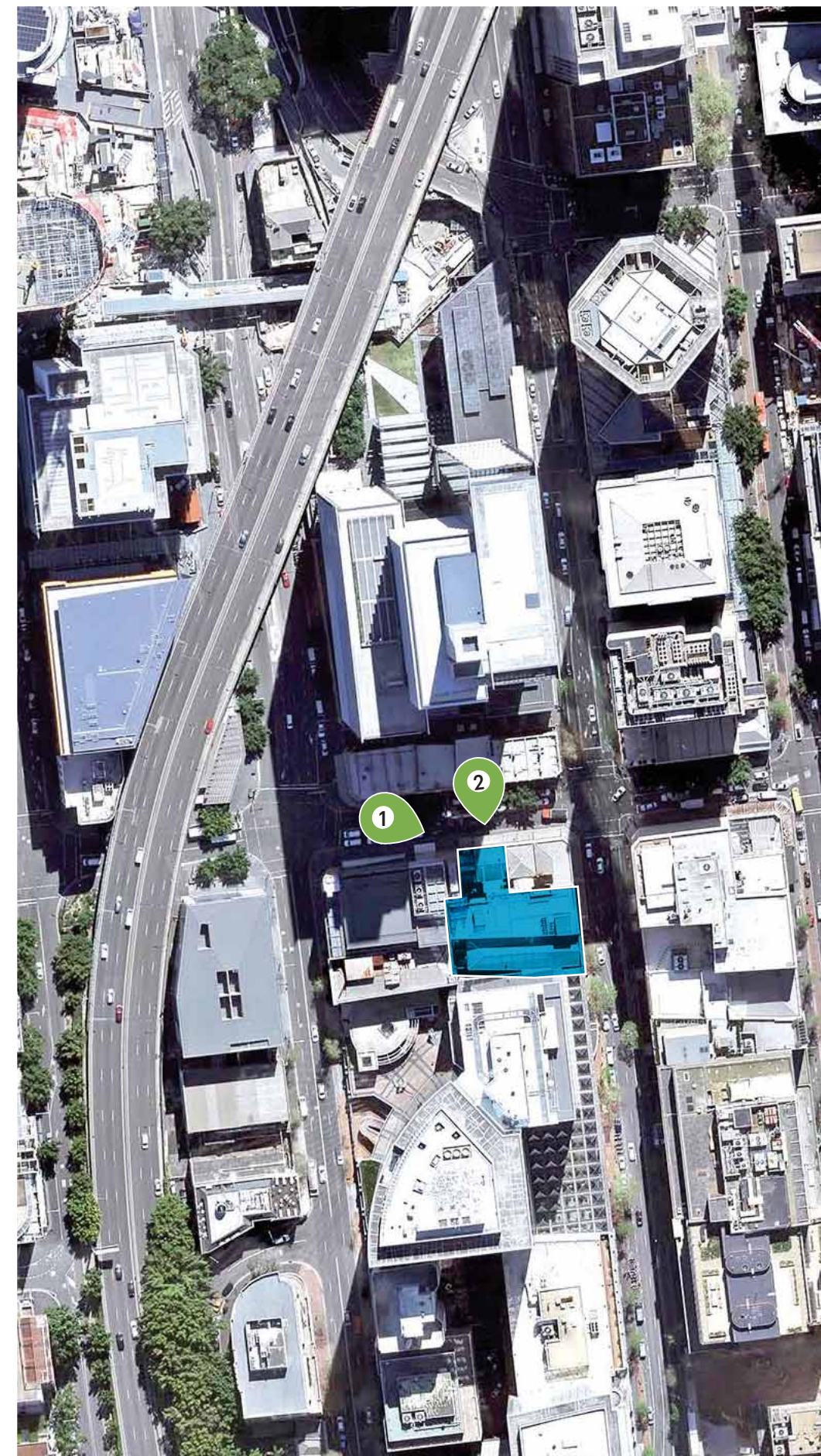
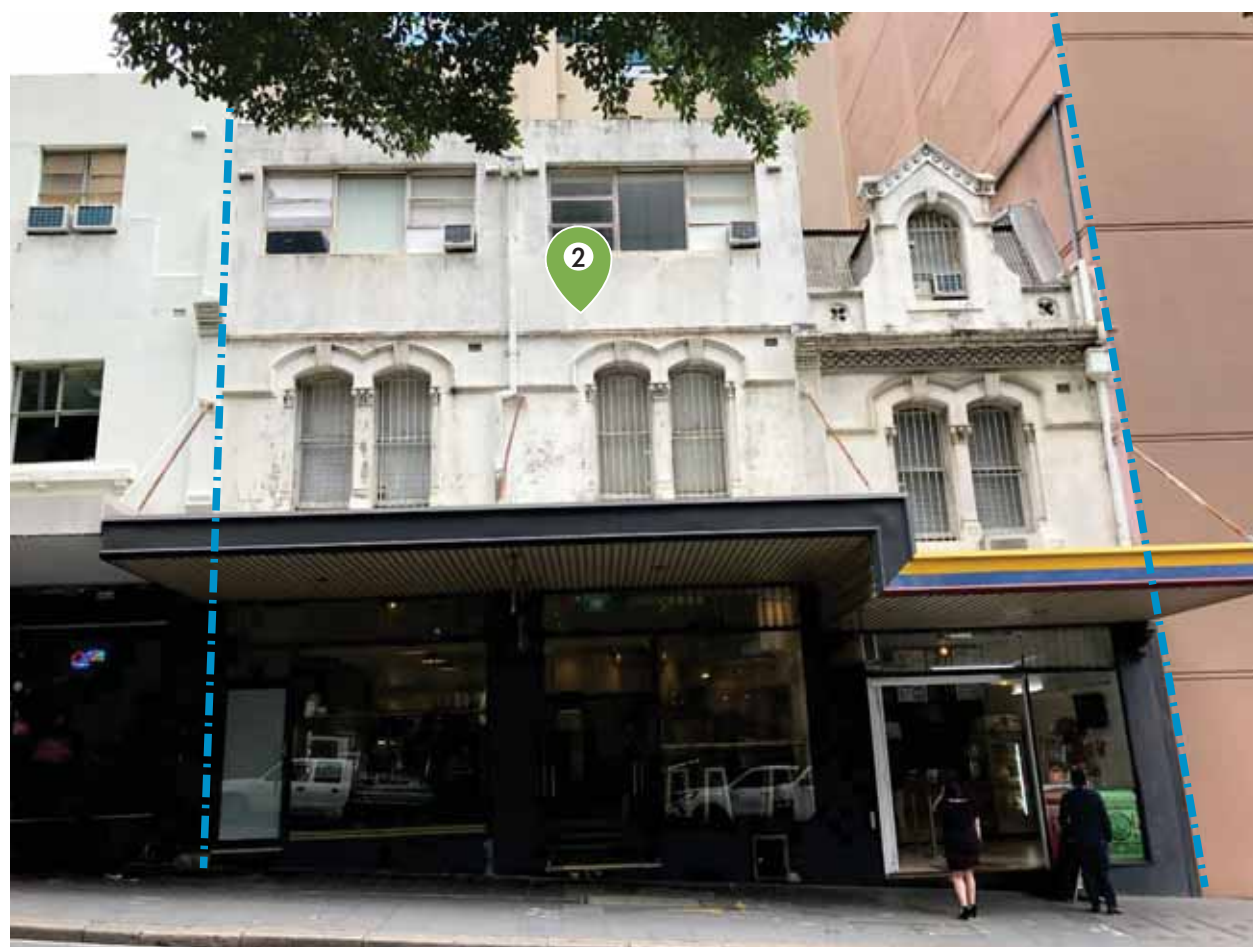
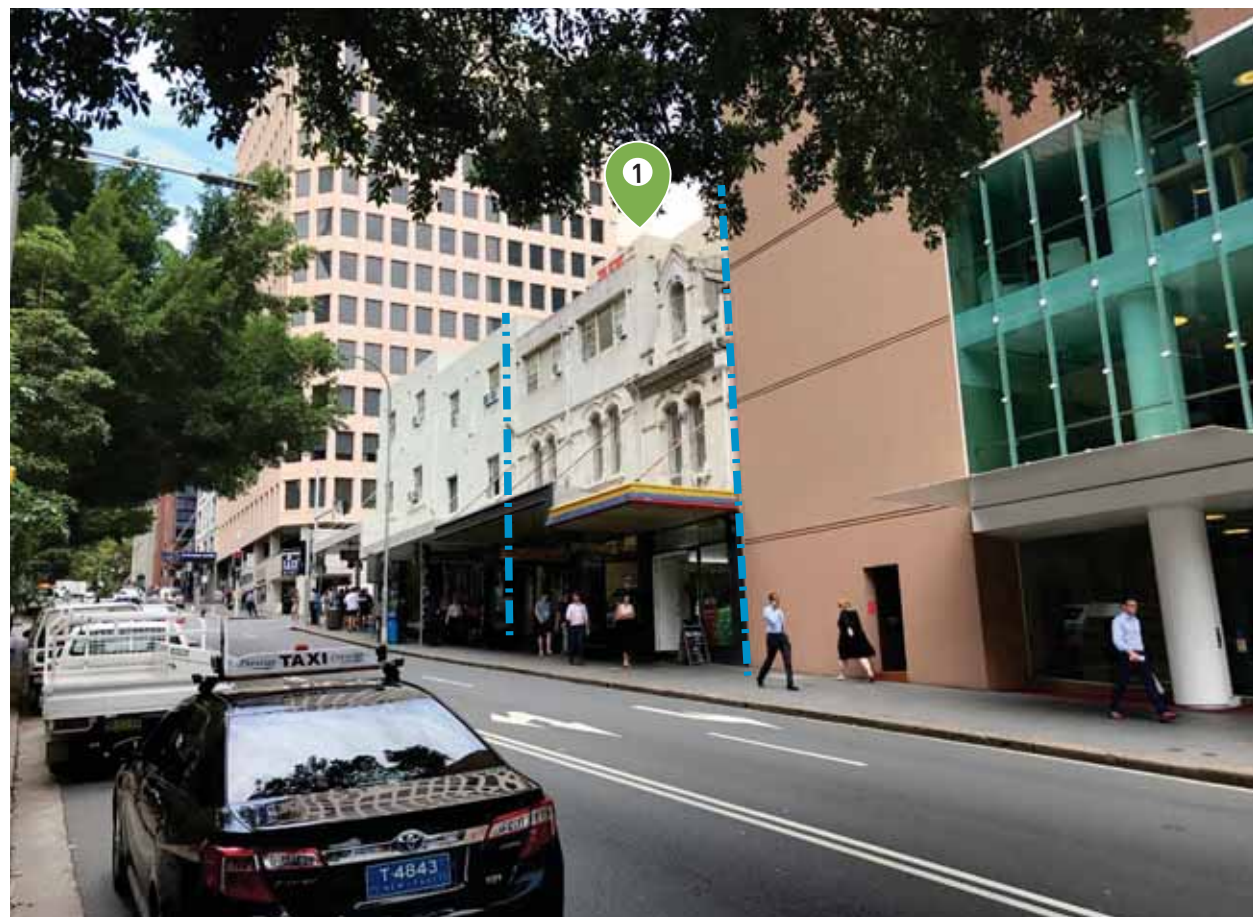
Site Photos

- SUBJECT SITE
- VIEW PORT



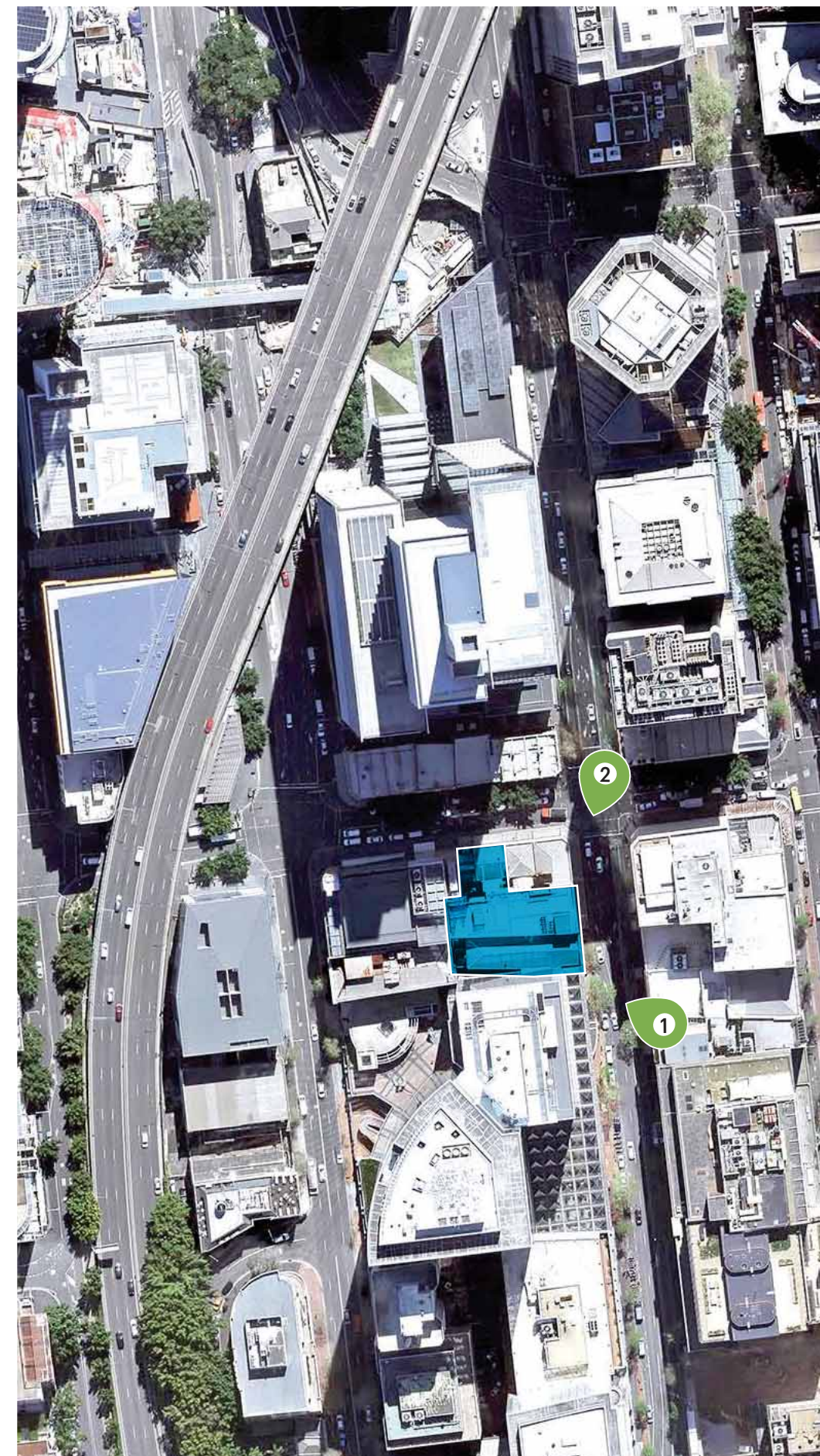
Site Photos

● SUBJECT SITE ■ SITE BOUNDARY ● VIEW PORT



Site Photos

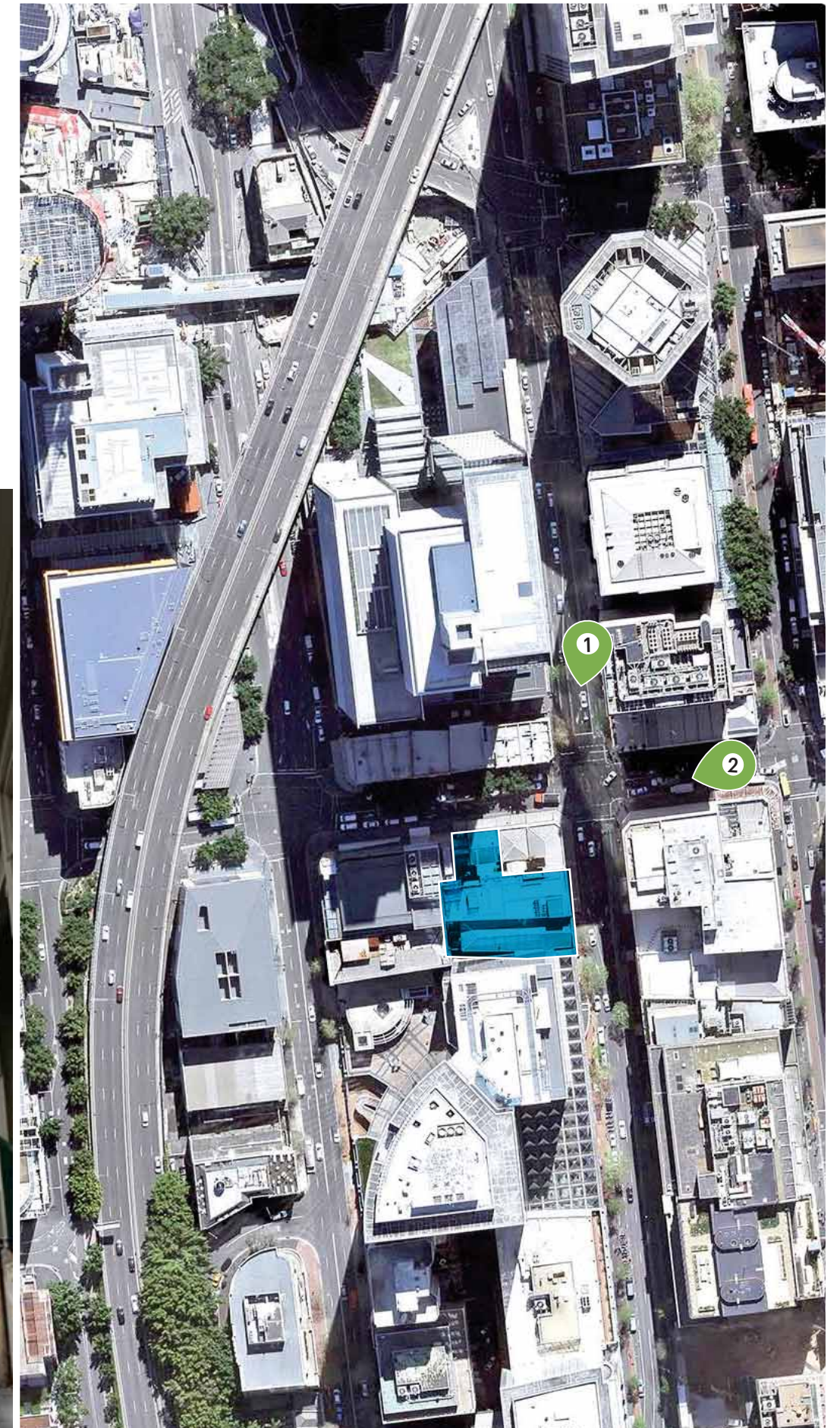
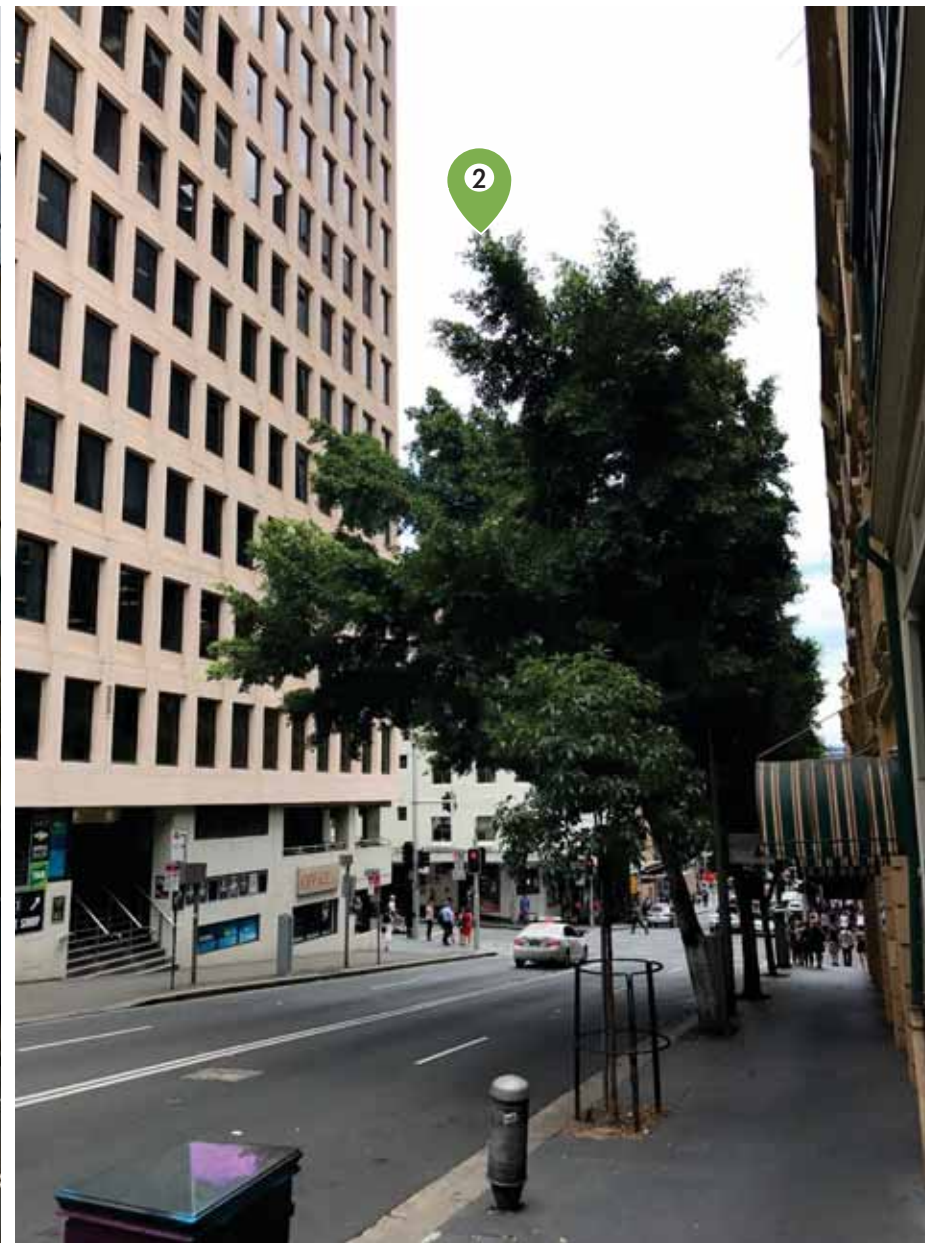
● SUBJECT SITE ■ SITE BOUNDARY ● VIEW PORT



Site Photos

● SUBJECT SITE

● VIEW PORT



Site Photos

- SUBJECT SITE
- VIEW PORT



03

3D Context

3D Context



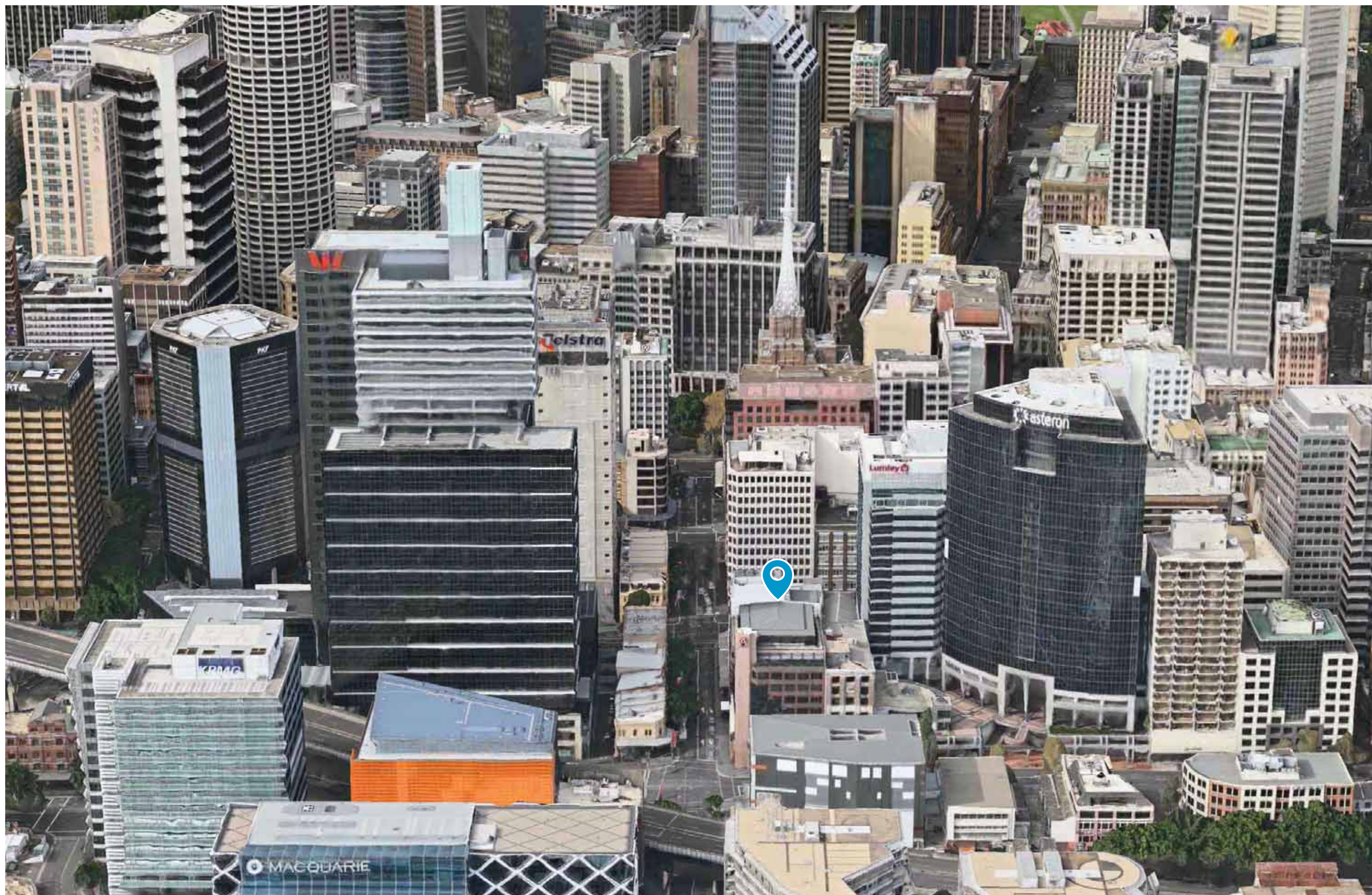
SUBJECT SITE



3D Context



SUBJECT SITE



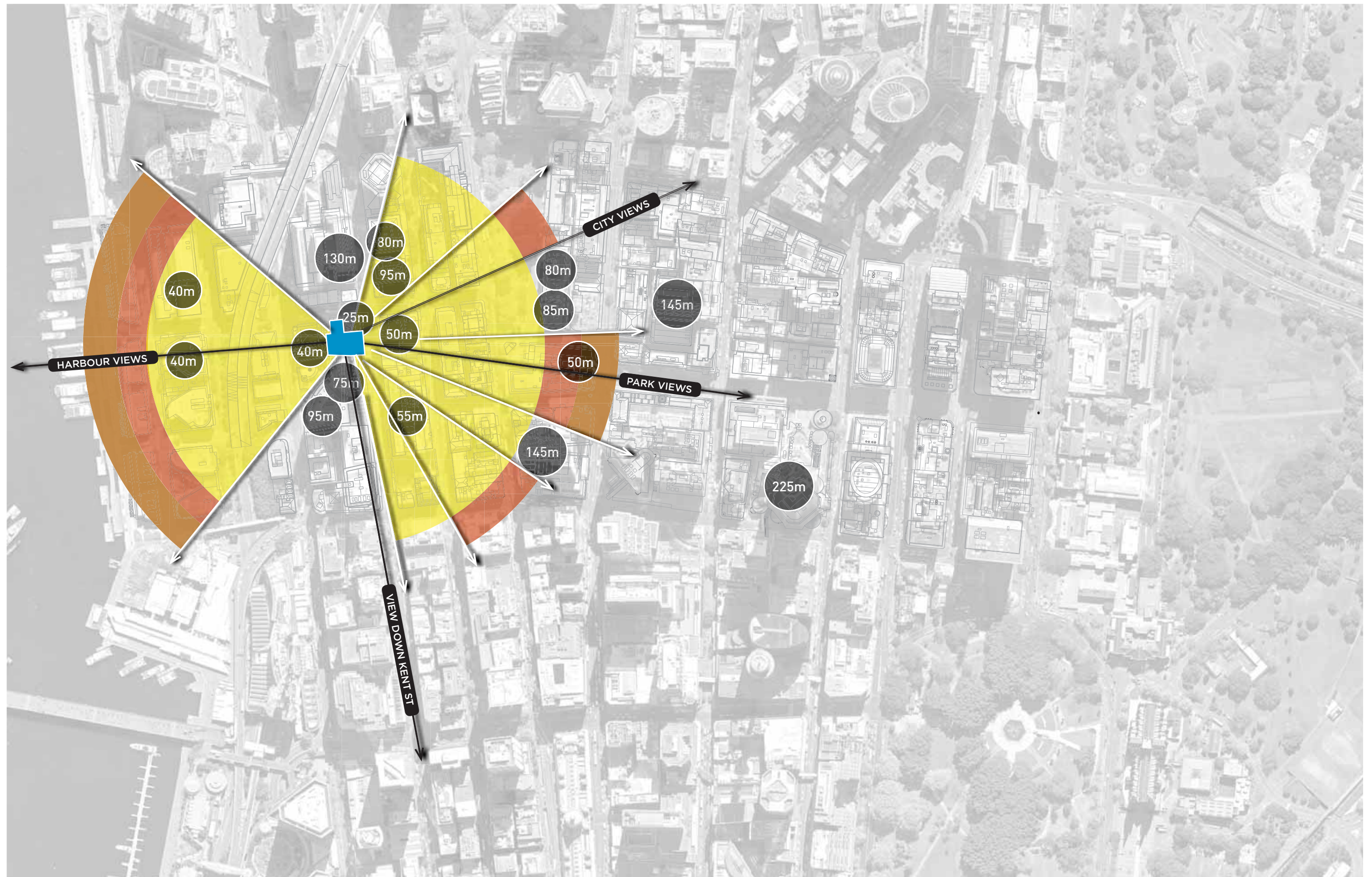
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Site Analysis

View Analysis

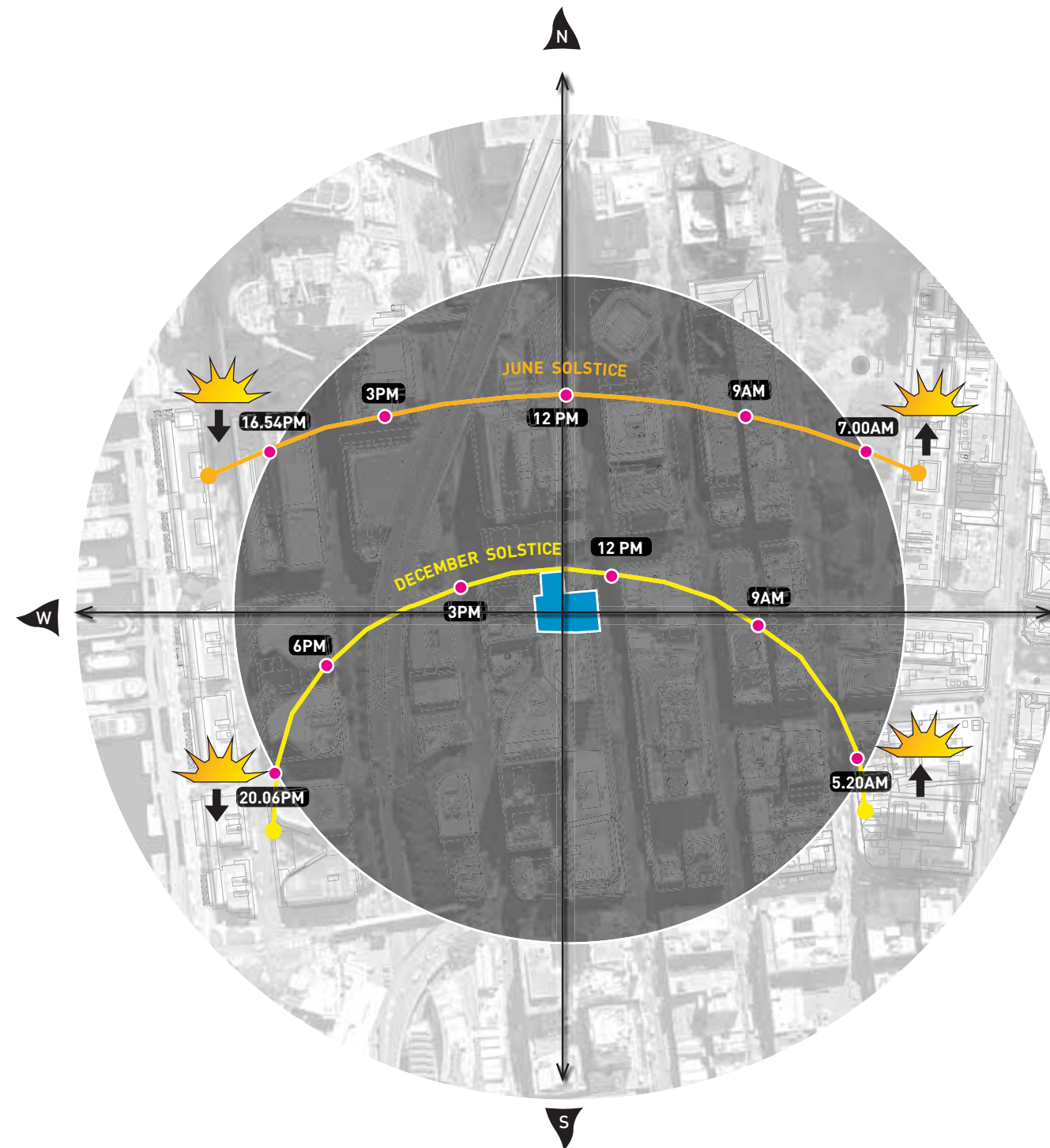


- SUBJECT SITE
- VIEWS ABOVE 80M
- VIEWS ABOVE 55M
- VIEWS ABOVE 40M
- ⊗ BUILDING HEIGHT

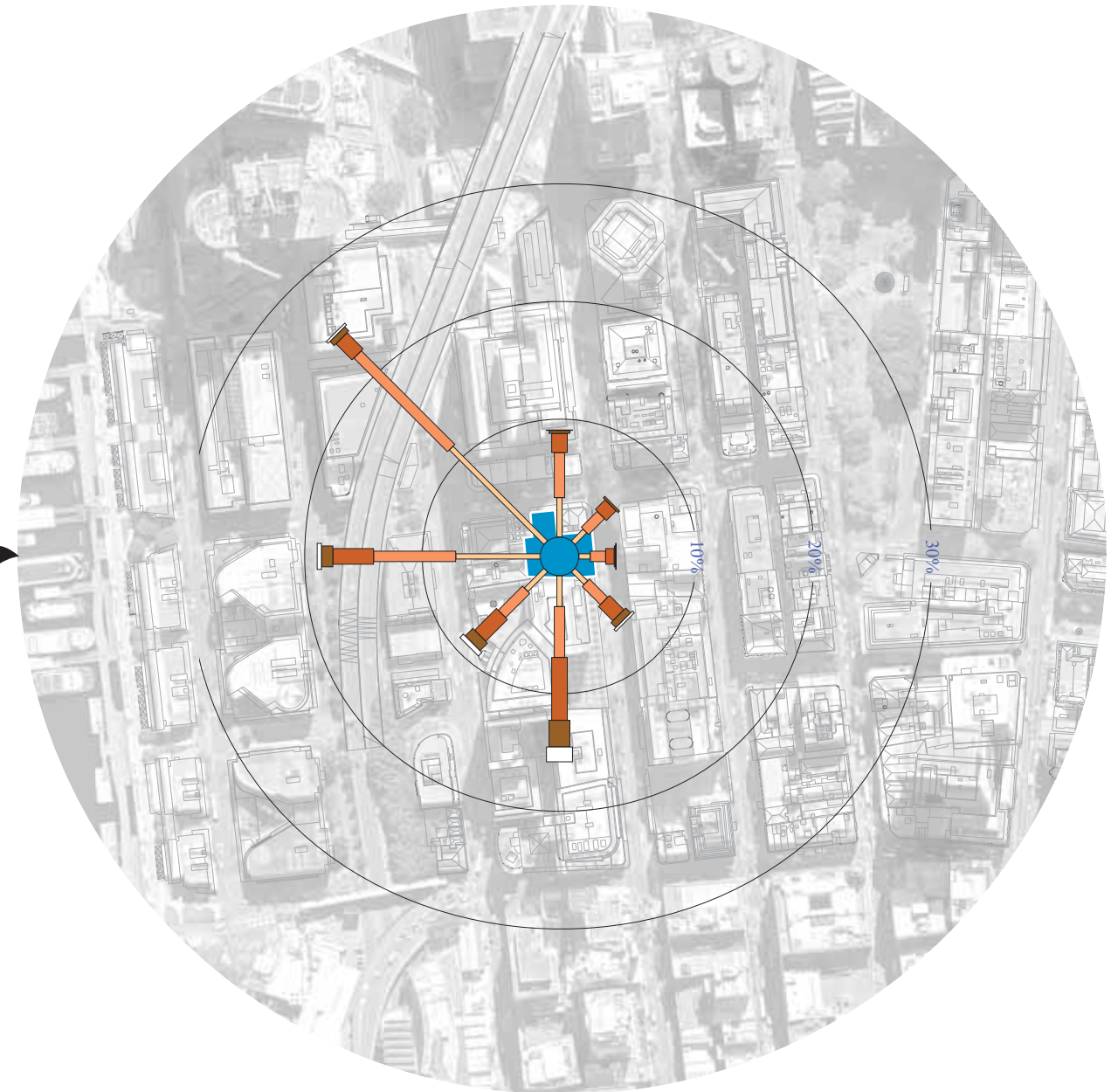


Solar + Wind Analysis

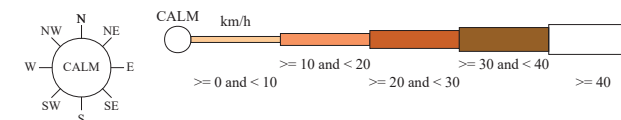
● SUBJECT SITE



Solar Analysis



Wind Analysis



Pedestrian Circulation



● SUBJECT SITE ●●● PRIMARY CIRCULATION ●●●●● WALKING RADIUS

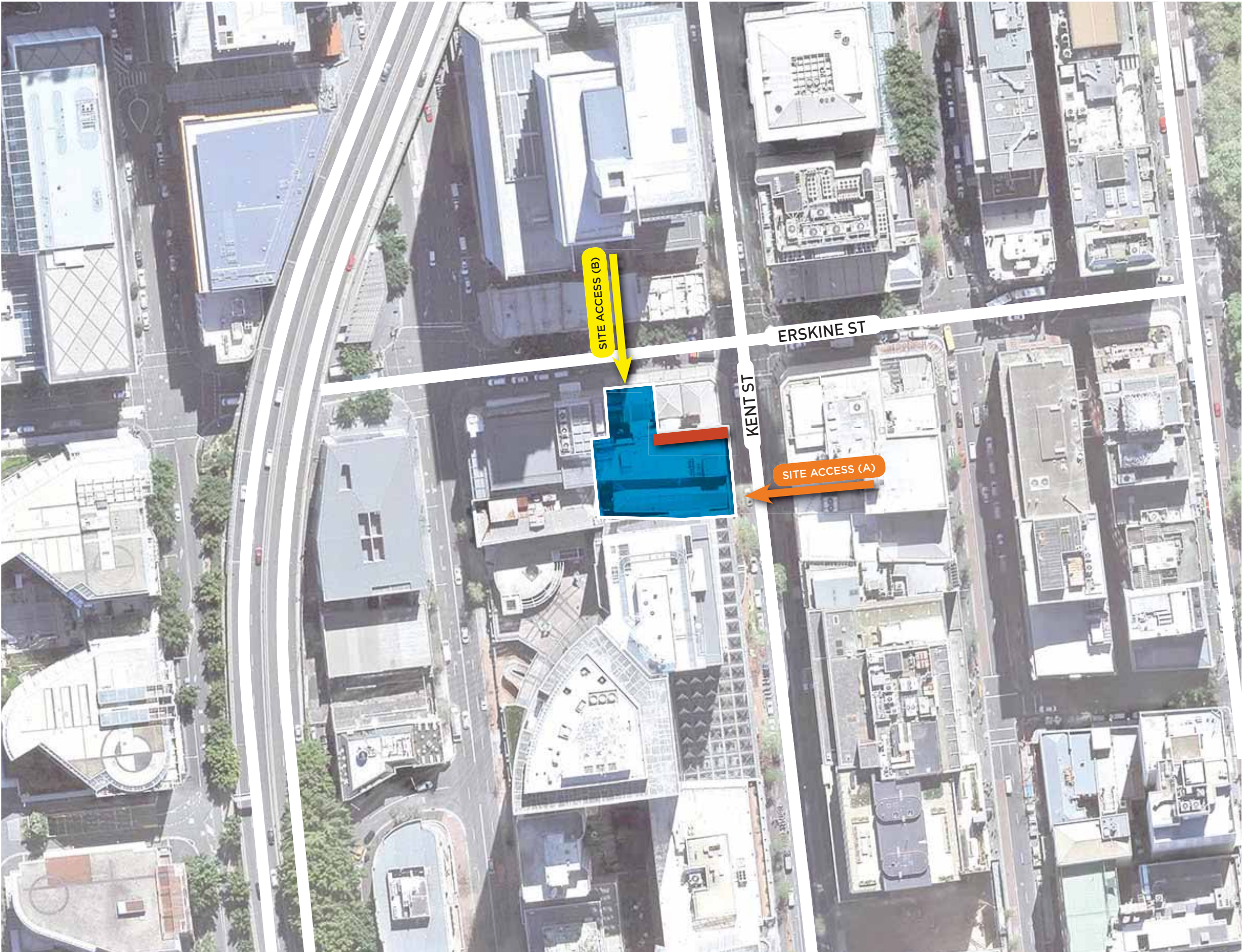




Site Access



SUBJECT SITE



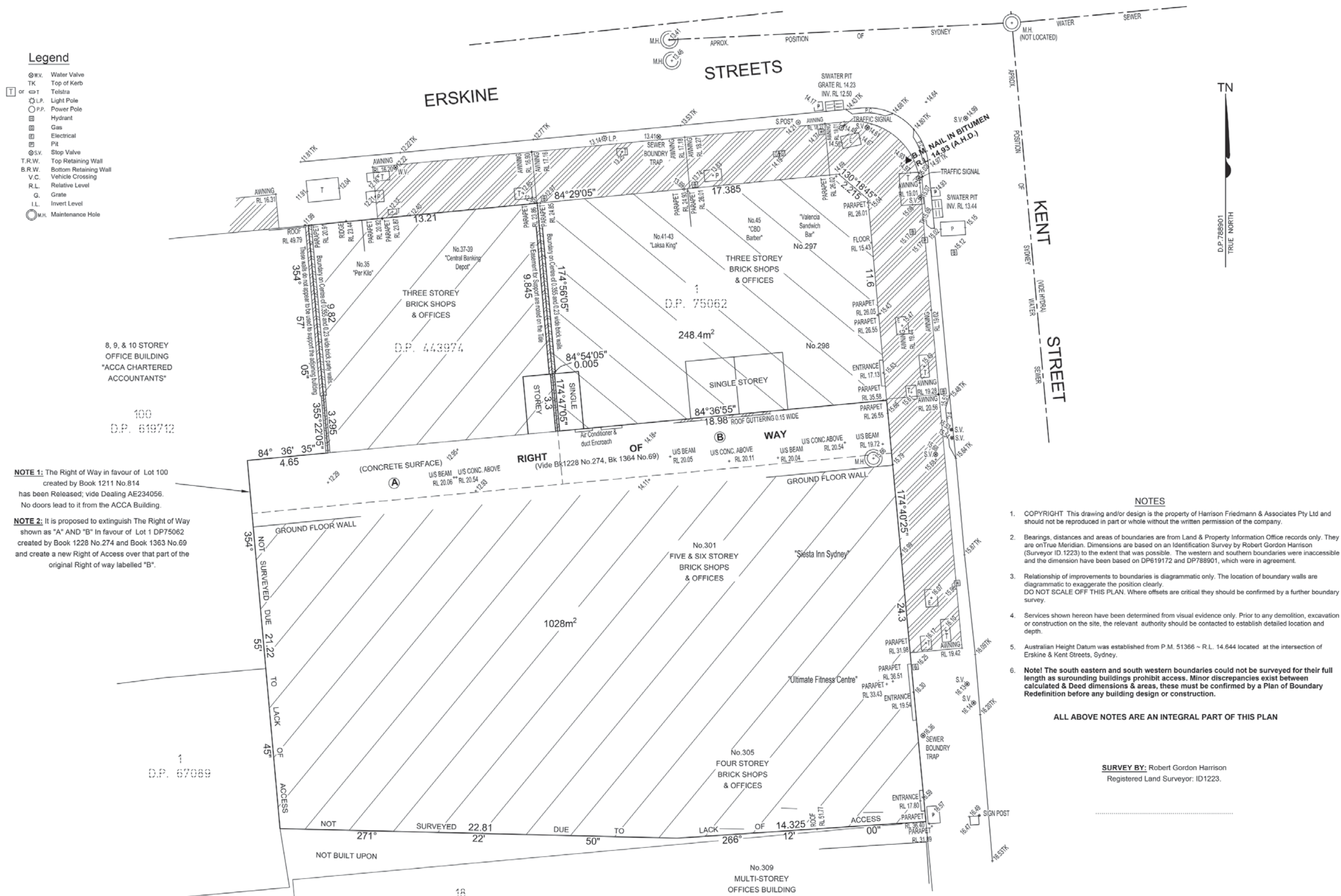
SITE ACCESS (A)
KENT ST ENTRY
RL 16.0



SITE ACCESS (B)
ERSKINE ST ENTRY
RL 12.4



RIGHT OF WAY
KENT ST ENTRY
RL 15.7

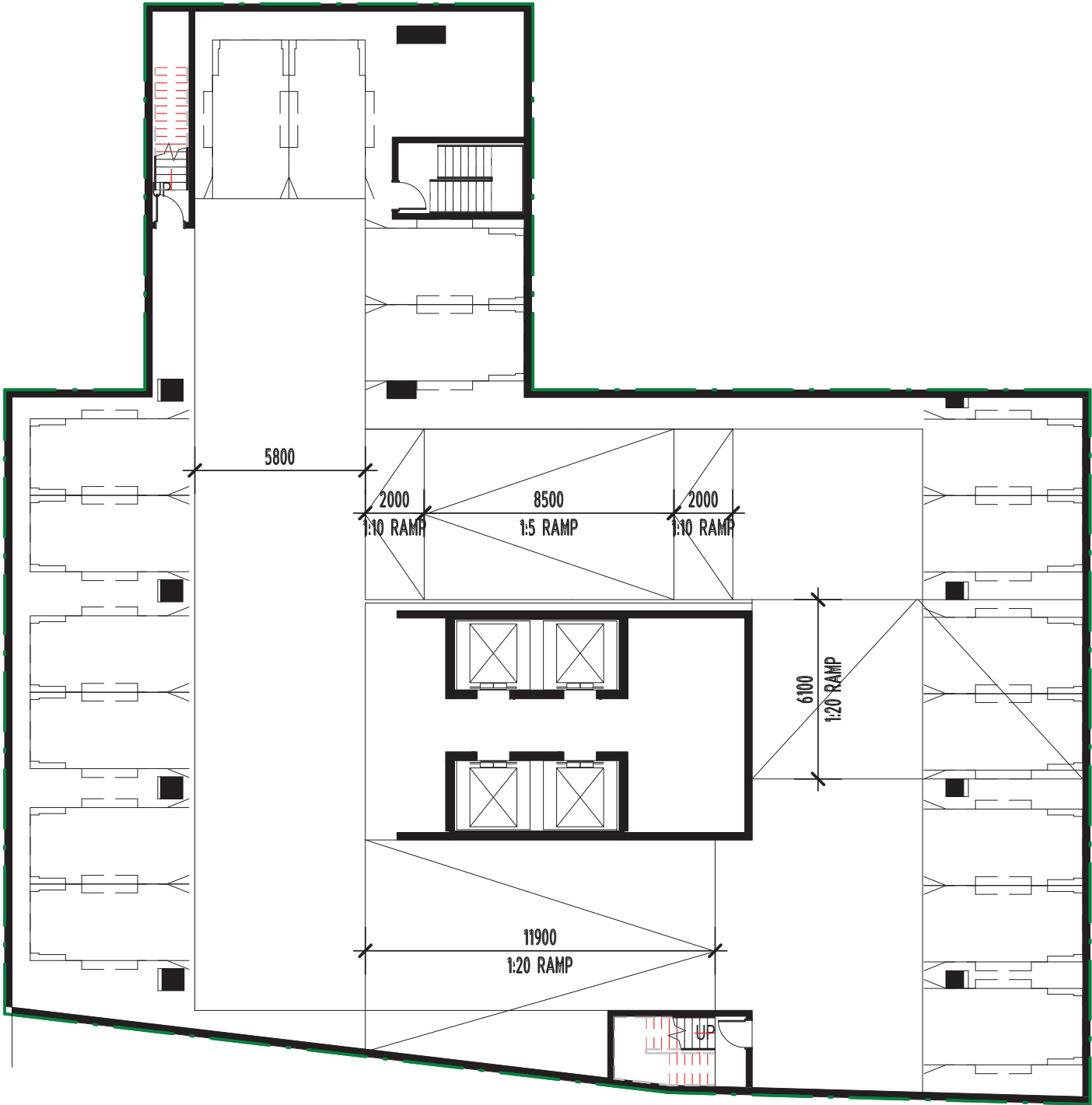


A low-angle photograph of a city street. On the left, a tall, modern glass skyscraper rises into the sky. In the foreground, a multi-story brick building with many windows is visible. To the right, a white building with a sign that reads "JOHN J. COFFEE" is partially visible. The sky is bright and overcast.

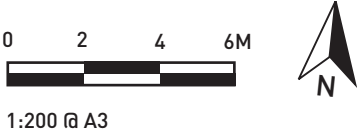
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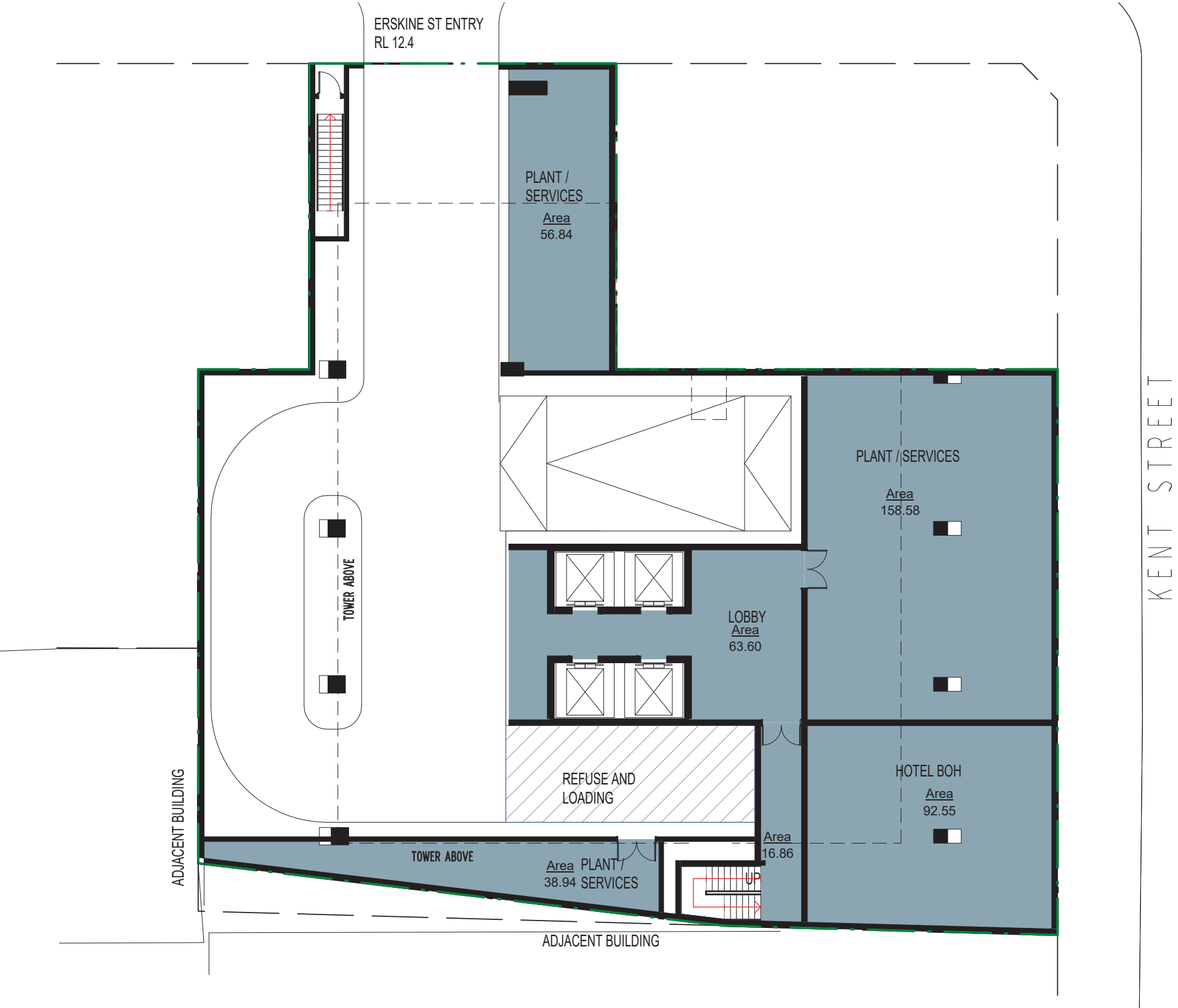
Concept Floor Plans

DBI



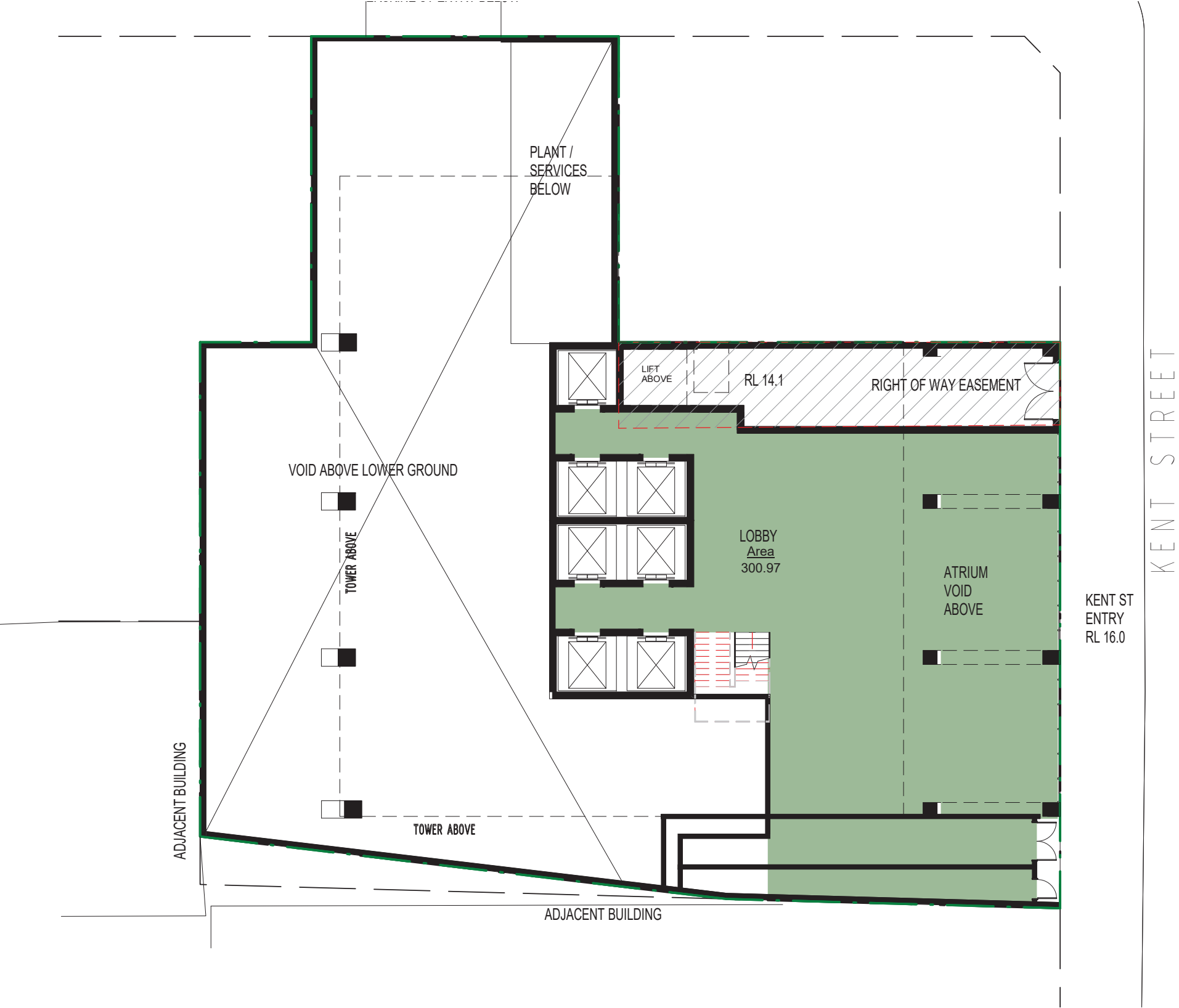
Typical Basement Floorplan



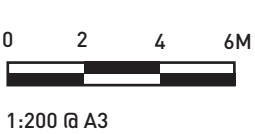


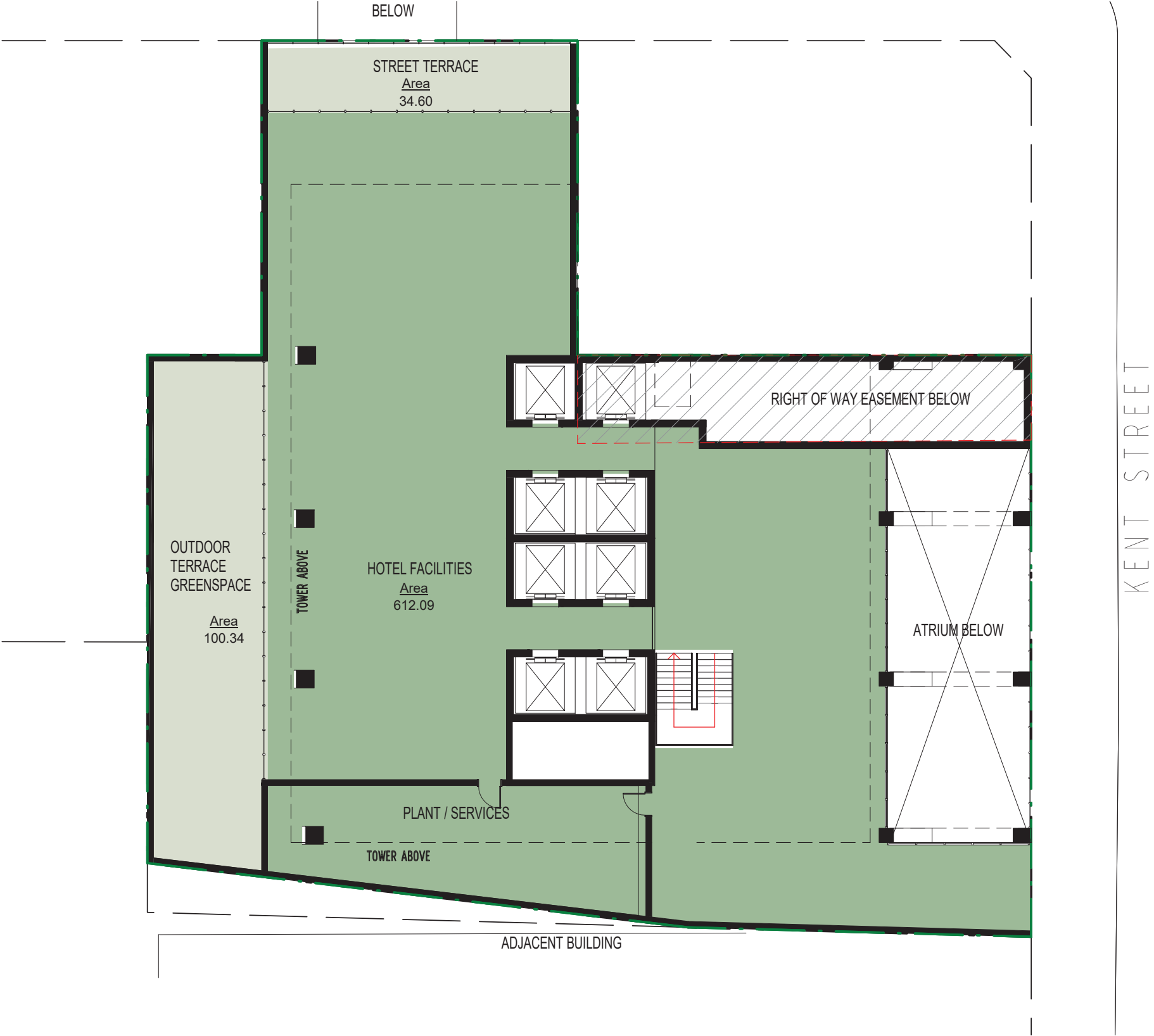
Lower Ground Level Floorplan



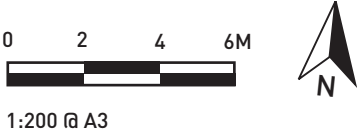


Upper Ground Level Floorplan





Podium Level 2 Floorplan

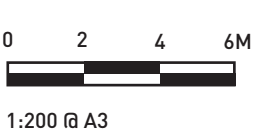




Typical Lower Hotel Floorplan



Typical Upper Hotel Floorplan



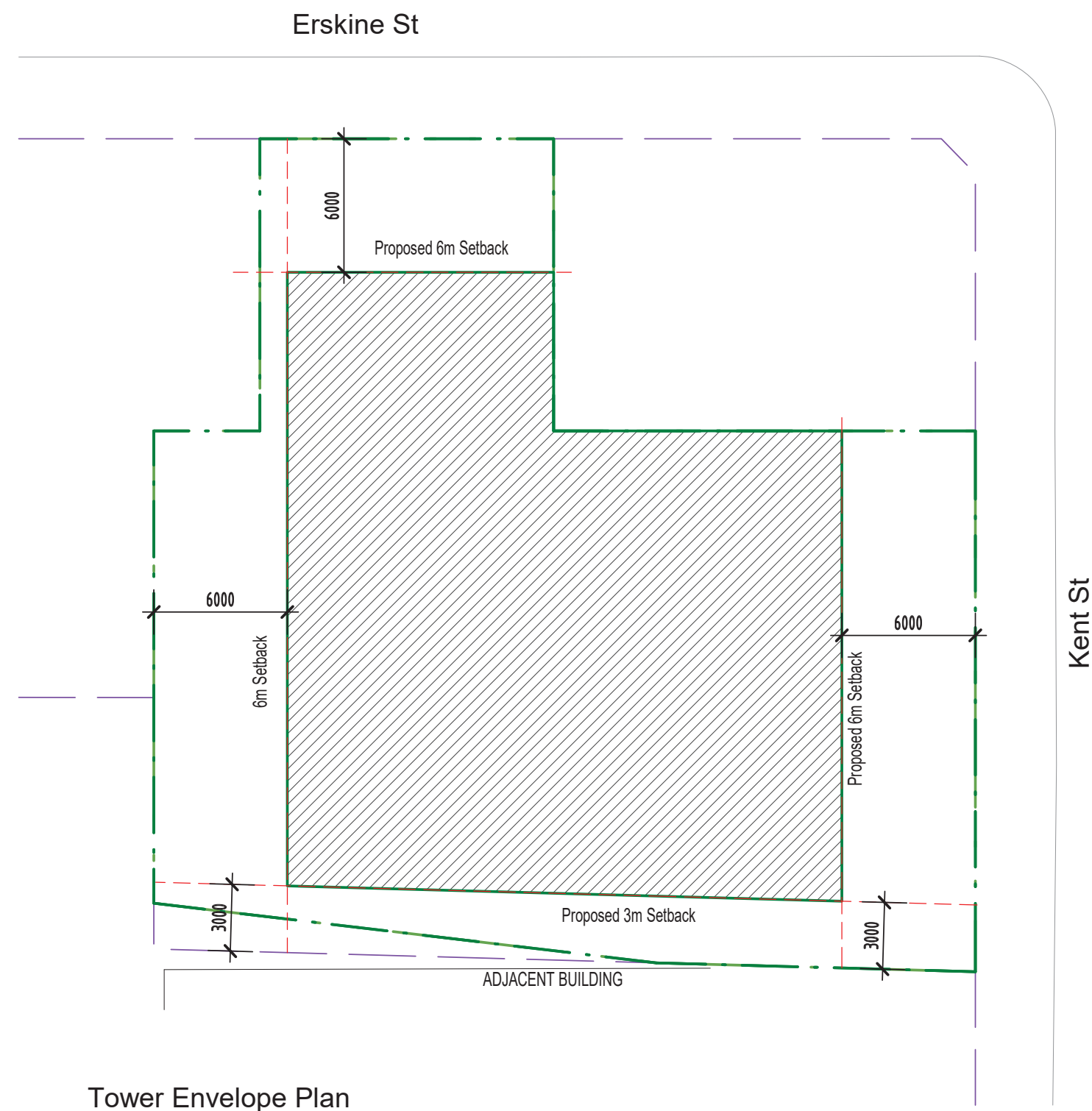
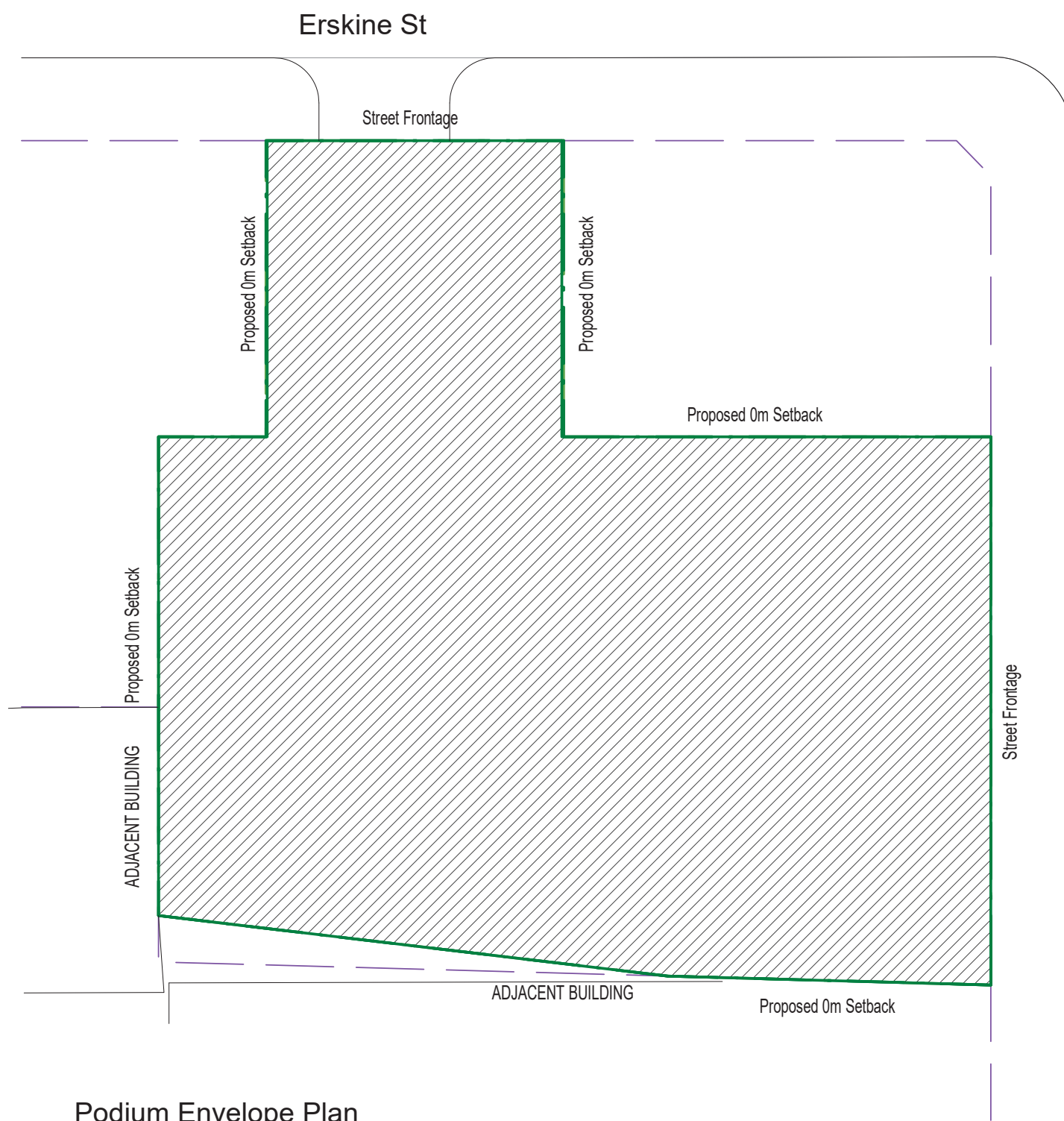


Rooftop Bar Hotel Floorplan



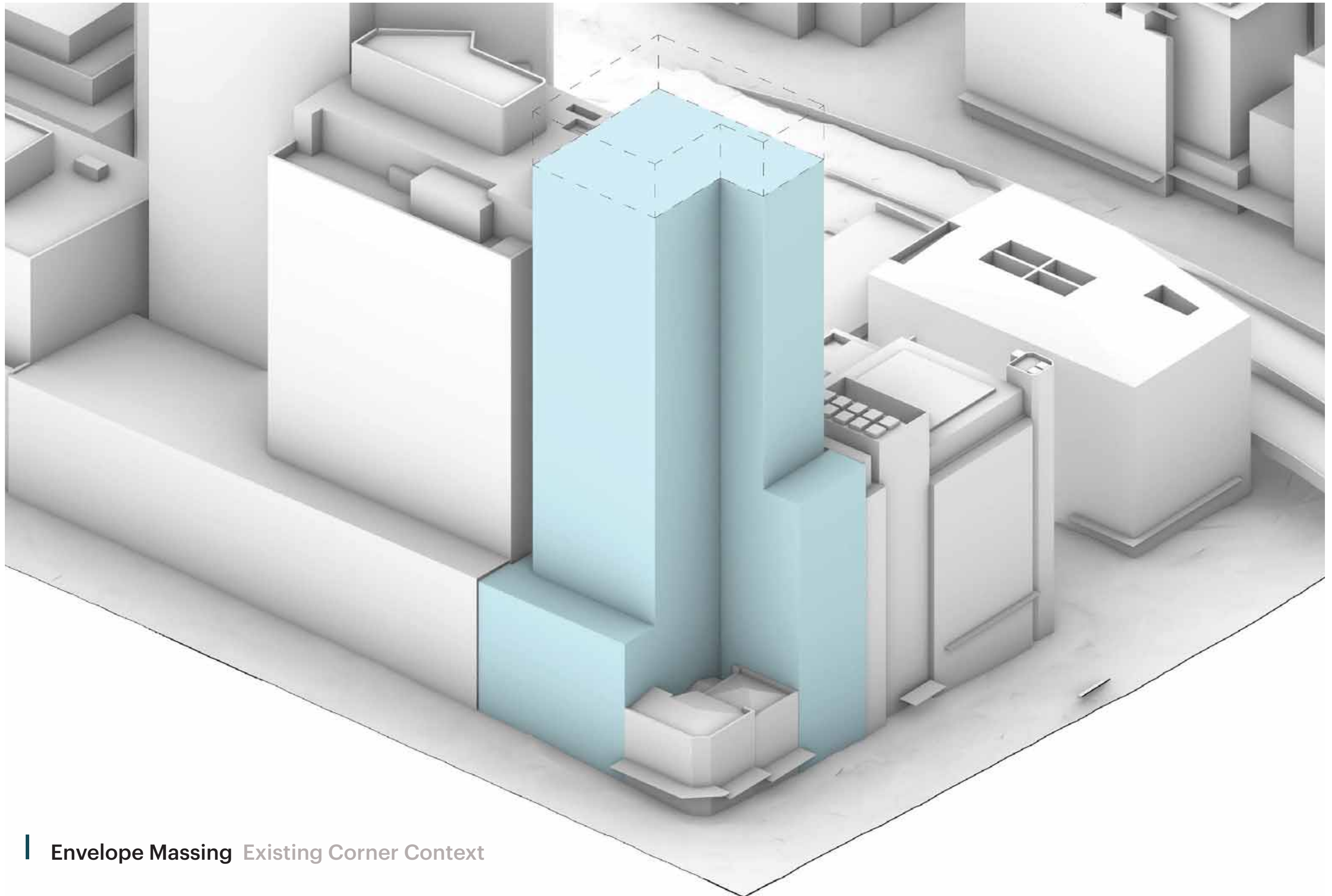
06

Envelope Plans

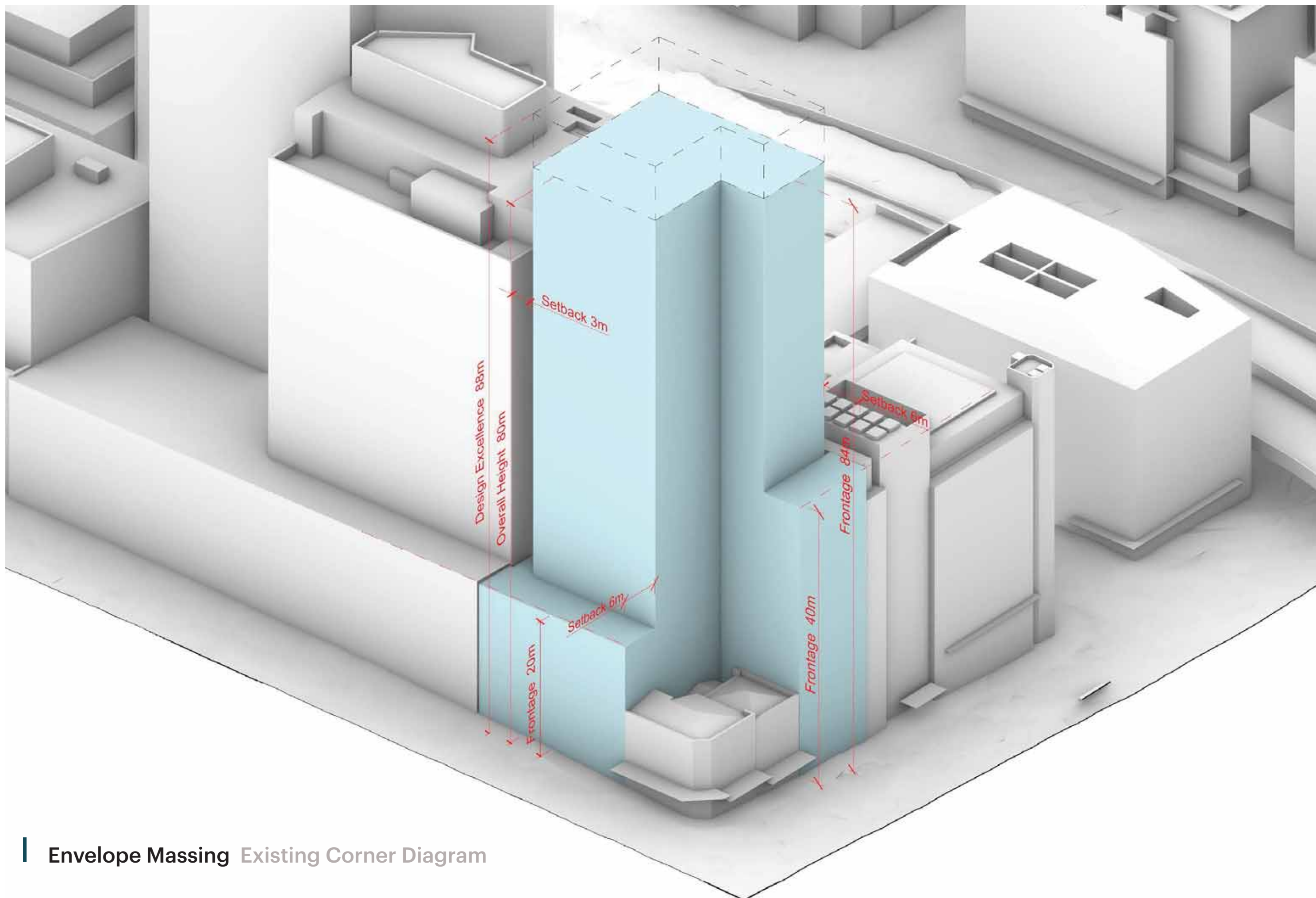


07

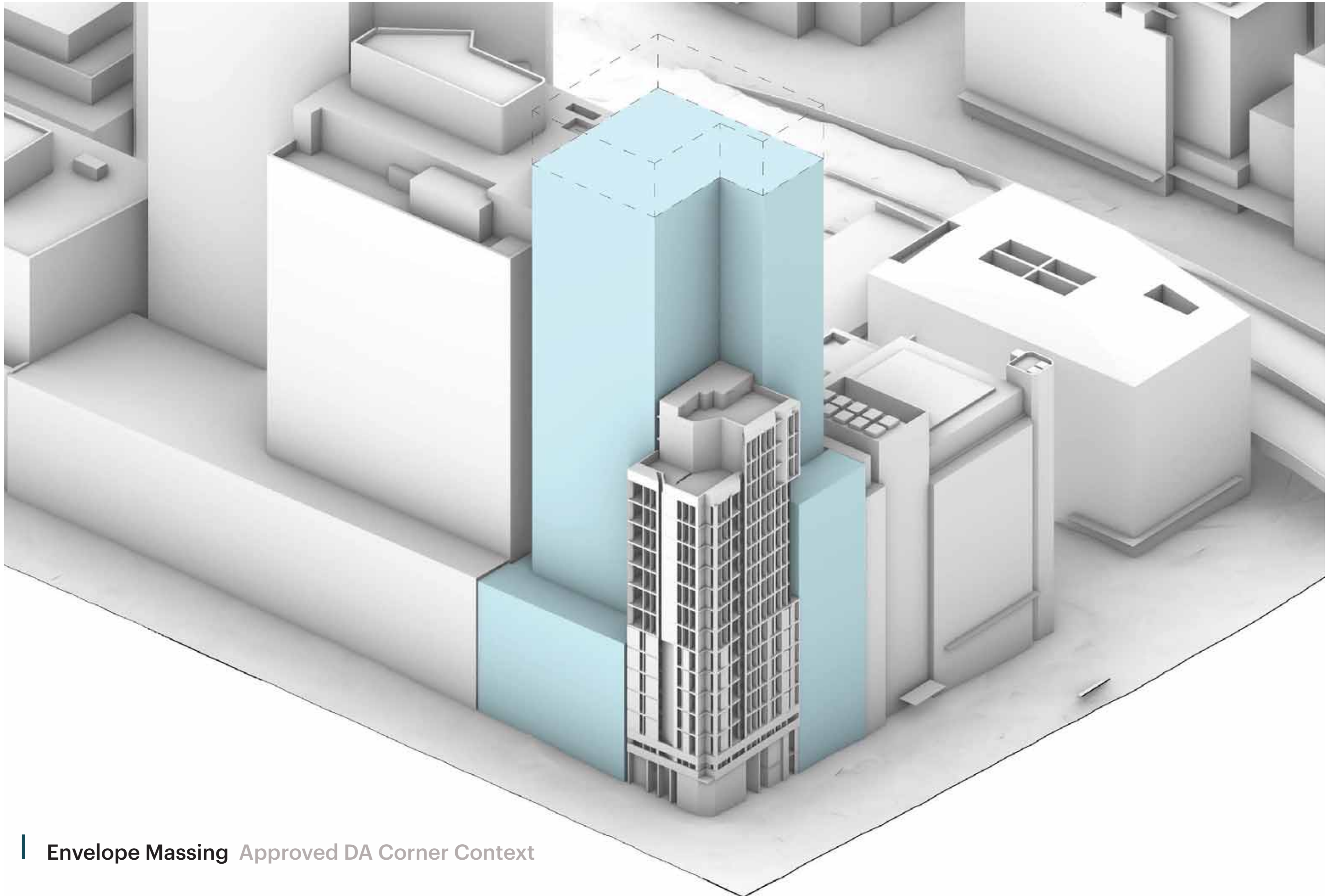
Massing



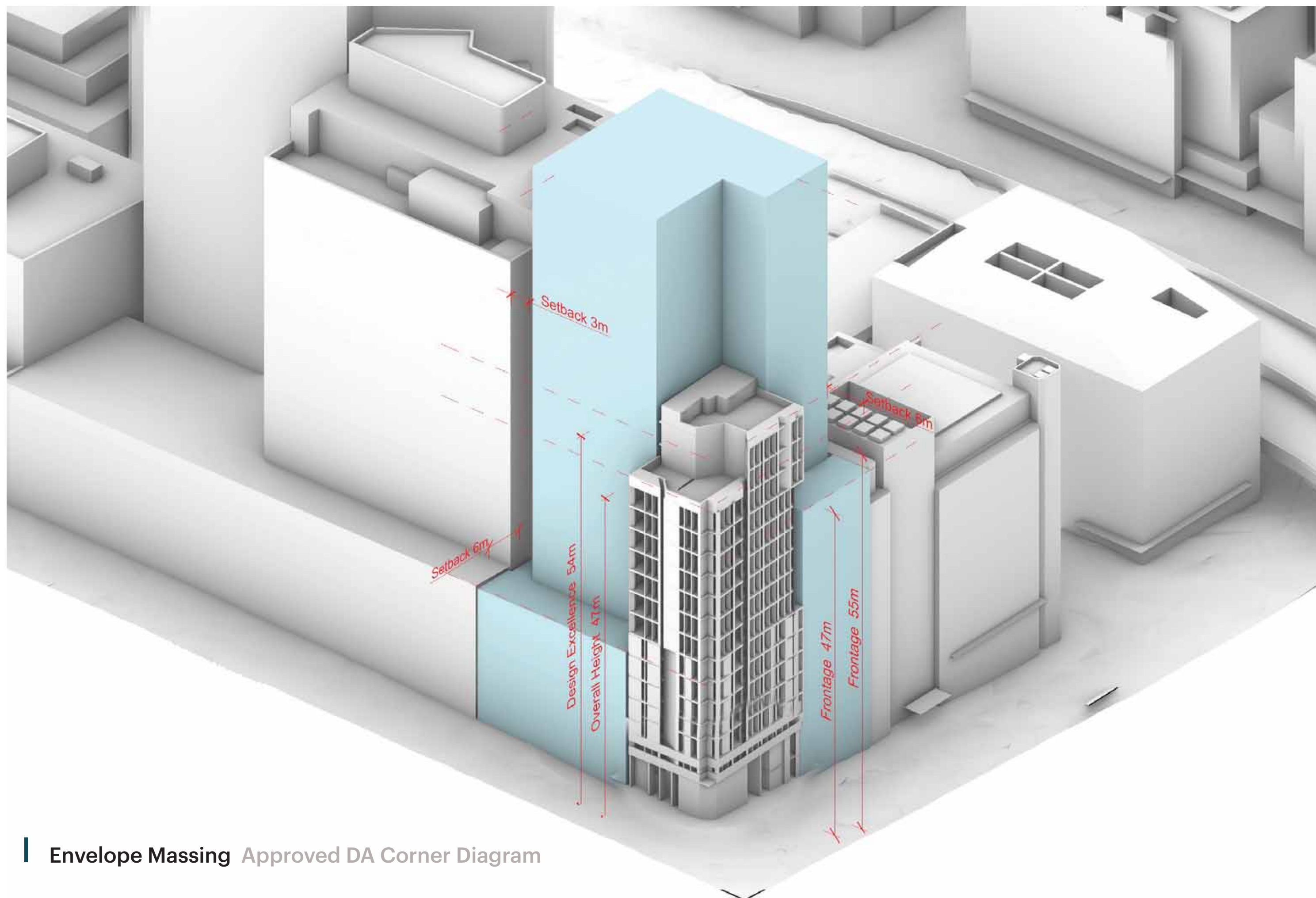
Envelope Massing Existing Corner Context



Envelope Massing Existing Corner Diagram



Envelope Massing Approved DA Corner Context



Envelope Massing Approved DA Corner Diagram

08

Development Schedule

Development Matrix

Development Matrix 5/10/2018

Level	Use	Height	Unit No.	GFA	No. Cars
Roof Top	Bar and Plant	3500		305	
Level 25	Hotel	3050	15	428	
Level 24	Hotel	3050	15	428	
Level 23	Hotel	3050	15	428	
Level 22	Hotel	3050	15	428	
Level 21	Hotel	3050	15	428	
Level 20	Hotel	3050	15	428	
Level 19	Hotel	3050	15	428	
Level 18	Hotel	3050	15	428	
Level 17	Hotel	3050	15	428	
Level 16	Hotel	3050	15	428	
Level 15	Hotel	3050	15	428	
Level 14	Hotel	3050	15	428	
Level 13	Hotel	3050	15	428	
Level 12	Hotel	3050	15	428	
Level 11	Hotel	3050	15	428	
Level 10	Hotel	3050	15	430	
Level 9	Hotel	3050	15	430	
Level 8	Hotel	3050	15	430	
Level 7	Hotel	3050	15	430	
Level 6	Hotel	3050	15	430	
Level 5	Hotel	3050	16	455	
Level 4	Hotel	3050	16	455	
Level 3	Hotel	3050	16	455	
Level 2	Facilities	3400		650	
Upper Ground	Lobby Entry	3400		400	
Lower Ground	Basment Entry	NA		NA	
Basement 1				NA	17
Basement 2				NA	17
Basement 3				NA	17
Basement 4				NA	19

Summary

Number of Levels	26
Number of Units	348
Number of Car spaces	70
Max No. Car spaces	70
Total Height (mm)	80450
Total GFA (sqm)	11290
Site area (sqm)	1028
FSR	1: 11

DBI DESIGN PTY LTD ACN 087 951 007

1/95 BOUNDARY STREET

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