

**Item 4.****Development Application: 10-16 Bay Street, Ultimo - D/2025/276**

File Number: D/2025/276

**Summary**

<b>Date of Submission:</b>	4 April 2025  Amended plans submitted on 15 September and 2 October 2025
<b>Applicant:</b>	Council of the City of Sydney
<b>Architect/Designer:</b>	Candalepas Associates
<b>Developer:</b>	Council of the City of Sydney
<b>Owner:</b>	Council of the City of Sydney
<b>Planning Consultant:</b>	Urbis
<b>Heritage Consultant:</b>	Urbis
<b>Cost of Works:</b>	\$66,855,658.10
<b>Zoning:</b>	The proposed development is defined as a Depot which is permissible with consent in the MU1 Mixed-Use zone.
<b>Proposal Summary:</b>	<p>The application seeks consent for a Concept and Stage 1 Development Application (DA) pursuant to Section 4.22 of the Environmental Planning and Assessment Act 1979 (EP&amp;A Act) for the redevelopment of the City of Sydney Bay Street Depot.</p> <p>The Concept DA seeks to guide the redevelopment of the Bay Street Depot to continue operation as a Depot and includes the following key elements:</p> <ul style="list-style-type: none"><li>• A 4-storey building envelope to a height of 16.1m at Bay Street East Depot (BSED) which can accommodate a gross floor area (GFA) of approximately 16,222m<sup>2</sup> and a Floor Space Ratio (FSR) of 1.5:1.</li></ul>

- Heavy vehicle access provided from William Henry Street and general vehicle access provided from Macarthur Street.
- A deep soil zone comprising a soil stabilisation grid which can accommodate vehicle parking within northwest portion of the site.
- A Design Excellence Strategy which outlines the framework for the Competitive Design Alternatives Process to deliver the highest standard of architectural design.
- A Preliminary Public Art Strategy which outlines the framework for the inclusion of public art within the redeveloped Depot.

A competitive design process will be undertaken following the Concept and Stage 1 DA approval and prior to the submission of a Stage 2 DA for the BSED building.

Under the SLEP 2012, a bonus of up to 10% building height or FSR is achievable where design excellence is demonstrated through a competitive design process. The proposed building envelope reflects a reference scheme that exceeds the 15m SLEP height control by 1.1m at the northern portion of the site. Allocation of the design excellence bonus will be explored through the competitive design process and documented in the Stage 2 DA.

A Design Excellence Strategy has been prepared for the site and is submitted with this DA. The design excellence strategy outlines the process and methodology for the proponent to implement a competitive design process for the redevelopment of the site in accordance with the City of Sydney Competitive Design Policy 2012.

The Concept DA is proposed to be staged as follows:

- Stage 1 - Detailed works to the Bay Street West Depot site to comprise of demolition, alterations and additions to fencing, provision of deep soil zones and temporary parking to accommodate the Stage 2 works.
- Stage 2 - Redevelopment of the BSED in accordance with the Concept Approval.
- Stage 3 - Public Domain works.

The DA seeks consent for Stage 1 detailed works relevant to the northwestern portion of the site consisting of:

- Demolition of the Electricians workshop, Central Administration building and fuel store and awning structure.
- Partial removal of existing fence connected to the Electricians Workshop building.
- Construction of a new fence to match the existing fence along the northwest property boundary corner.
- Implementation of a deep soil zone comprising a soil stabilisation grid in place of the demolished buildings.
- Provision of 26 temporary car parking spaces within the soil stabilisation grid. This temporary use is required to maintain Depot operations while the new building is developed under a future Stage 2 DA. Once construction is complete, the area will revert to its intended function as a landscaped deep soil zone.

### **Notification**

The application was notified for a period of 28 days between 16 April and 15 May 2025, with 9 submissions received. The key issues raised relate to the location of the depot, amenity impacts, bulk, scale and character, noise, pollution and construction, overdevelopment, design excellence, and property value.

### **Assessment**

Following an assessment of the proposed development by Council Officers and an External Planning Consultant, requests for additional information and amendments were sent to the applicant on 17 June 2025 and 22 July 2025.

The applicant provided additional information and a response to the requests on 15 September and 2 October 2025.

The amended proposal, subject to conditions, adequately addresses the relevant issues and those raised, as detailed in this report.

The application is referred to the Central Sydney Planning Committee (CSPC) for determination as the proposal is "major development" for the purposes of the City of Sydney Act 1988.

The owner and applicant for the development is the Council of the City of Sydney. As such the application is a Council-related development application. The assessment process has therefore been managed in accordance with Council's adopted conflict of interest policy as required by the Act and Section 66A of the Environmental Planning and Assessment Regulation 2021. This includes the independent assessment of the application by an external consultant and determination by the CSPC.

The DA was also exhibited for 28 days, thereby satisfying Schedule 1 Clause 9B of the Environmental Planning and Assessment Act 1979.

**Summary Recommendation:** The development application is recommended for approval, subject to conditions.

**Development Controls:** City of Sydney Act 1988  
Environmental Planning and Assessment Act 1979  
Environmental Planning and Assessment Regulation 2021  
SEPP (Resilience and Hazards) 2021  
SEPP (Transport and Infrastructure) 2021  
SEPP (Biodiversity and Conservation) 2021  
SEPP (Sustainable Buildings) 2022  
Sydney Local Environmental Plan 2012  
Sydney Development Control Plan 2012

**Attachments:**

- Attachment A.** Independent Assessment Report
- Attachment B.** Recommended Conditions of Consent
- Attachment C.** Selected Drawings
- Attachment D.** Design Excellence Strategy
- Attachment E.** Landscape Strategy
- Attachment F.** Submissions

## Recommendation

It is resolved that consent be granted to Development Application Number D/2025/276 subject to the conditions set out in Attachment B to the subject report.

## Reasons for Recommendation

The application is recommended for approval for the following reasons:

- (A) The proposal satisfies the objectives of the Environmental Planning and Assessment Act 1979 in that, subject to the imposition of appropriate conditions as recommended, it achieves the objectives of the planning controls for the site for the reasons outlined in the report to the Central Sydney Planning Committee.
- (B) The proposal generally satisfies the objectives and provisions of the Sydney Local Environmental Plan 2012 and Sydney Development Control Plan 2012.
- (C) The proposal is consistent with the objectives of the MU1 Mixed-Use zone.
- (D) The proposed development has acceptable impacts on the heritage significance of the heritage items within the development site. The development is in accordance with the aims and objectives for heritage conservation provided in Clause 5.10 of the Sydney Local Environmental Plan 2012.
- (E) Subject to compliance with the Design Excellence Strategy, dated November 2025, prepared by Chief Operations Office City of Sydney on behalf of the City of Sydney and the undertaking of a competitive design process, and compliance with the recommended conditions of consent, the development is considered to exhibit design excellence, consistent with the provisions of Clause 6.21C of the Sydney Local Environmental Plan 2012.
- (F) The proposed development is unlikely to result in any significant adverse environmental or amenity impacts on surrounding properties, the public domain, and the broader locality, subject to conditions.
- (G) The public interest is served by the approval of the proposal, as amendments to the development application have addressed the matters raised by the City and the community, subject to recommended conditions imposed relating to remediation, heritage conservation, design excellence, and site access.

**GRAHAM JAHN AM**

Chief Planner / Executive Director City Planning, Development and Transport