

# **Attachment C**

**Selected Drawings**

# CONCEPT DEVELOPMENT APPLICATION

PROJECT:  
BAY STREET EAST DEPOT

CLIENT:  
CITY OF SYDNEY

PROJECT No:  
5998

ARCHITECT:  
**CANDALEPAS ASSOCIATES**  
L1/81 YORK STREET  
SYDNEY NSW 2000  
T: 9283 7755

## ISSUE B - SCHEDULE OF KEY AMENDMENTS

1. ADDITION OF LAND DEDICATION
2. REFERENCE SCHEME AMENDED TO BOUNDARY SETBACKS
3. UPDATED REFERENCE SCHEME GFA CALCULATIONS
5. UPDATED FENCE TO BAY STREET WEST
6. UPDATED SHADOW CALCULATION
7. UPDATED VIEWS FROM THE SUN
8. BUILDING ENVELOPE UPDATED TO SHOW USE
9. PARKING REMOVED FROM BAY STREET WEST
10. AMENDMENTS TO SITE ANALYSIS
11. AMENDMENTS TO DEMOLITION PLAN
12. UPDATED EXISTING HERITAGE ITEMS

## DRAWING SCHEDULE

DRAWING No.	DESCRIPTION
DA-0101	COVER SHEET + DRAWING LIST
DA-1000	SITE ANALYSIS PLAN
DA-1001	DEMOLITION - SITE PLAN
DA-1002	BUILDING ENVELOPE - SITE PLAN
DA-1003	BAY STREET WEST - GROUND FLOOR STAGE 1
DA-1004	BAY STREET WEST - GROUND FLOOR STAGE 2
DA-1005	BUILDING ENVELOPE - GROUND FLOOR
DA-1006	BUILDING ENVELOPE - LEVEL 1
DA-1007	BUILDING ENVELOPE - LEVEL 2
DA-1008	BUILDING ENVELOPE - LEVEL 3
DA-1200	ELEVATIONS & FENCE DETAIL
DA-1300	BUILDING ENVELOPE - ELEVATION NORTH + SOUTH
DA-1301	BUILDING ENVELOPE - ELEVATION EAST + WEST
DA-1310	BUILDING ENVELOPE - SECTION 1 + 2
DA-1311	BUILDING ENVELOPE - SECTION 3
DA-1651	BUILDING ENVELOPE - JUNE 21 SHADOW CALCULATIONS
DA-1652	BUILDING ENVELOPE - VIEWS FROM SUN
DA-1700	ENVELOPE MASSING
DA-2101	REFERENCE SCHEME - GROUND LEVEL PLAN
DA-2102	REFERENCE SCHEME - LEVEL 1 PLAN
DA-2103	REFERENCE SCHEME - LEVEL 2 PLAN
DA-2104	REFERENCE SCHEME - LEVEL 3 PLAN
DA-2201	REFERENCE SCHEME - SECTION A + B
DA-2850	REFERENCE SCHEME - DEVELOPMENT CALCULATIONS

ENVELOPE

REFERENCE SCHEME

1/16

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Refer to the 'Architectural Drawing Notes Page' for further notation.

DRAWING ORIGINAL SIZE: A1

Issue	Date	Description
C	30/09/2023	ISSUED FOR CONVEYANCE SUBMISSION
B	27/08/2023	ISSUED FOR SUBMISSION
A	24/03/2023	ISSUED FOR CONVEYANCE SUBMISSION

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Project: BAY STREET EAST DEPOT				
Site: 10-16 BAY STREET, ULTIMO				
Client: CITY OF SYDNEY				
Scale:	Drawn By: CC/BC/CW	Checked 1: CCo	Checked 2: JA	Approved: AC

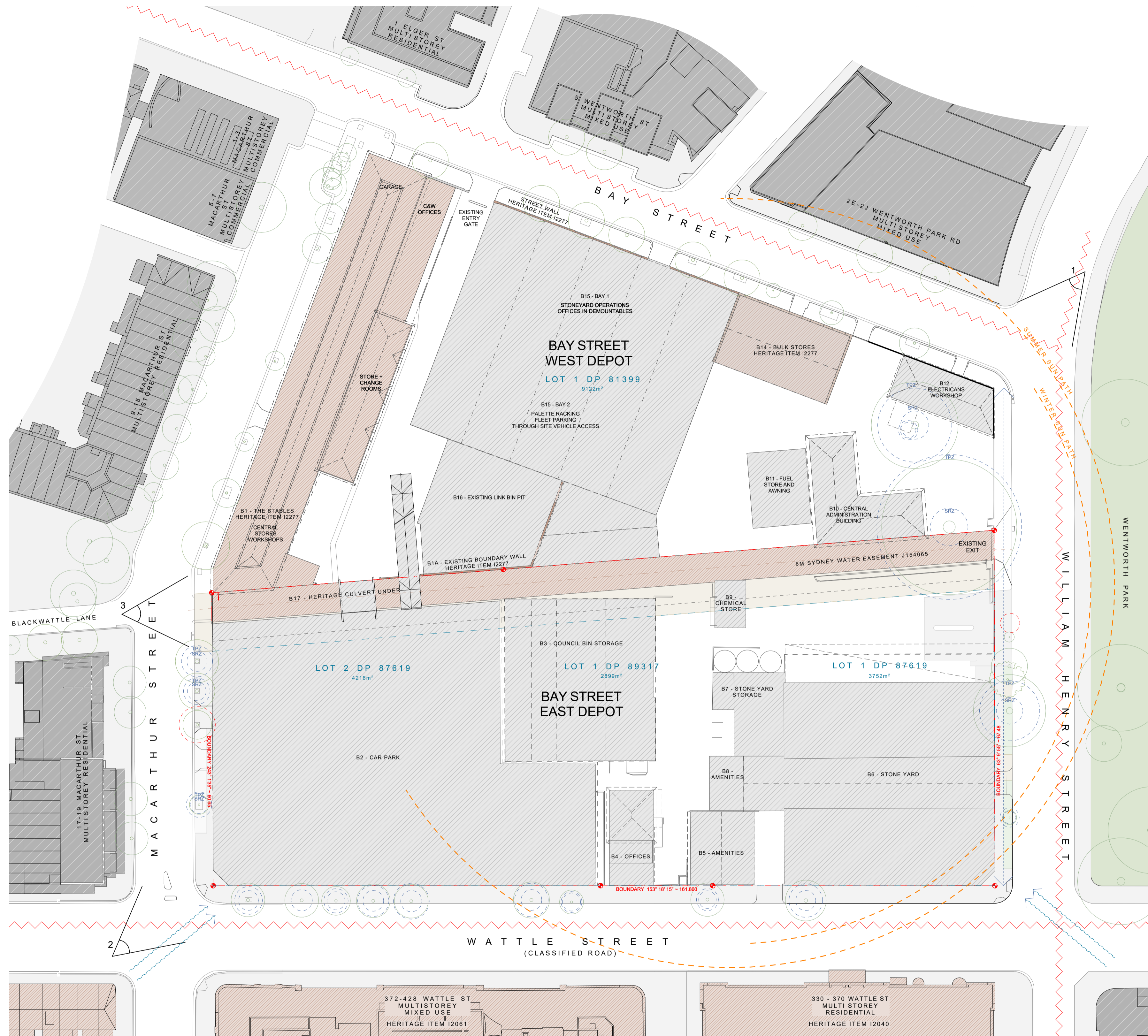
Architect:  
**Candalepas Associates**  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2495  
Registration No. ACT 2693  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY

Drawing: COVER SHEET + DRAWING LIST	Job Number: 5998
Drawing Number: DA-0101	Issue: C

FOR DEVELOPMENT APPLICATION ONLY

Print Date: Tuesday, 30 September 2023, 3:08 PM



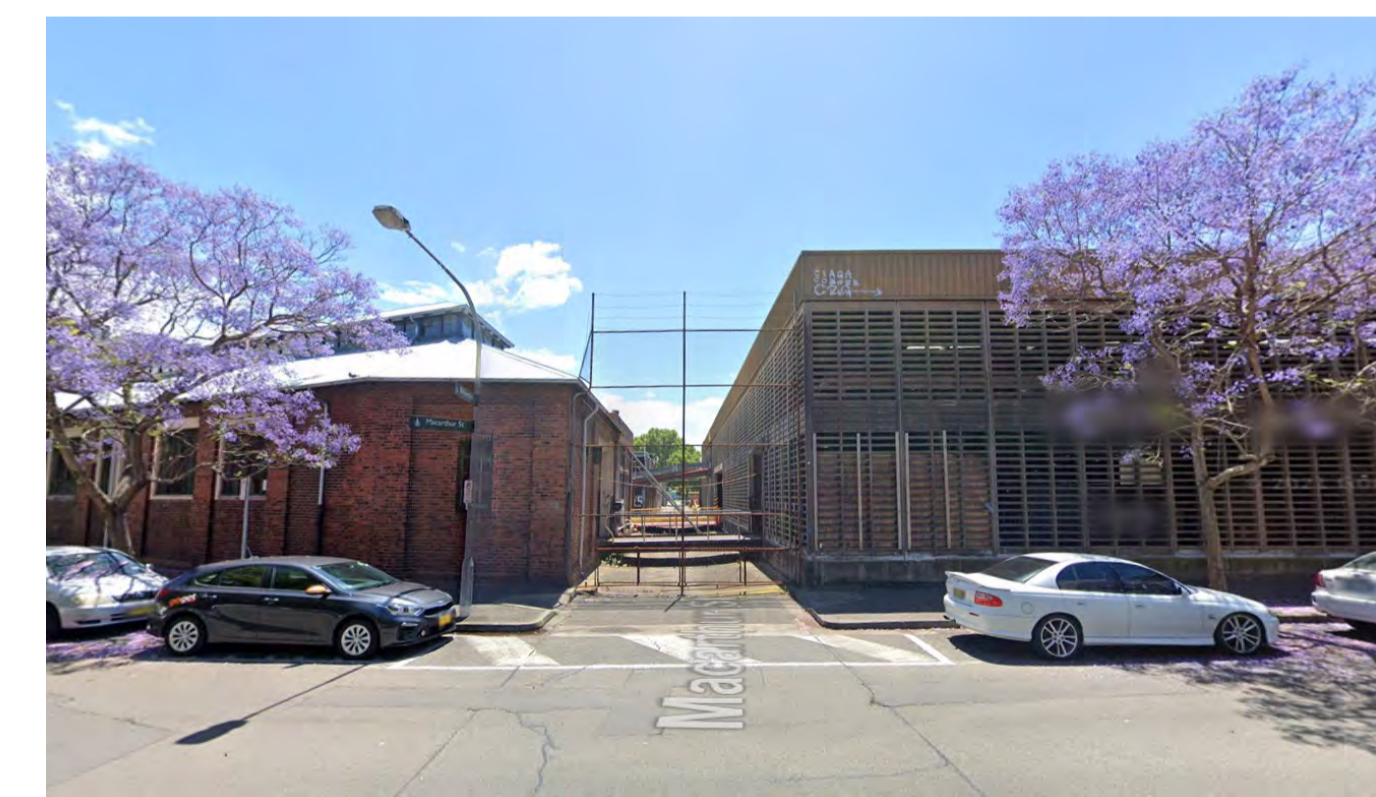
1 SITE ANALYSIS  
1:500



1. VIEW FROM WENTWORTH PARK RD



2. VIEW FROM WATTLE ST AND MACARTHUR ST



3. VIEW FROM BLACKWATTLE LN

LEGEND			
	EXISTING BUILDING		EXISTING TREE TO BE REMOVED
	HERITAGE BUILDING		EXISTING TREE TO BE RETAINED & PROTECTED
	HERITAGE WALL		PROPOSED TREE
	TO BE DEMOLISHED		

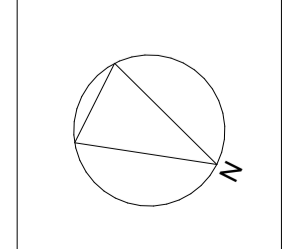
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DRAWING ORIGINAL SIZE: A1

NO.	DATE	DESCRIPTION
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B	27/06/2025	REVISED FOR SUBMISSION
A	24/03/2025	ISSUED FOR CONTRACT SIGNATURE

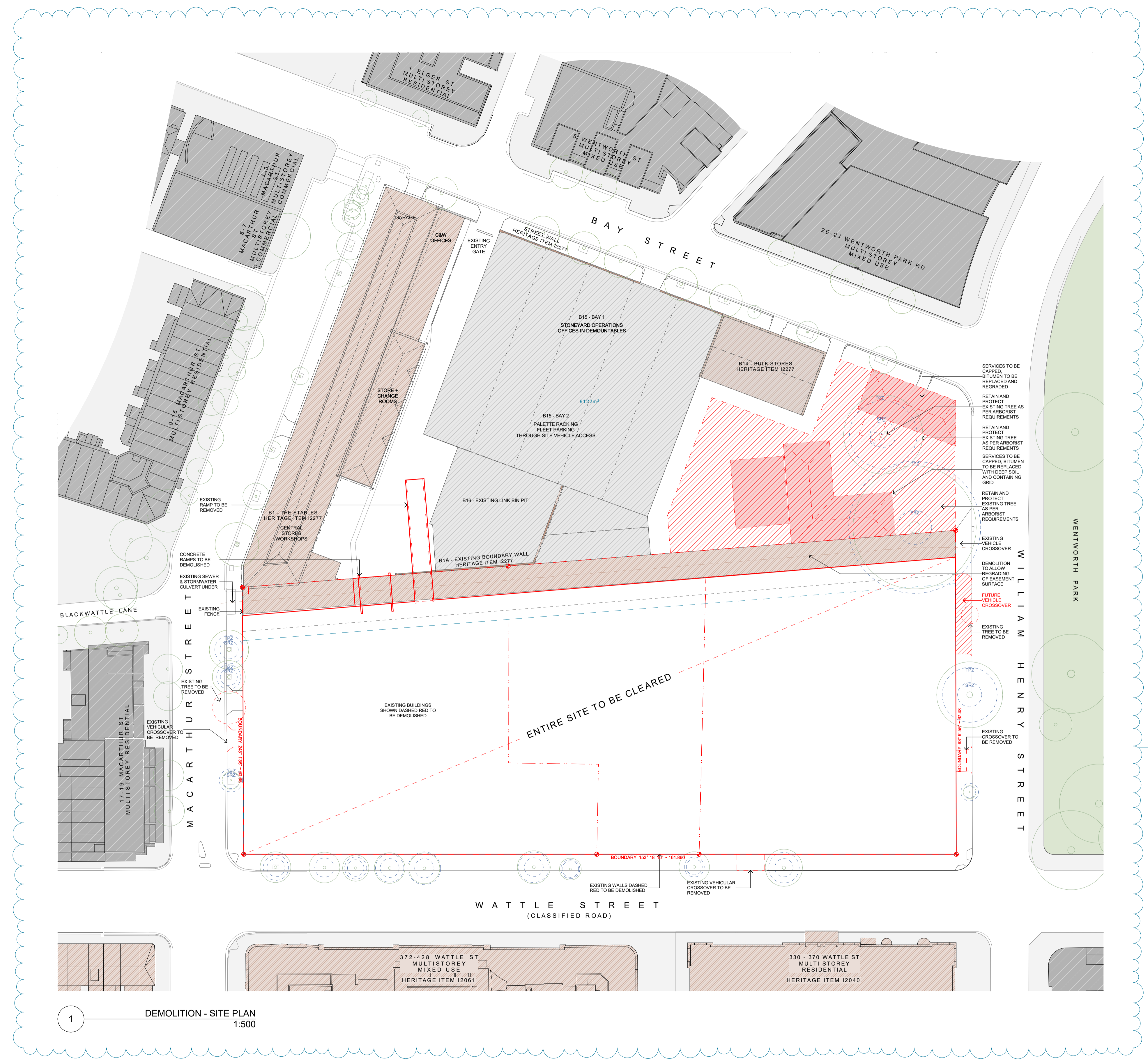
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Project:	BAY STREET EAST DEPOT
Site:	10-16 BAY STREET, ULTIMO
Client:	CITY OF SYDNEY
Scale:	AS SHOWN @ A1
Drawn By:	CC/BC/CW
Checked 1:	CCO
Checked 2:	JA
Approved:	AC

Architect:	Candalepas Associates Registration No. NSW 5773 Registration No. VIC 17978 Registration No. WA 2495 Registration No. ACT 2693 Registration No. QLD 5463 LV181 York Street, Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755
NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing:	SITE ANALYSIS PLAN
Job Number:	5998
Drawing Number:	DA-1000
Issue:	C

W  
B  
C  
118  
250  
200  
100  
50



1 DEMOLITION - SITE PLAN 1:500

NOTE - DEMOLITION PLAN RELATES TO STAGE 1 ONLY

LEGEND	
	EXISTING BUILDING
	HERITAGE BUILDING
	HERITAGE WALL
	CONCEPT ENVELOPE - INDUSTRIAL
	CONCEPT ENVELOPE - PARKING/PLANT
	CONCEPT ENVELOPE - WORKSHOP
	CONCEPT ENVELOPE - END OF TRIP
	TO BE DEMOLISHED
	PERMEABLE ZONE
	EXISTING TREE TO BE REMOVED
	EXISTING TREE TO BE RETAINED & PROTECTED
	PROPOSED TREE
	PROPOSED FLOOD PLANNING LEVEL

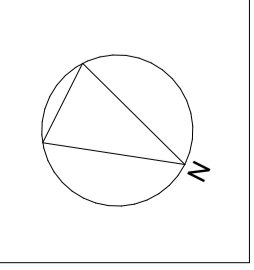
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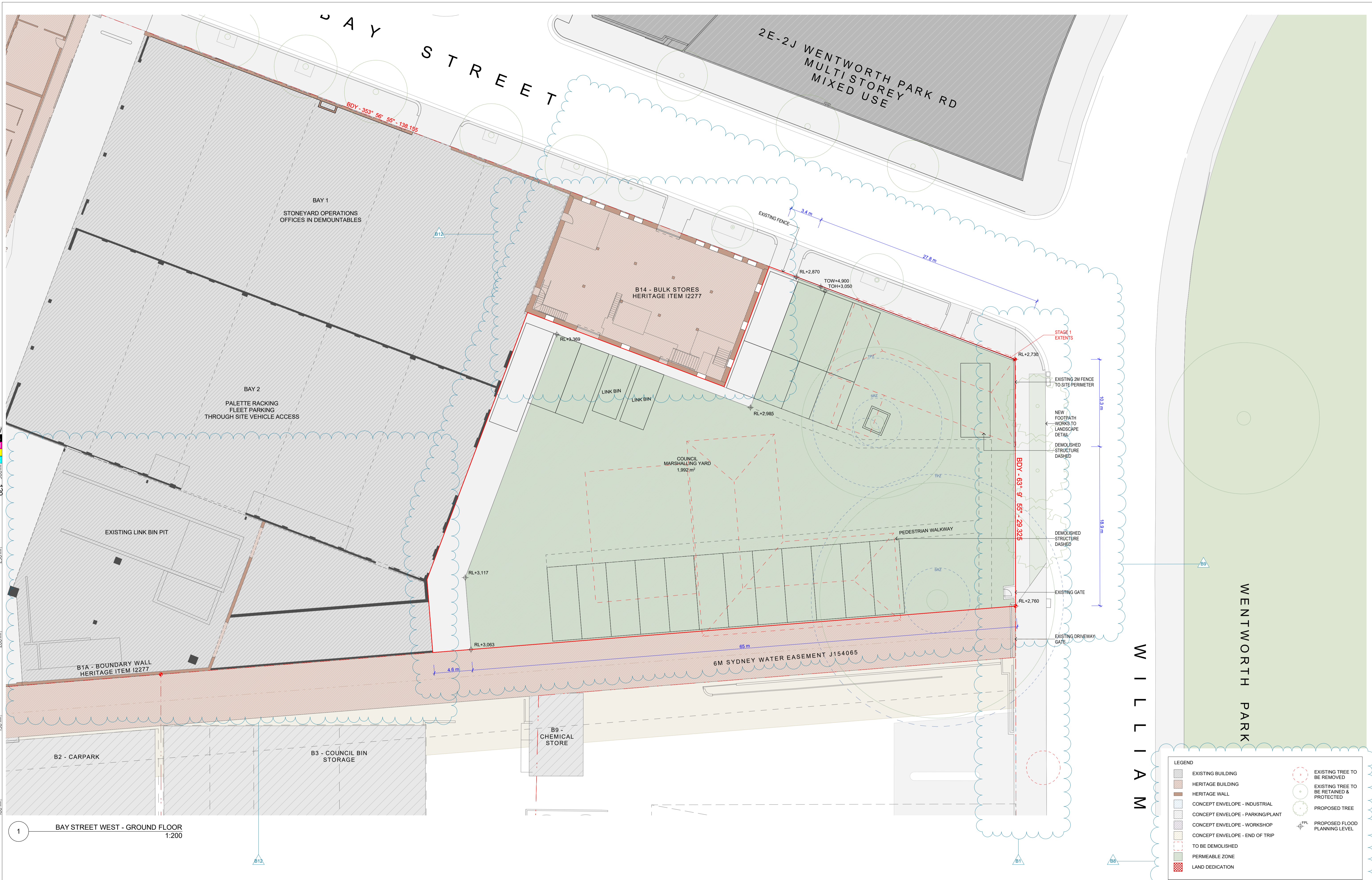
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Site:	10-16 BAY STREET, ULTIMO
Client:	CITY OF SYDNEY
Scale:	AS SHOWN @ A1
Drawn By:	CC/BC
Checked 1:	CCo
Checked 2:	A
Approved:	AC

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2495  
Registration No. ACT 2693  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing:	DEMOLITION - SITE PLAN
Job Number:	5998
Drawing Number:	DA-1001
Issue:	C

Print Date: Tuesday, 30 September 2025, 3:08 PM





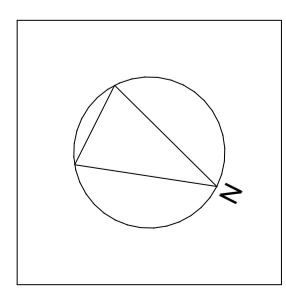
1 BAY STREET WEST - GROUND FLOOR  
1:200

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DRAWING ORIGINAL SIZE A1

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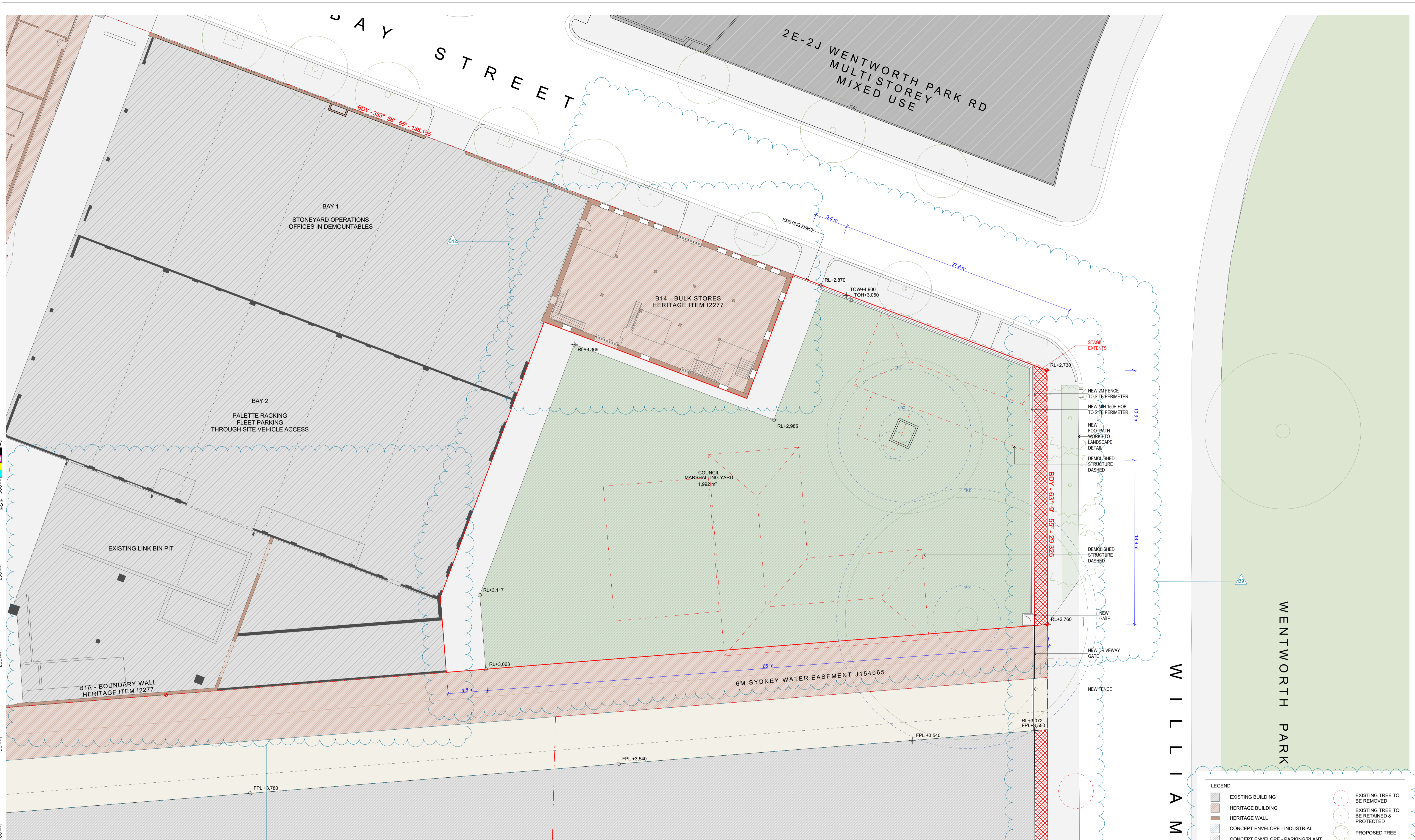


Project: BAY STREET EAST DEPOT	Client: CITY OF SYDNEY
Site: 10-16 BAY STREET, ULTIMO	Scale: AS SHOWN @ A1
Drawn By: CC/BC/CW	Checked 1: CCO
Checked 2: JA	Approved: AC

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2495  
Registration No. ACT 2693  
Registration No. QLD 5463  
1/181 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: BAY STREET WEST - GROUND FLOOR STAGE 1	Job Number: 5998
Drawing Number: DA-1003	Issue: C

FOR DEVELOPMENT APPLICATION ONLY



1 BAY STREET WEST - GROUND FLOOR  
1:200

LEGEND	
[Pattern]	EXISTING BUILDING
[Pattern]	HERITAGE BUILDING
[Pattern]	HERITAGE WALL
[Pattern]	CONCEPT ENVELOPE - INDUSTRIAL
[Pattern]	CONCEPT ENVELOPE - PARKING/PLANT
[Pattern]	CONCEPT ENVELOPE - WORKSHOP
[Pattern]	CONCEPT ENVELOPE - END OF TRIP
[Pattern]	TO BE DEMOLISHED
[Pattern]	PERMEABLE ZONE
[Pattern]	LAND DEDICATION
[Symbol]	EXISTING TREE TO BE REMOVED
[Symbol]	EXISTING TREE TO BE RETAINED & PROTECTED
[Symbol]	PROPOSED TREE
[Symbol]	PROPOSED FLOOD PLANNING LEVEL

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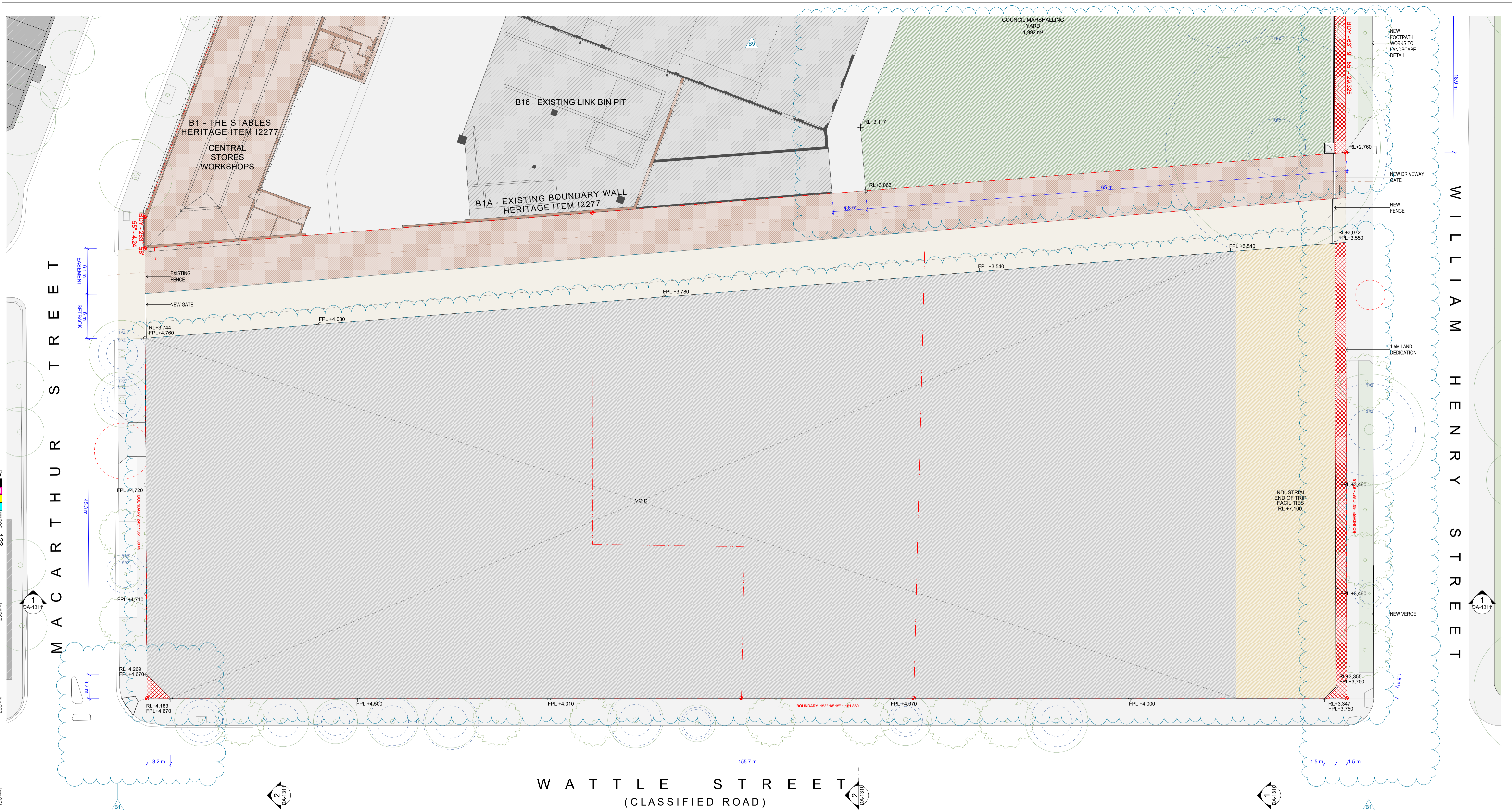
Project:	BAY STREET EAST DEPOT
Site:	10-16 BAY STREET, ULTIMO
Client:	CITY OF SYDNEY
Scale:	AS SHOWN @ A1
Drawn By:	CC/BC/CW
Checked 1:	CCO
Checked 2:	JA
Approved:	AC

Architect:	Candalepas Associates Registration No. NSW 5773 Registration No. VIC 17978 Registration No. WA 2495 Registration No. ACT 2693 Registration No. QLD 5463 1/181 York Street, Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755
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NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing:	BAY STREET WEST - GROUND FLOOR
Stage:	STAGE 2
Job Number:	5998
Drawing Number:	DA-1004
Issue:	C

Print Date: Tuesday, 30 September 2025, 3:08 PM





**372-428 WATTLE ST**  
MULTISTOREY  
MIXED USE

**330 - 370 WATTLE ST**  
MULTI STOREY  
RESIDENTIAL

**LEGEND**

- EXISTING BUILDING
- HERITAGE BUILDING
- HERITAGE WALL
- CONCEPT ENVELOPE - INDUSTRIAL
- CONCEPT ENVELOPE - PARKING/PLANT
- CONCEPT ENVELOPE - WORKSHOP
- CONCEPT ENVELOPE - END OF TRIP
- TO BE DEMOLISHED
- PERMEABLE ZONE
- LAND DEDICATION
- EXISTING TREE TO BE REMOVED
- EXISTING TREE TO BE RETAINED & PROTECTED
- PROPOSED TREE
- PROPOSED FLOOD PLANNING LEVEL

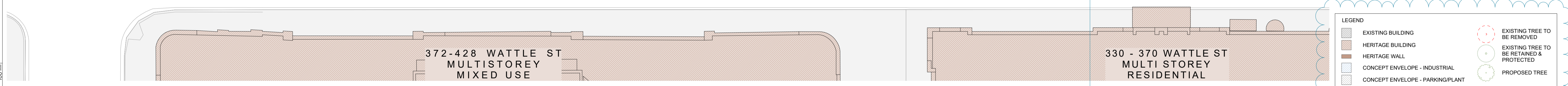
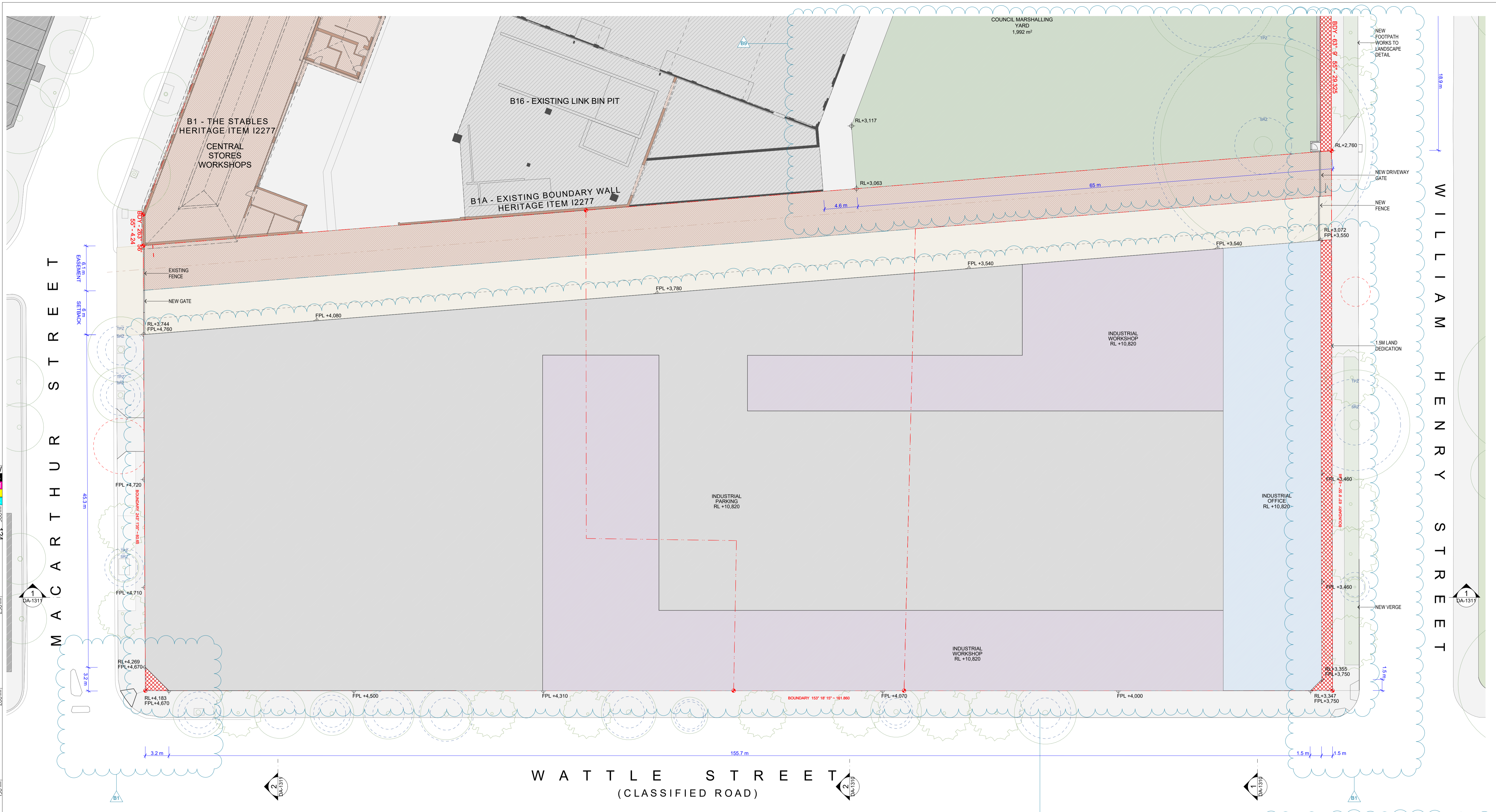
**BUILDING ENVELOPE - L1**  
1:250

**FOR DEVELOPMENT APPLICATION ONLY**

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Job Number: 5998  
Drawing Number: DA-1006  
Issue: C

<p>Project: BAY STREET EAST DEPOT</p> <p>Site: 10-16 BAY STREET, ULTIMO</p> <p>Client: CITY OF SYDNEY</p>	<p>Architect: Candalepas Associates Registration No. NSW 5773 Registration No. VIC 17978 Registration No. WA 2405 Registration No. ACT 2603 Registration No. QLD 5463</p> <p>L1/81 York Street, Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755</p>	<p>Drawn By: CC/BC/CW Checked 1: CC Checked 2: JA Approved: AC</p>	<p>Copyright © This document is the property of Angelo Candalepas and Associates Pty Limited. No reproduction of this document is permitted without written permission of the owner. This document shall only be used for the purpose for which it was commissioned. Unauthorised use of this document is prohibited.</p>	<table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td>C</td> <td>30/09/2025</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> <tr> <td>B</td> <td>27/06/2025</td> <td>REVISED FOR SUBMISSION</td> </tr> <tr> <td>A</td> <td>24/03/2025</td> <td>ISSUED FOR CONSTRUCTION</td> </tr> </table>	NO.	DATE	DESCRIPTION	C	30/09/2025	ISSUED FOR CONSTRUCTION	B	27/06/2025	REVISED FOR SUBMISSION	A	24/03/2025	ISSUED FOR CONSTRUCTION
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1 BUILDING ENVELOPE - LEVEL 2  
1:250

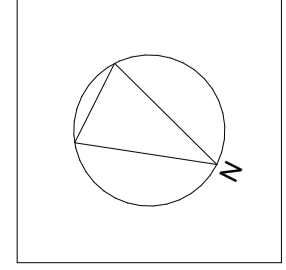
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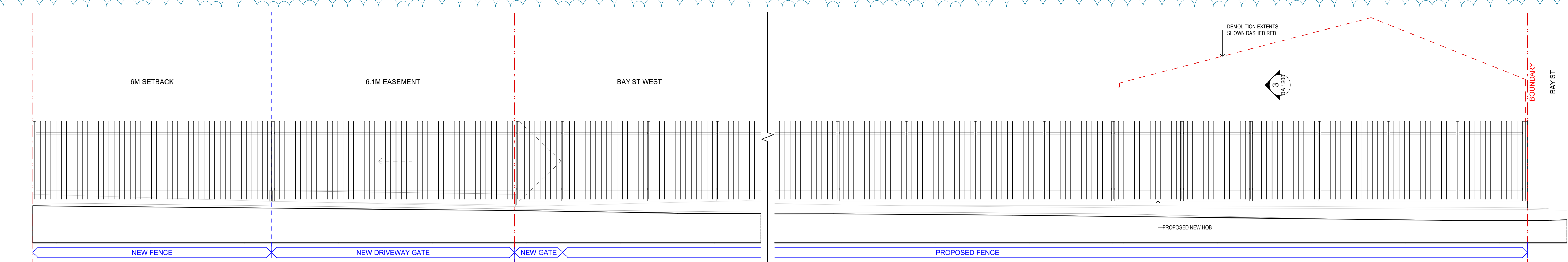


Project:	BAY STREET EAST DEPOT
Site:	10-16 BAY STREET, ULTIMO
Client:	CITY OF SYDNEY
Scale:	AS SHOWN @ A1
Drawn By:	CC/BC/CW
Checked 1:	CCo
Checked 2:	JA
Approved:	AC

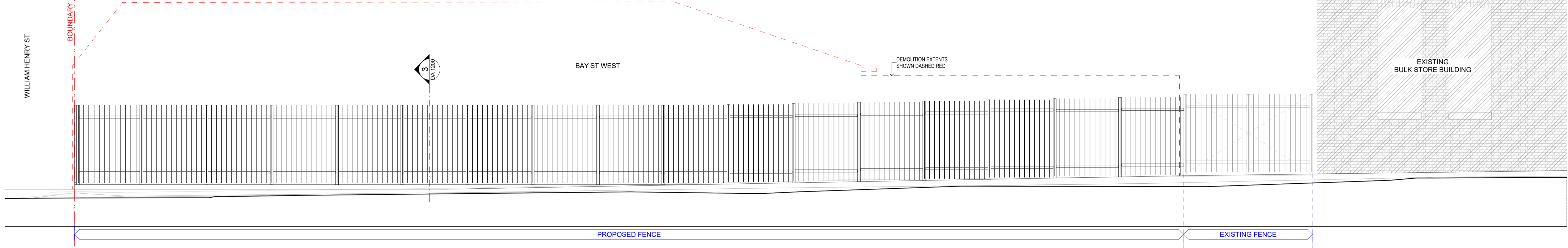
Architect:	Candalepas Associates Registration No. NSW 5773 Registration No. VIC 17978 Registration No. WA 2495 Registration No. ACT 2693 Registration No. QLD 5463 1/181 York Street, Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755
Job Number:	5998
Drawing Number:	DA-1007
Issue:	C



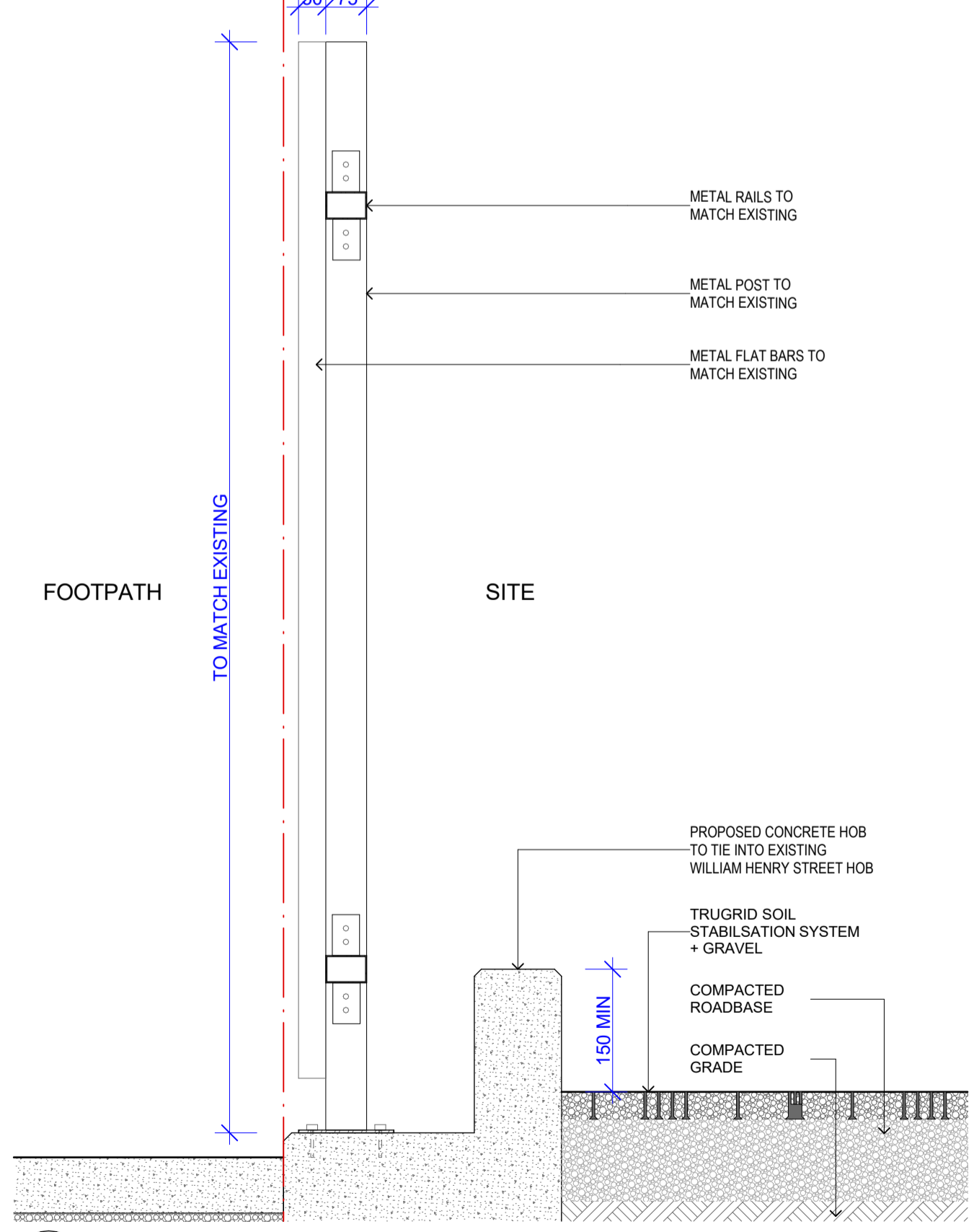
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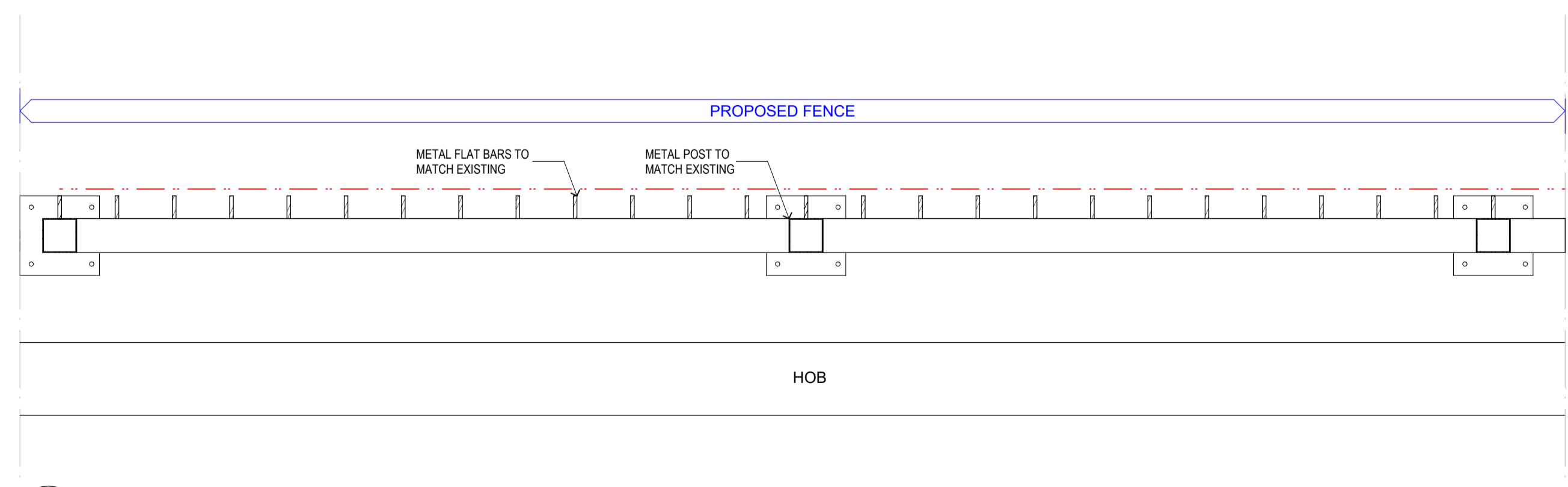
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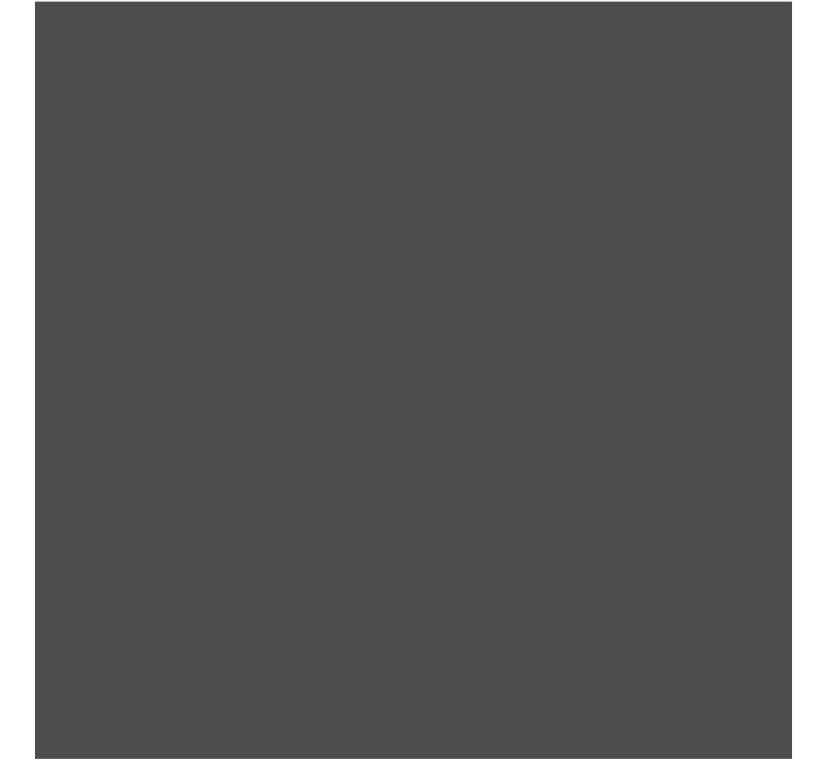
2 ENABLING WORKS NORTH ELEVATION 1:50



3 PROPOSED FENCE TYPICAL SECTION DETAIL 1:10



4 PROPOSED FENCE TYPICAL PLAN DETAIL 1:10



**MATERIALS & FINISHES**  
 LEDA SECURITY PROPRIETARY POWDERCOAT  
 BLACK FINISH TO MATCH EXISTING

**FOR DEVELOPMENT APPLICATION ONLY**

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DRAWING ORIGINAL SIZE A1

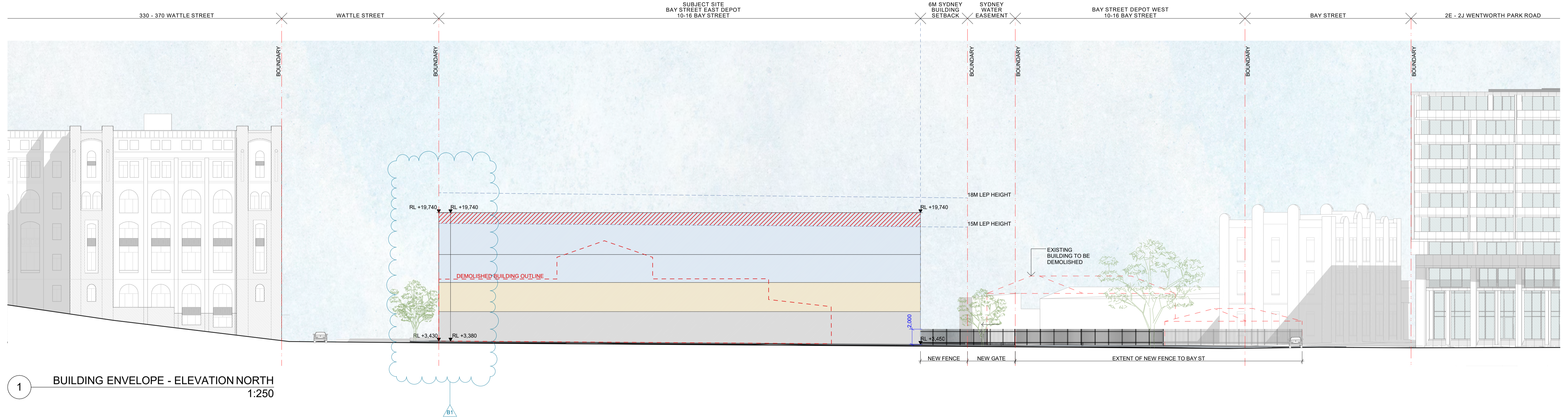
NO.	DATE	DESCRIPTION
C	30/09/2025	ISSUED FOR CONSTRUCTION
B	27/08/2025	ISSUED FOR SUBMISSION
A	24/03/2025	ISSUED FOR CONSTRUCTION

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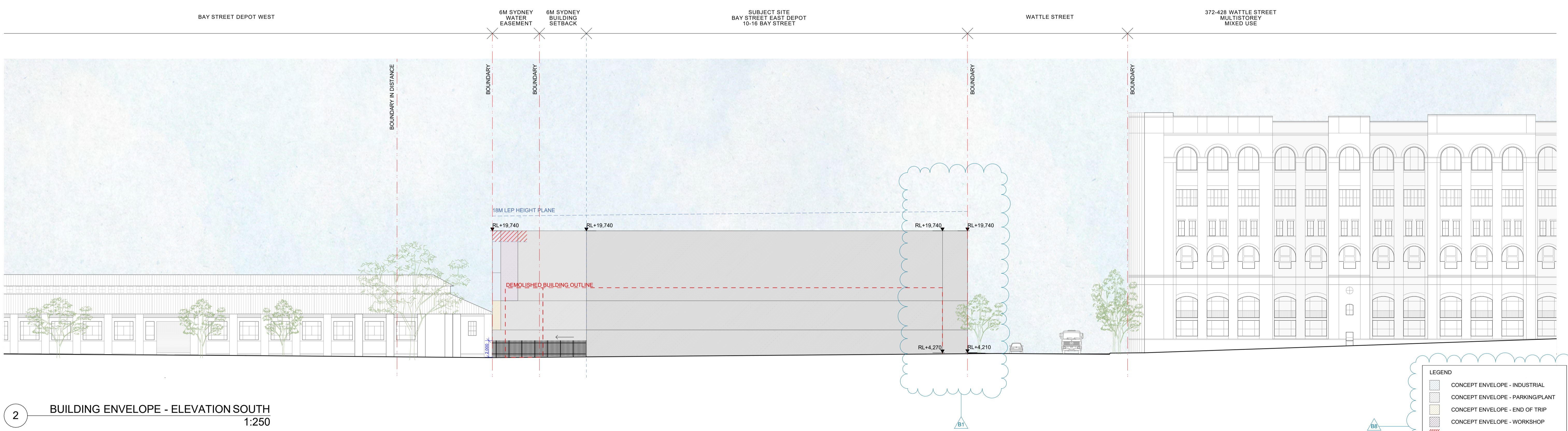
Project:	BAY STREET EAST DEPOT
Site:	10-16 BAY STREET, ULTIMO
Client:	CITY OF SYDNEY
Scale:	AS SHOWN @ A1
Drawn By:	CCu/CW
Checked 1:	CCu/CW
Checked 2:	JA
Approved:	AC

Architect:	Candalepas Associates
Registration No. NSW:	5773
Registration No. VIC:	17978
Registration No. WA:	2495
Registration No. ACT:	2693
Registration No. QLD:	5463
Address:	1/181 York Street, Sydney NSW 2000
Contact:	info@candalepas.com.au
Phone:	1.02.9283.7755

Drawing:	ELEVATIONS & FENCE DETAIL	Job Number:	5998
Drawing Number:	DA-1200	Issue:	C



1 BUILDING ENVELOPE - ELEVATION NORTH  
1:250



2 BUILDING ENVELOPE - ELEVATION SOUTH  
1:250

LEGEND	
[Blue hatched box]	CONCEPT ENVELOPE - INDUSTRIAL
[Light blue hatched box]	CONCEPT ENVELOPE - PARKING/PLANT
[Yellow hatched box]	CONCEPT ENVELOPE - END OF TRIP
[Orange hatched box]	CONCEPT ENVELOPE - WORKSHOP
[Red hatched box]	10% HEIGHT BONUS
[Red dashed line]	TO BE DEMOLISHED

FOR DEVELOPMENT APPLICATION ONLY

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DRAWING ORIGINAL SIZE A1

NO.	DATE	DESCRIPTION
C	30/09/2025	ISSUED FOR CONSTRUCTION
B	27/06/2025	REVISED FOR SUBMISSION
A	24/03/2025	ISSUED FOR CONSTRUCTION

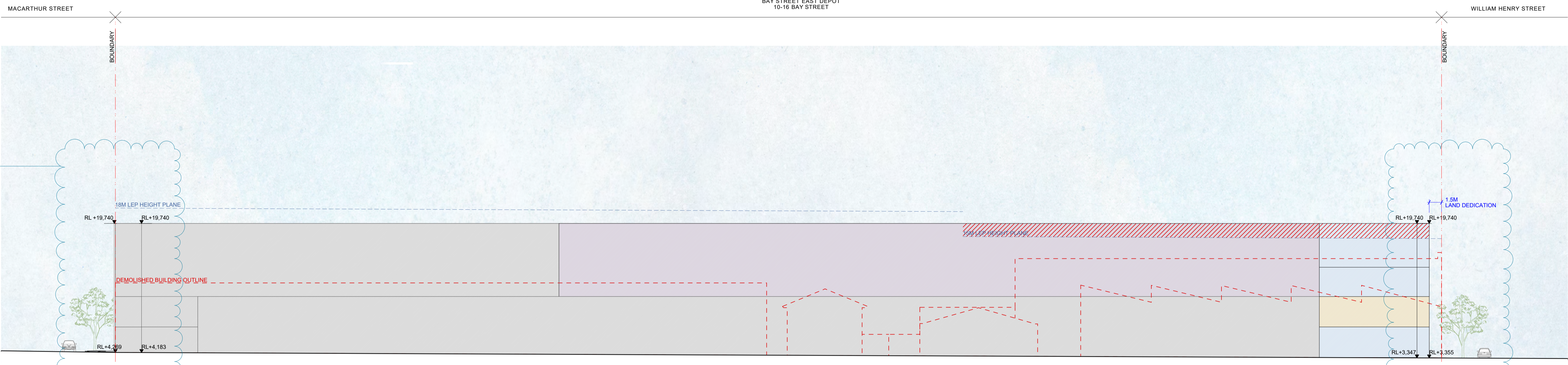
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Project: BAY STREET EAST DEPOT	Architect: Candalepas Associates Registration No. NSW 5713 Registration No. VIC 17978 Registration No. WA 2495 Registration No. ACT 2693 Registration No. QLD 5463
Site: 10-16 BAY STREET, ULTIMO	Client: CITY OF SYDNEY
Scale: AS SHOWN @ A1	Drawn By: CC/BC/CW
Checked 1: CCo	Checked 2: JA
Approved: AC	

Job Number: 5998	Issue: C
Drawing Number: DA-1300	

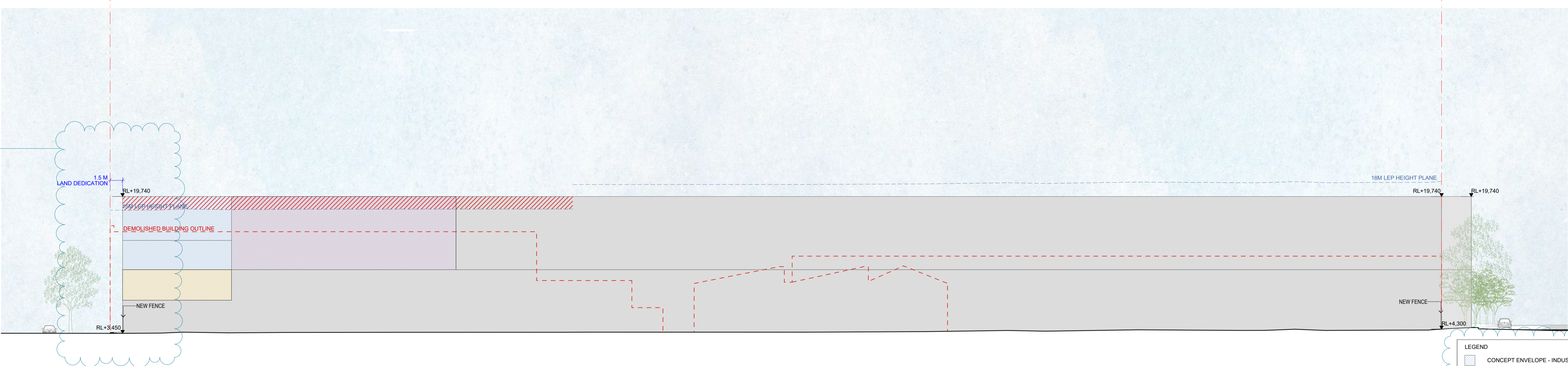
Print Date: Tuesday, 30 September 2025 3:08 PM

SUBJECT SITE  
BAY STREET EAST DEPOT  
10-16 BAY STREET



1 BUILDING ENVELOPE - ELEVATION EAST  
1:250

SUBJECT SITE  
BAY STREET EAST DEPOT  
10-16 BAY STREET



2 BUILDING ENVELOPE - ELEVATION WEST  
1:250

LEGEND	
[Blue hatched box]	CONCEPT ENVELOPE - INDUSTRIAL
[Light blue hatched box]	CONCEPT ENVELOPE - PARKING/PLANT
[Yellow hatched box]	CONCEPT ENVELOPE - END OF TRIP
[Purple hatched box]	CONCEPT ENVELOPE - WORKSHOP
[Red hatched box]	10% HEIGHT BONUS
[Red dashed line]	TO BE DEMOLISHED

FOR DEVELOPMENT APPLICATION ONLY

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DRAWING ORIGINAL SIZE A1

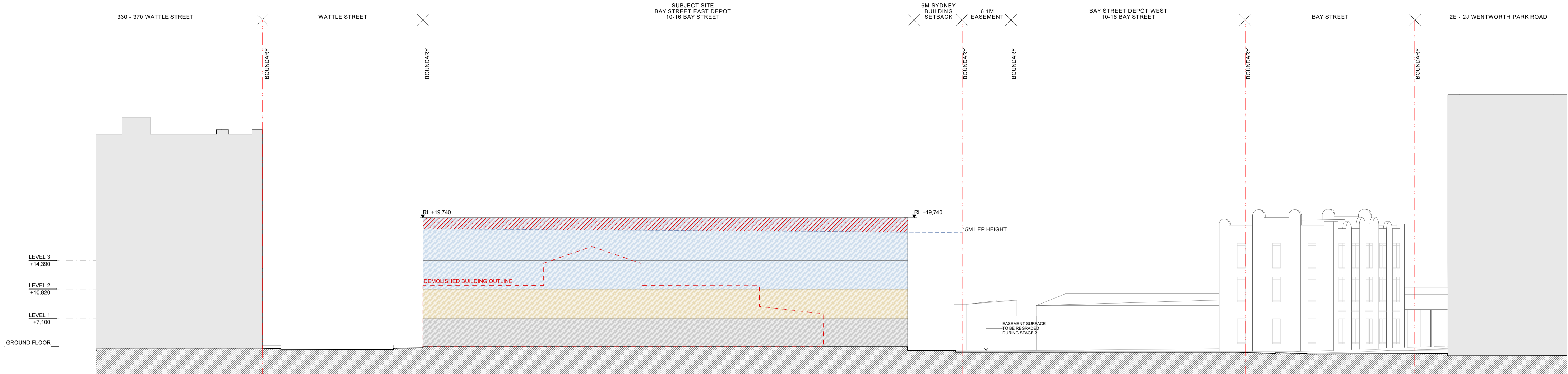
NO.	DATE	DESCRIPTION
C	30/09/2025	ISSUED FOR CONSTRUCTION
B	27/08/2025	REVISED FOR SUBMISSION
A	24/03/2024	ISSUED FOR CONSTRUCTION

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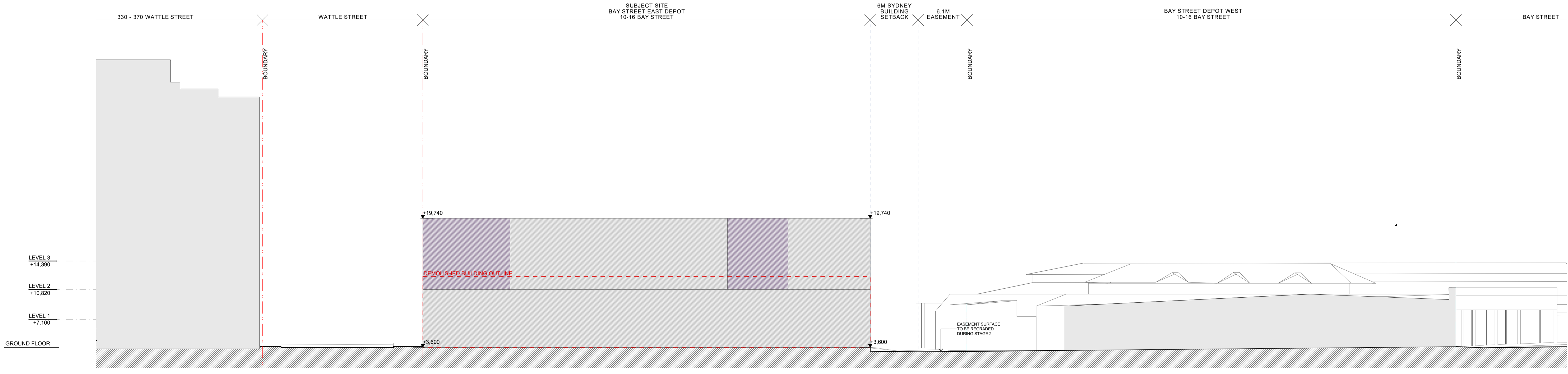
Project: BAY STREET EAST DEPOT	Drawn By: CC/BC/CW	Checked 1: CCo	Checked 2: JA	Approved: AC
Site: 10-16 BAY STREET, ULTIMO	Client: CITY OF SYDNEY			
Scale: AS SHOWN @ A1	Architect: Candalepas Associates Registration No. NSW 57 Registration No. VIC 172 Registration No. WA 240 Registration No. ACT 262 Registration No. QLD 54 1/181 York Street, Sydney info@candalepas.com.au T: 02 9283 7755			

Job Number: 5998	Issue: C
Drawing: BUILDING ENVELOPE - ELEVATION EAST + WEST	Drawing Number: DA-1301

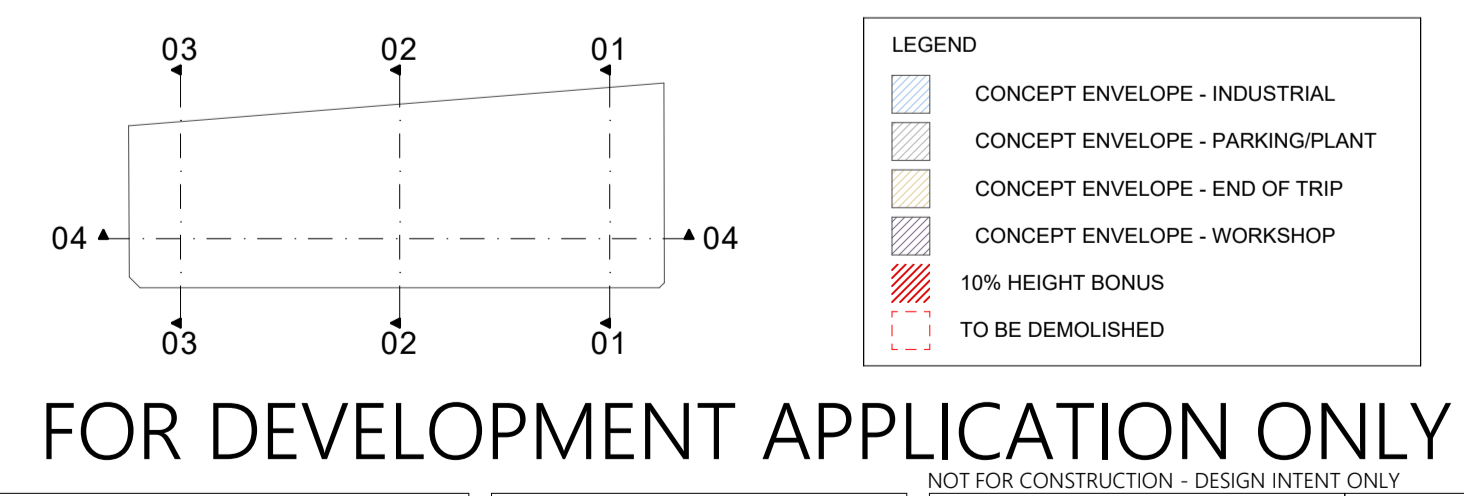
Print Date: Tuesday, 30 September 2025, 3:08 PM



1 BUILDING ENVELOPE - SECTION 01  
1:250



2 BUILDING ENVELOPE - SECTION 02  
1:250



FOR DEVELOPMENT APPLICATION ONLY

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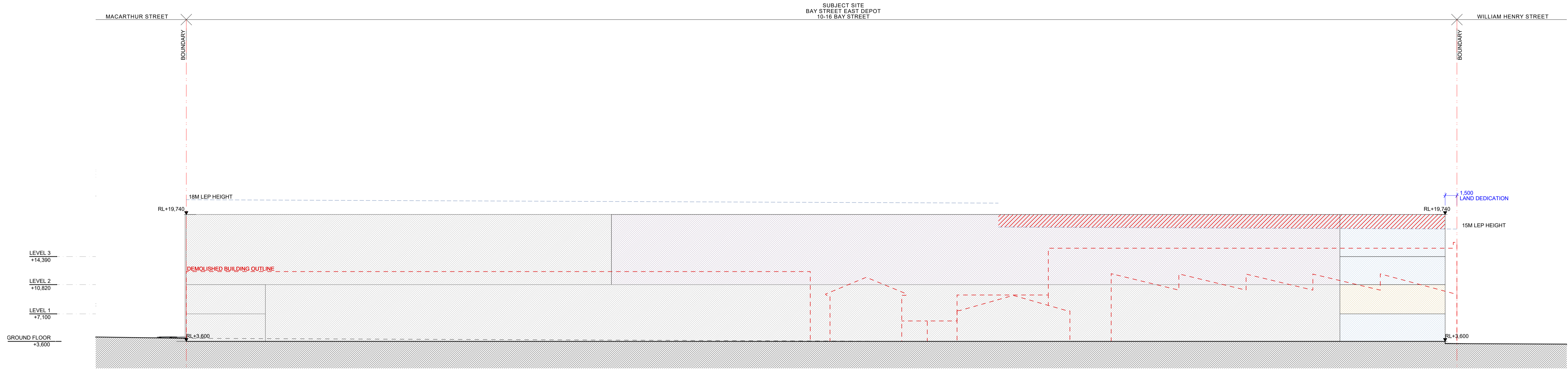
DRAWING ORIGINAL SIZE: A1

NO.	DATE	DESCRIPTION
C	30/09/2025	ISSUED FOR CONTRACT SUBMISSION
B	27/06/2025	REVISED FOR SUBMISSION
A	24/03/2025	ISSUED FOR CONTRACT SUBMISSION

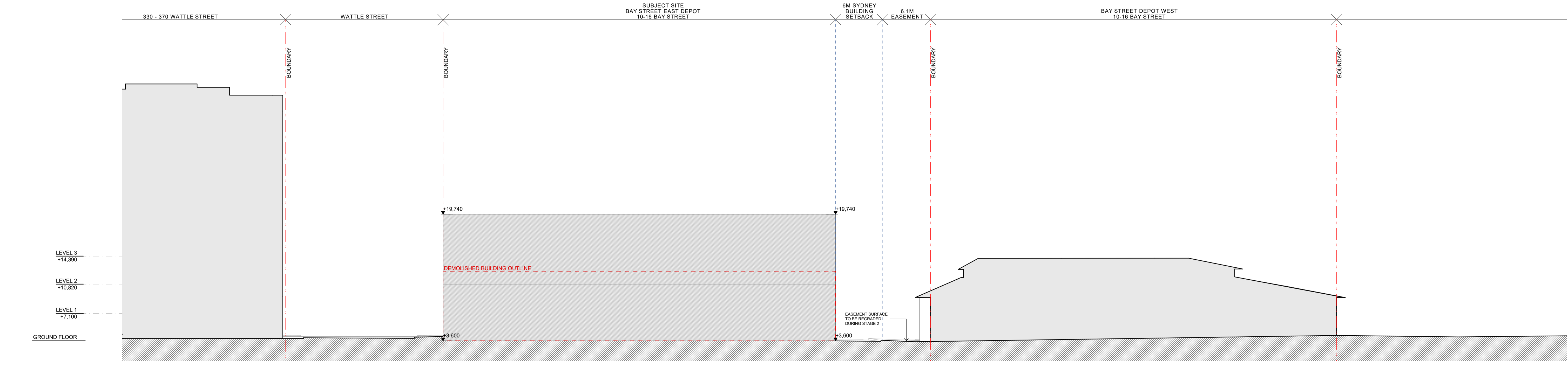
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Project: BAY STREET EAST DEPOT	Architect: Candalepas Associates Registration No. NSW 57 Registration No. VIC 175 Registration No. WA 240 Registration No. ACT 262 Registration No. QLD 54
Site: 10-16 BAY STREET, ULTIMO	Client: CITY OF SYDNEY
Scale: AS SHOWN @ A1	Drawn By: CC/BC/CW
Checked 1: CCo	Checked 2: JA
Approved: AC	Job Number: 5998
	Issue: C

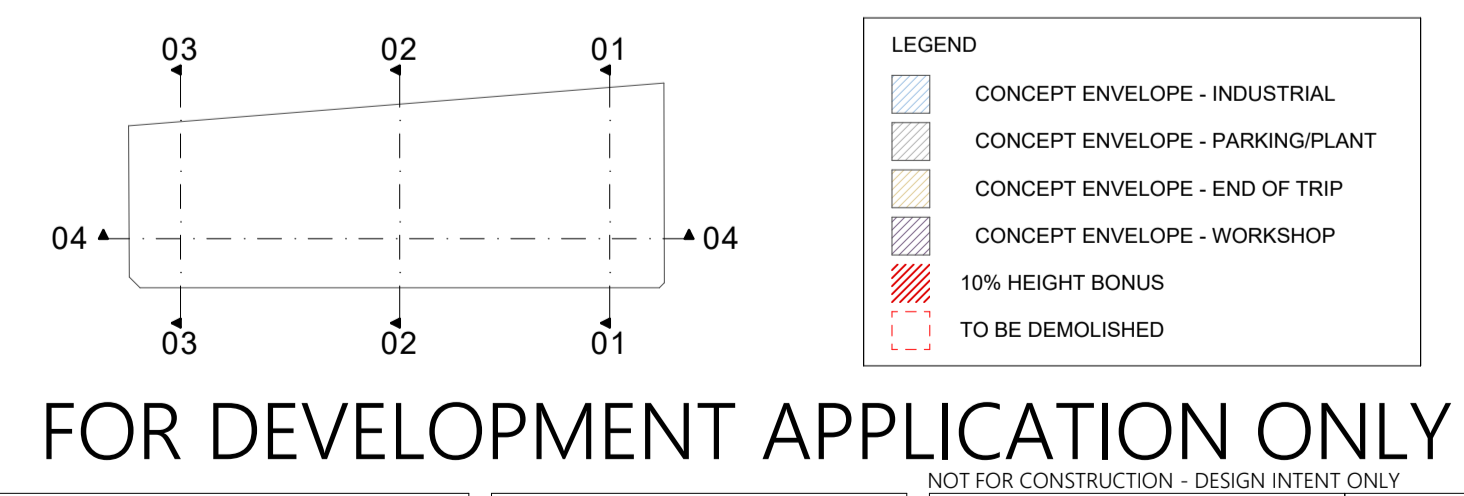
Architect: Candalepas Associates Registration No. NSW 57 Registration No. VIC 175 Registration No. WA 240 Registration No. ACT 262 Registration No. QLD 54	Job Number: 5998
Client: CITY OF SYDNEY	Issue: C
Scale: AS SHOWN @ A1	Architect: Candalepas Associates Registration No. NSW 57 Registration No. VIC 175 Registration No. WA 240 Registration No. ACT 262 Registration No. QLD 54
Drawn By: CC/BC/CW	Job Number: 5998
Checked 1: CCo	Issue: C
Checked 2: JA	
Approved: AC	



1 BUILDING ENVELOPE - SECTION 04  
1:250



2 BUILDING ENVELOPE - SECTION 03  
1:250



FOR DEVELOPMENT APPLICATION ONLY

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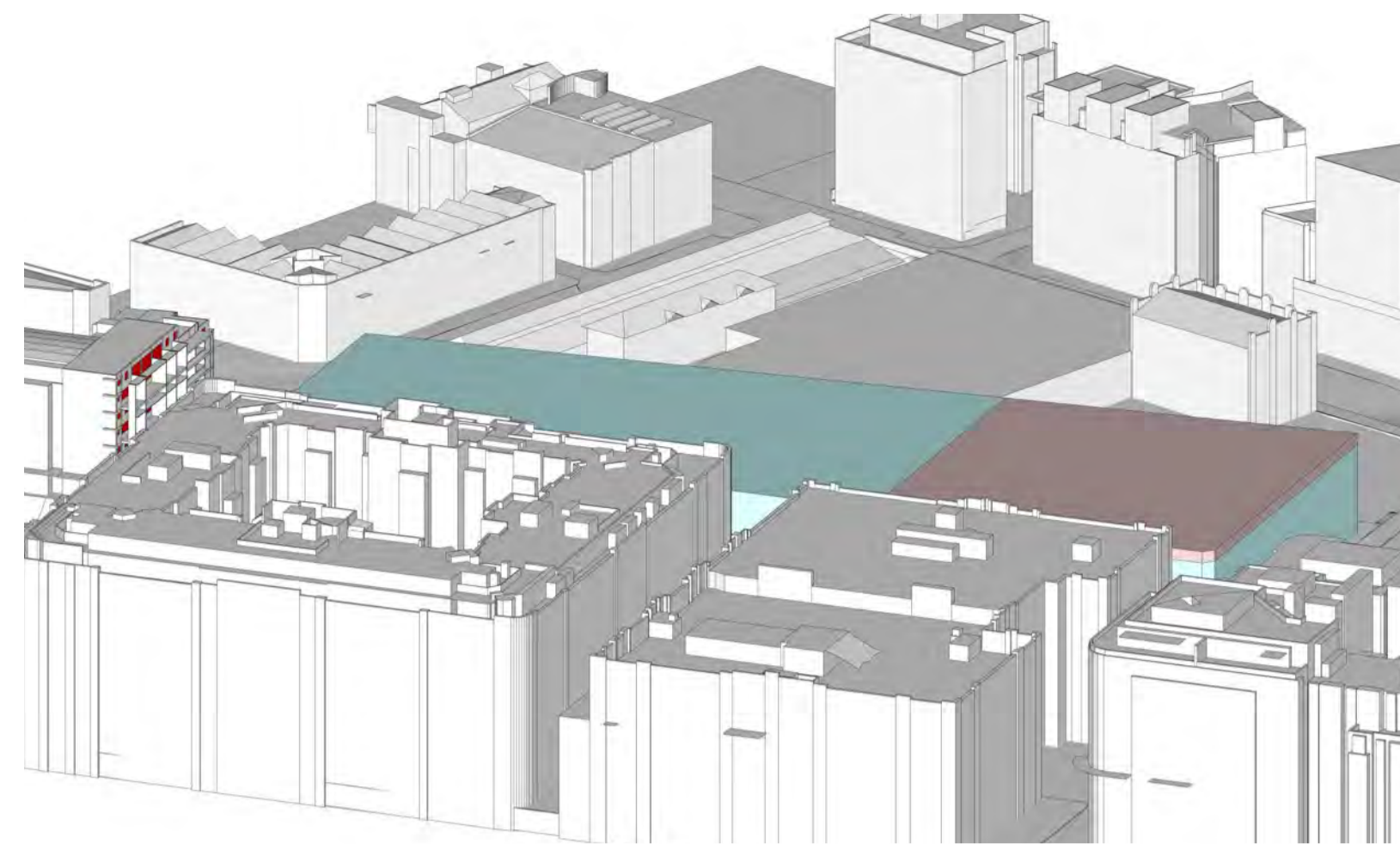
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C	30/09/2025	ISSUED FOR CONTRACT SUBMISSION
B	27/06/2025	REVISED FOR SUBMISSION
A	24/03/2025	ISSUED FOR CONTRACT SUBMISSION

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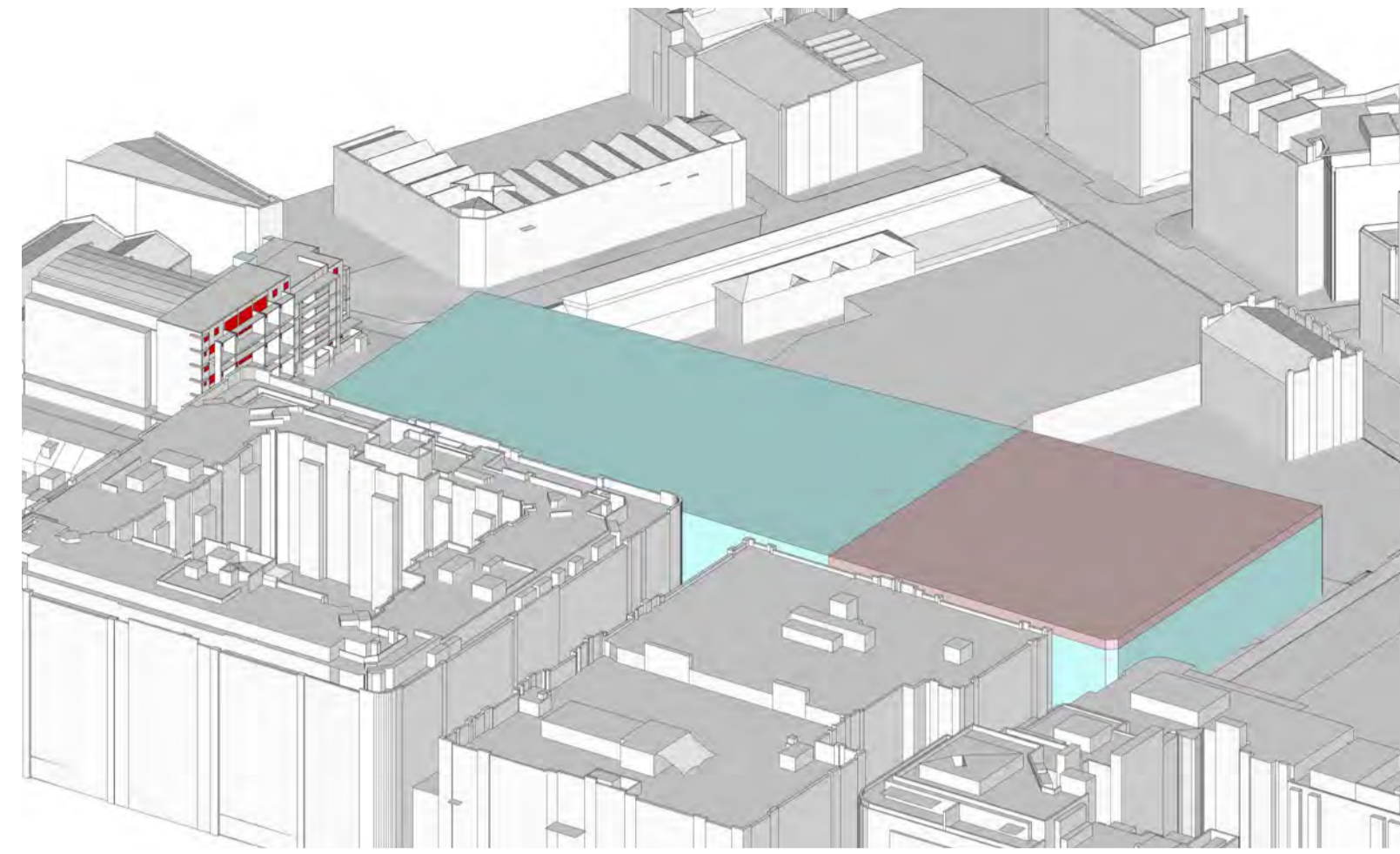
Project: BAY STREET EAST DEPOT	Architect: Candalepas Associates Registration No. NSW 57 Registration No. WA 240 Registration No. ACT 262 Registration No. QLD 544 1/181 York Street, Sydney info@candalepas.com.au T: 02 9283 7755
Site: 10-16 BAY STREET, ULTIMO	Client: CITY OF SYDNEY
Scale: AS SHOWN @ A1	Drawn By: CC/BC/CW
Checked 1: CCo	Checked 2: A
Approved: AC	

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Job Number: 5998	Issue: C
Drawing Number: DA-1311	

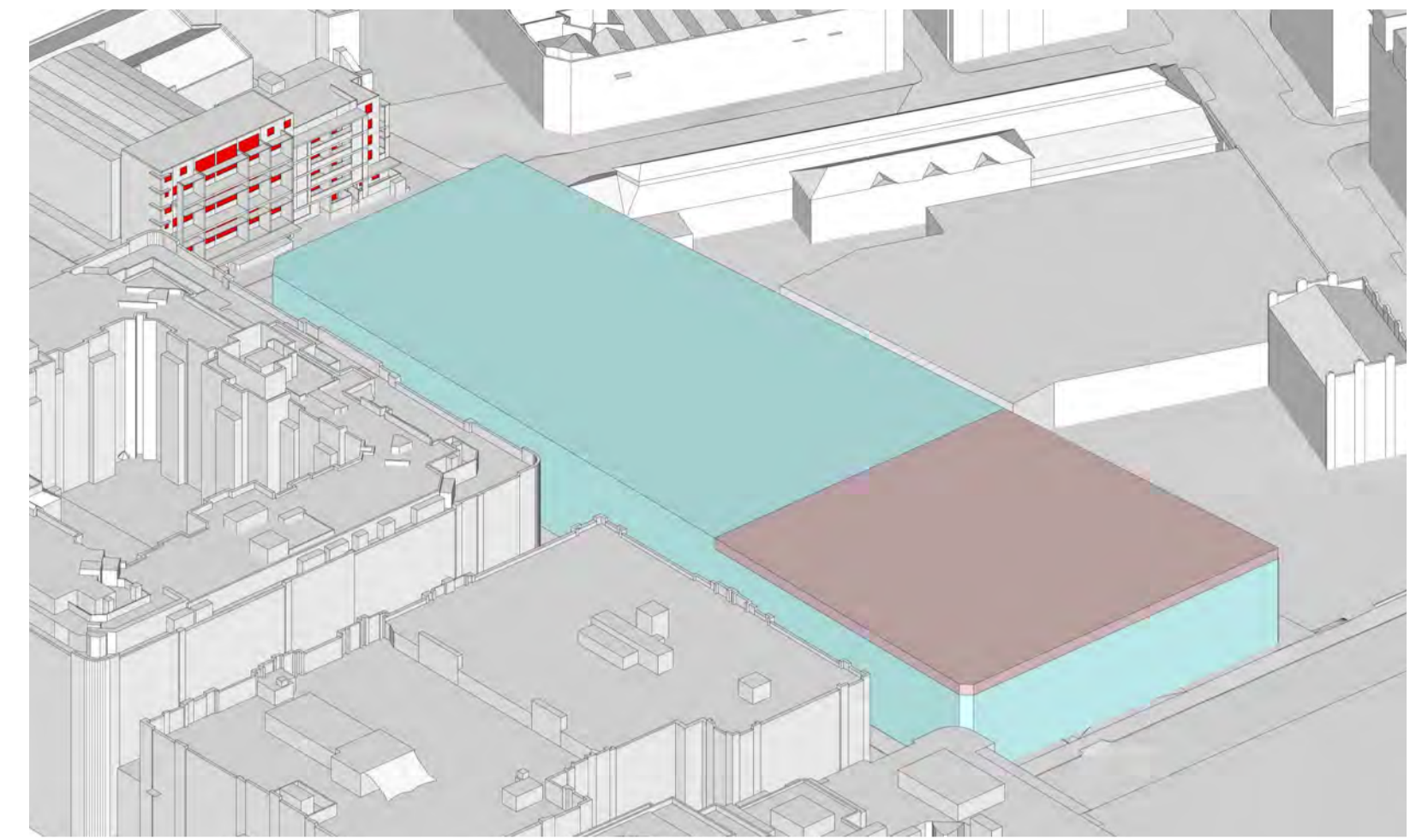




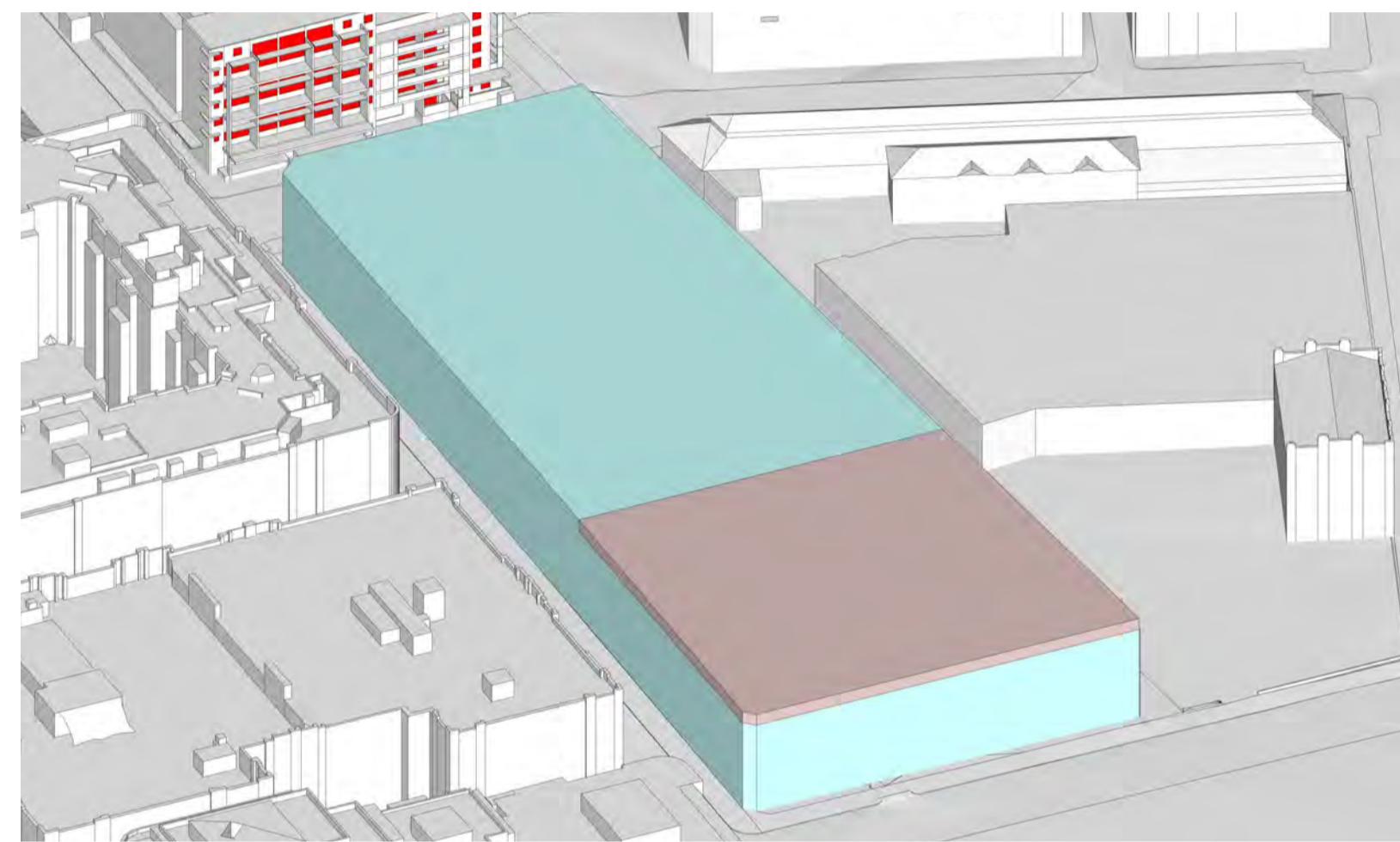
1 VIEW FROM THE SUN - 21 JUNE 9AM



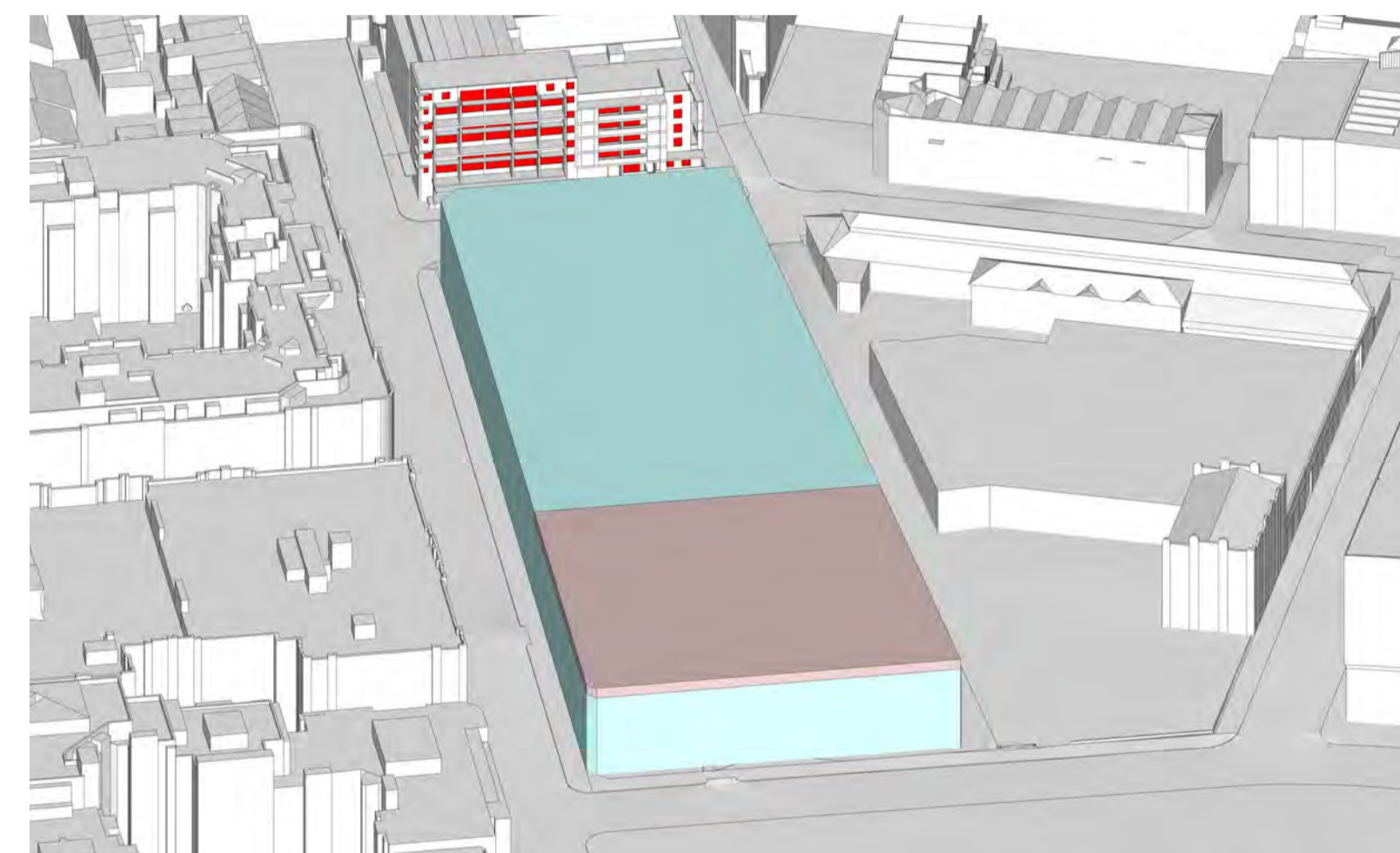
2 VIEW FROM THE SUN - 21 JUNE 10AM



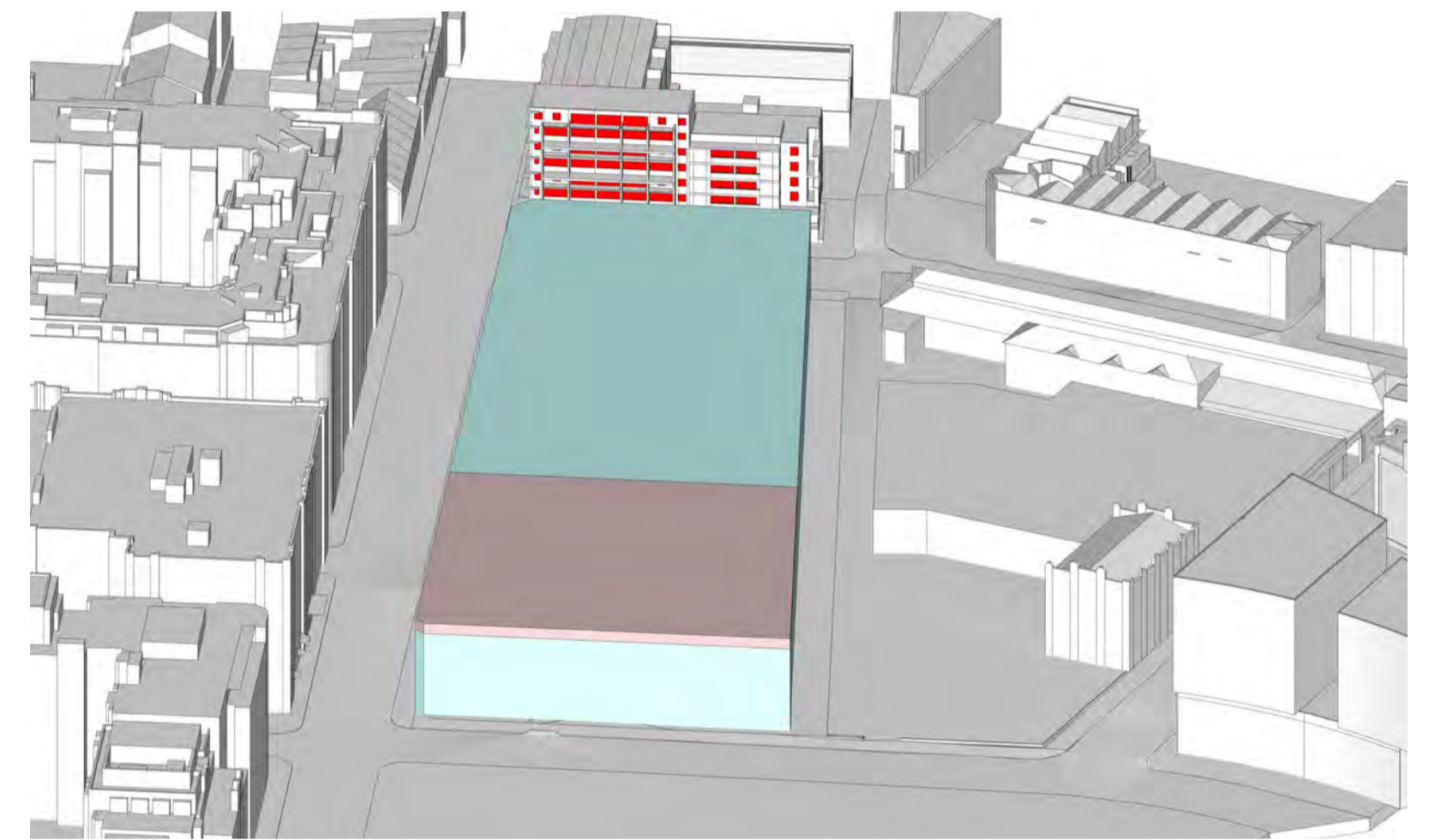
3 VIEW FROM THE SUN - 21 JUN 11AM



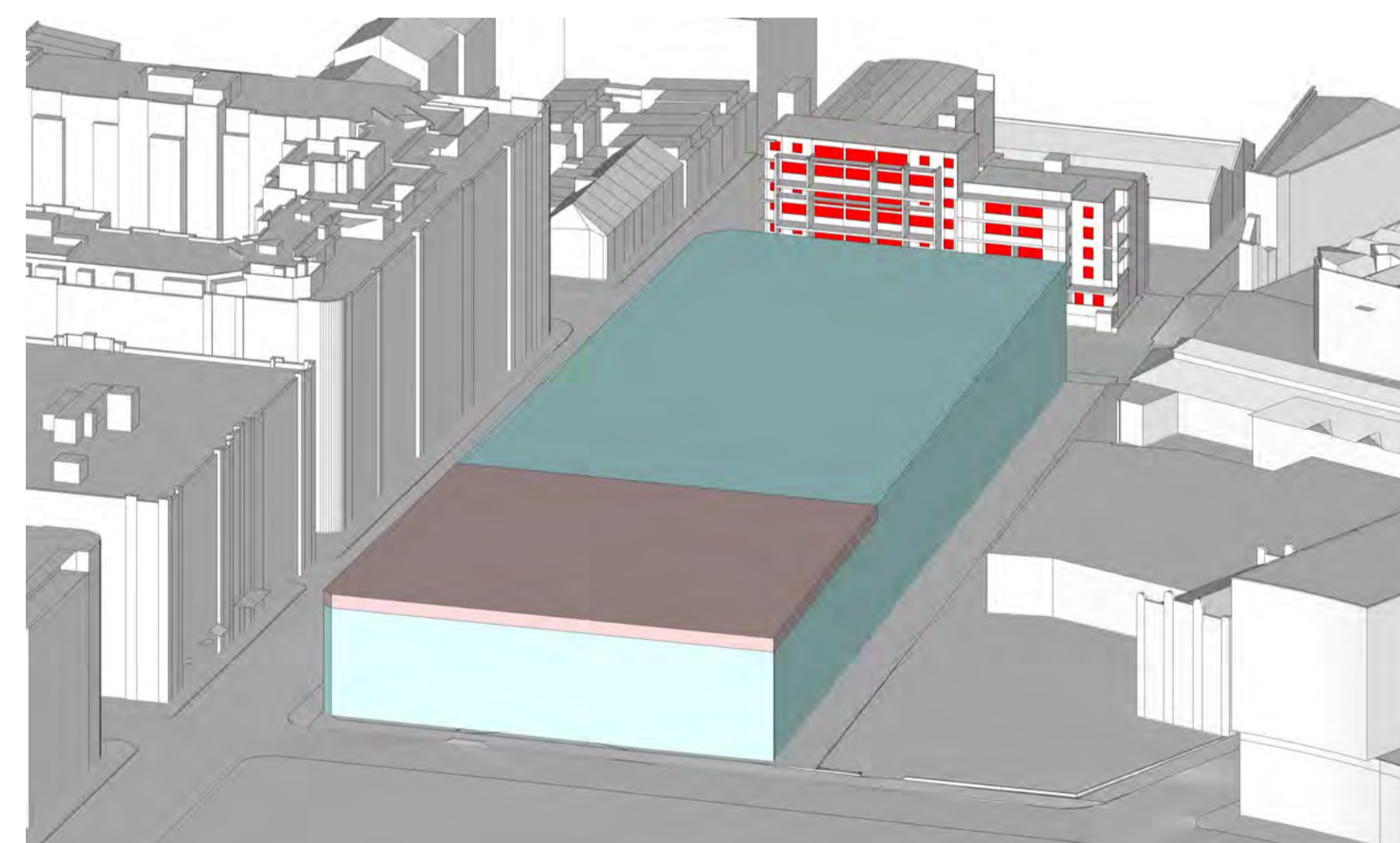
4 VIEW FROM THE SUN - 21 JUNE 12PM



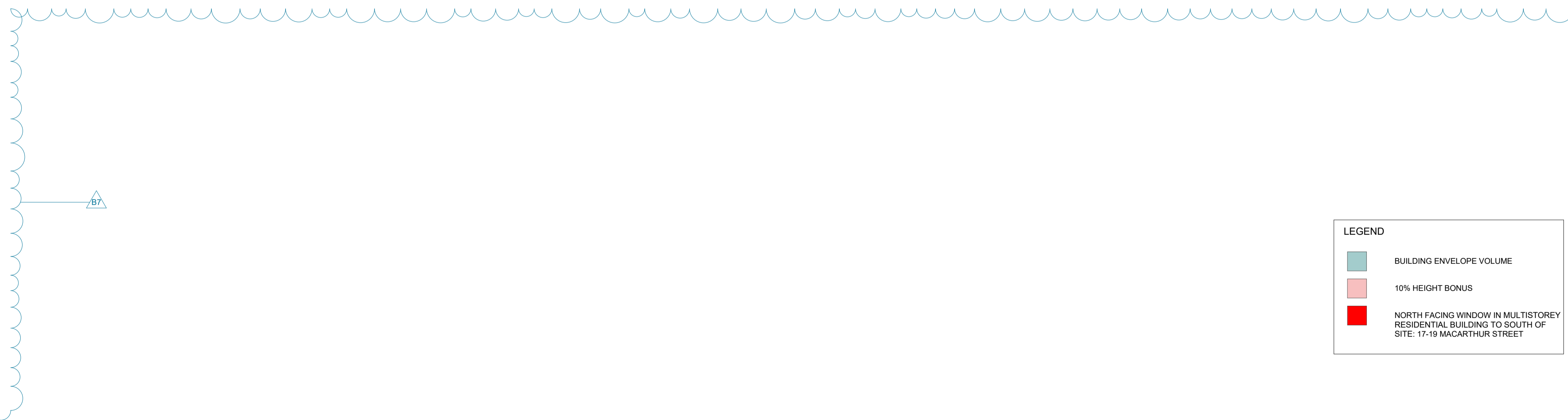
5 VIEW FROM THE SUN - 21 JUNE 1PM



6 VIEW FROM THE SUN - 21 JUN 2PM



7 VIEW FROM THE SUN - 21 JUNE 3PM



LEGEND	
<span style="color: lightblue;">■</span>	BUILDING ENVELOPE VOLUME
<span style="color: red;">■</span>	10% HEIGHT BONUS
<span style="color: red;">■</span>	NORTH FACING WINDOW IN MULTISTOREY RESIDENTIAL BUILDING TO SOUTH OF SITE: 17-19 MACARTHUR STREET

50mm  
100mm  
150mm  
200mm  
250mm  
300mm  
350mm  
400mm  
450mm  
500mm  
550mm  
600mm  
650mm  
700mm  
750mm  
800mm  
850mm  
900mm  
950mm  
1000mm

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DRAWING ORIGINAL SIZE: A1

NO.	DATE	DESCRIPTION
C	30/09/2023	ISSUED FOR COUNCIL SUBMISSION
B	27/06/2023	REVISED FOR COUNCIL SUBMISSION
A	24/03/2023	ISSUED FOR COUNCIL SUBMISSION

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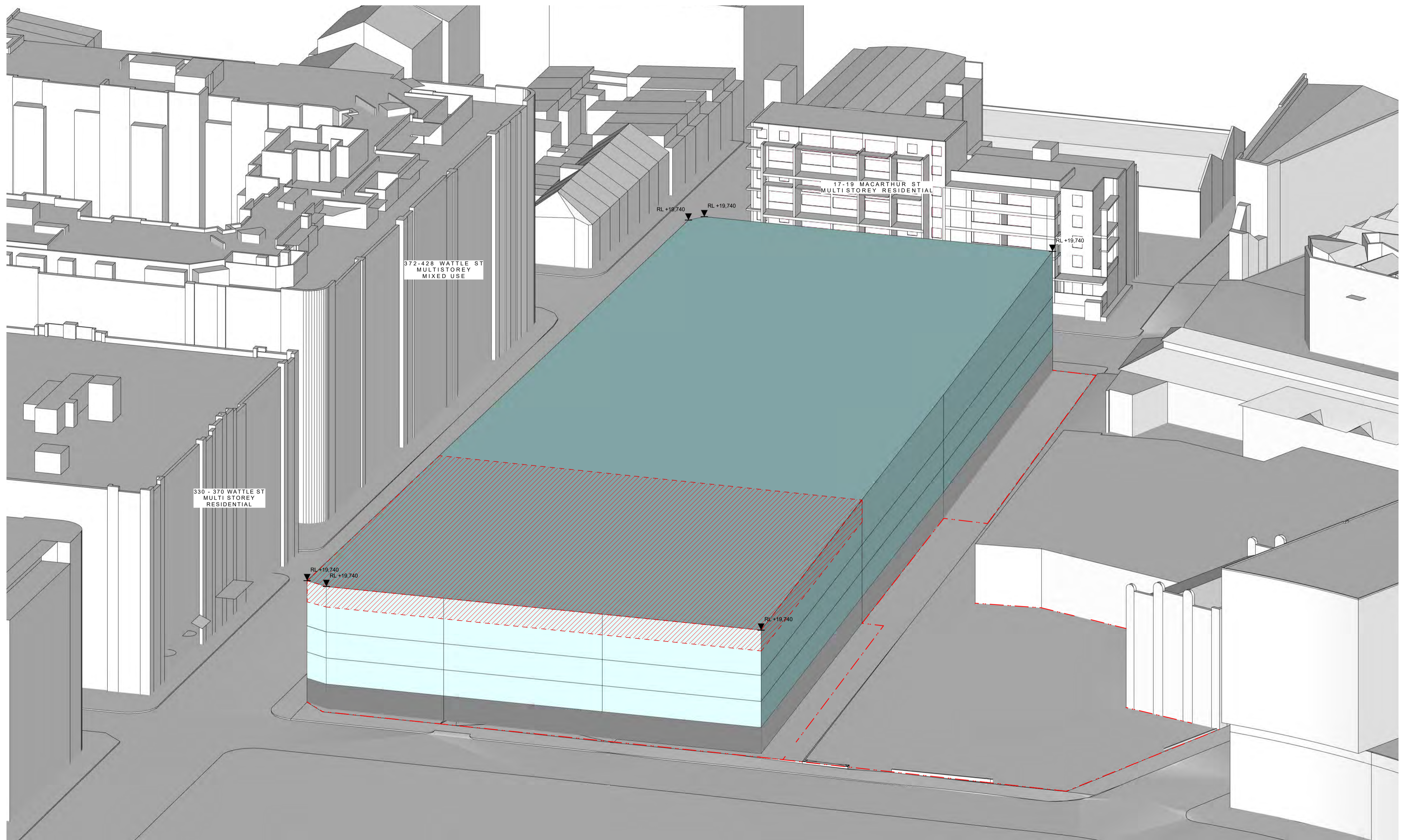
Project:	BAY STREET EAST DEPOT
Site:	10-16 BAY STREET, ULTIMO
Client:	CITY OF SYDNEY
Scale:	AS SHOWN @ A1
Drawn By:	CC/BC
Checked 1:	CCo
Checked 2:	JA
Approved:	AC

Architect:  
**Candalepas Associates**  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2495  
Registration No. ACT 2693  
Registration No. QLD 5463  
1/181 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Job Number:	5998
Issue:	C
Drawing Number:	DA-1652

**FOR DEVELOPMENT APPLICATION ONLY**

Print Date: Tuesday, 30 September 2023, 3:08 PM



1 ENVELOPE MASSING

**LEGEND**

- CONCEPT ENVELOPE - MASSING
- 10% HEIGHT BONUS

W  
 B  
 C  
 100m  
 50m  
 200m  
 150m  
 100m  
 50m

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DRAWING ORIGINAL SIZE: A1

NO.	DATE	DESCRIPTION
C	16/09/2025	ISSUED FOR CONCEPT SUBMISSION
B	27/06/2025	REVISED FOR CONCEPT SUBMISSION
A	24/03/2025	ISSUED FOR CONCEPT SUBMISSION

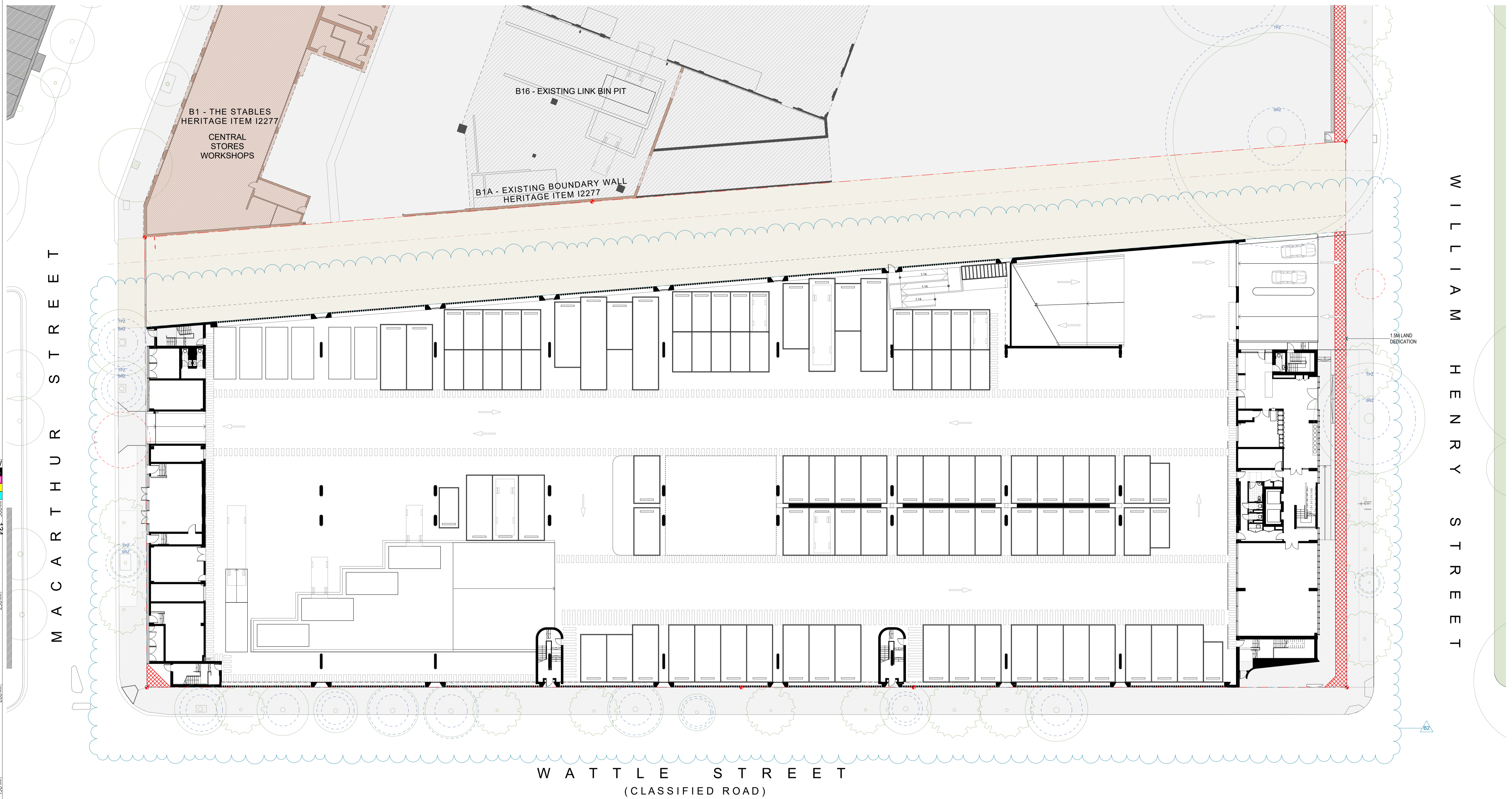
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Project: BAY STREET EAST DEPOT	Drawn By: CC/BC	Checked 1: CCo	Checked 2: JA	Approved: AC
Site: 10-16 BAY STREET, ULTIMO	Client: CITY OF SYDNEY			
Scale: AS SHOWN @ A1	Architect: Candalepas Associates Registration No. NSW 5773 Registration No. VIC 17978 Registration No. WA 2495 Registration No. ACT 2693 Registration No. QLD 5463 11/81 York Street, Sydney NSW 2000 info@candalepas.com.au T: 02 9283 7755			

**FOR DEVELOPMENT APPLICATION ONLY**

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: ENVELOPE MASSING	Job Number: 5998
Drawing Number: DA-1700	Issue: C

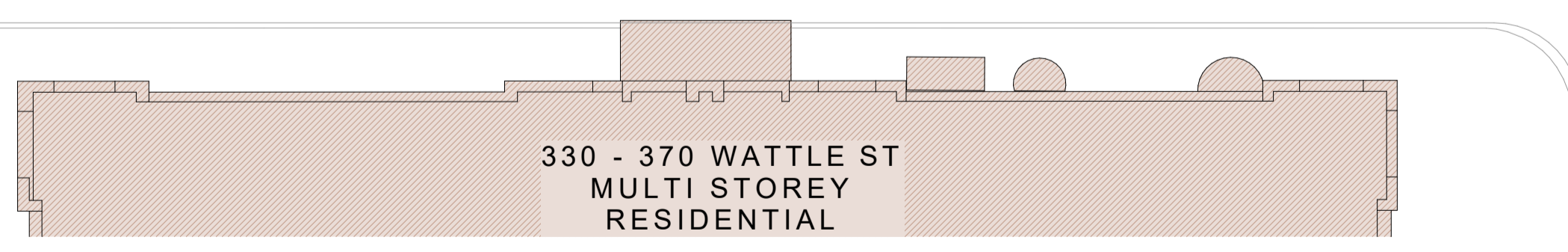
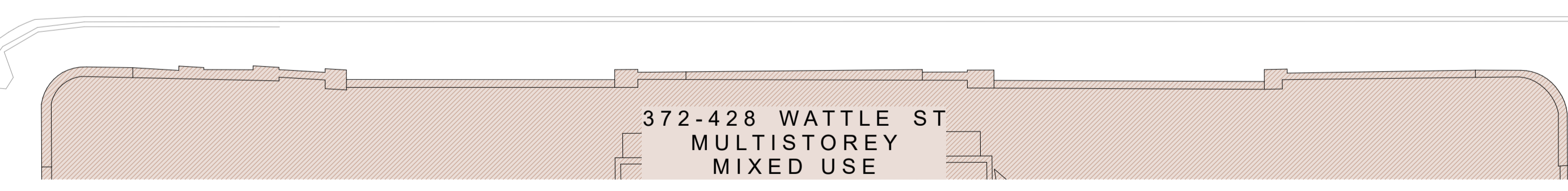
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M A C A R T H U R S T R E E T

W I L L I A M H E N R Y S T R E E T

W A T T L E S T R E E T  
(CLASSIFIED ROAD)

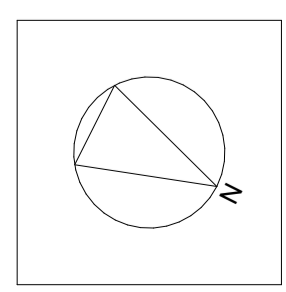


GROUND FLOOR  
1:250

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REVISED FOR CONTRACT SUBMISSION	REVISED FOR SUBMISSION	REVISED FOR CONTRACT SUBMISSION	REVISED FOR CONTRACT SUBMISSION	REVISED FOR CONTRACT SUBMISSION	
Date	Date	Date	Date	Date	
C	30/09/2025	B	27/06/2025	A	24/03/2025

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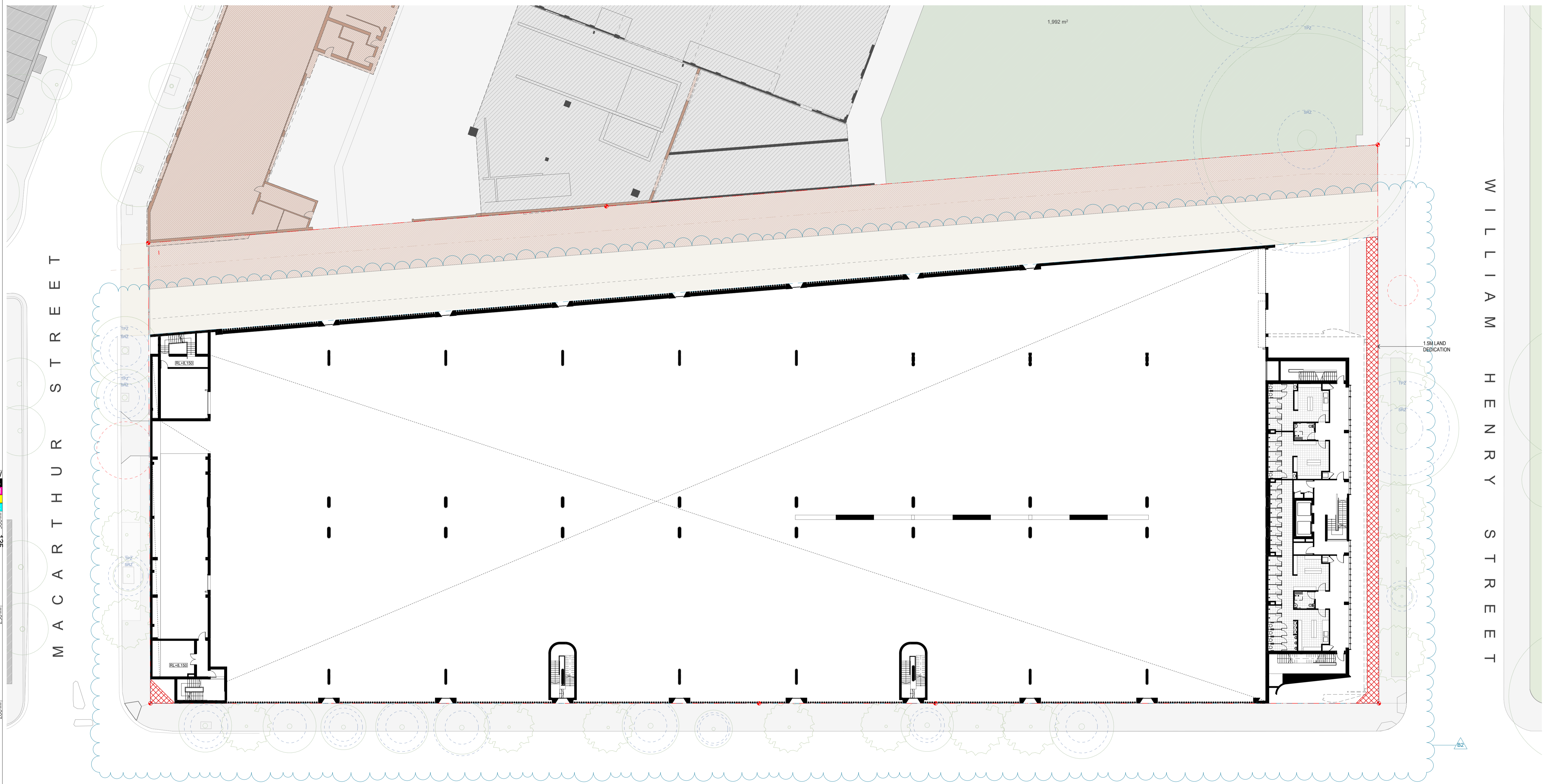


Project: BAY STREET EAST DEPOT  
Site: 10-16 BAY STREET, ULTIMO  
Client: CITY OF SYDNEY  
Scale: AS SHOWN @ A1  
Drawn By: CC/BC/CW  
Checked 1: CCO  
Checked 2: JA  
Approved: AC

Architect: Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 19793  
Registration No. WA 2495  
Registration No. ACT 2693  
Registration No. QLD 5463  
1/181 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY  
Drawing: REFERENCE SCHEME - GROUND LEVEL PLAN  
Drawing Number: DA-2101  
Job Number: 5998  
Issue: C

FOR DEVELOPMENT APPLICATION ONLY



M A C A R T H U R S T R E E T

W I L L I A M H E N R Y S T R E E T

W A T T L E S T R E E T  
(CLASSIFIED ROAD)

372-428 WATTLE ST  
MULTISTOREY  
MIXED USE

330 - 370 WATTLE ST  
MULTI STOREY  
RESIDENTIAL

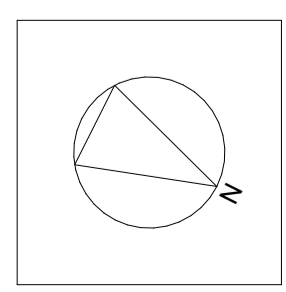
LEVEL 1  
1:250

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DRAWING ORIGINAL SIZE: A1

NO.	DATE	DESCRIPTION
C	30/09/2023	ISSUED FOR CONTRACT SUBMISSION
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A	24/03/2023	ISSUED FOR CONTRACT SUBMISSION

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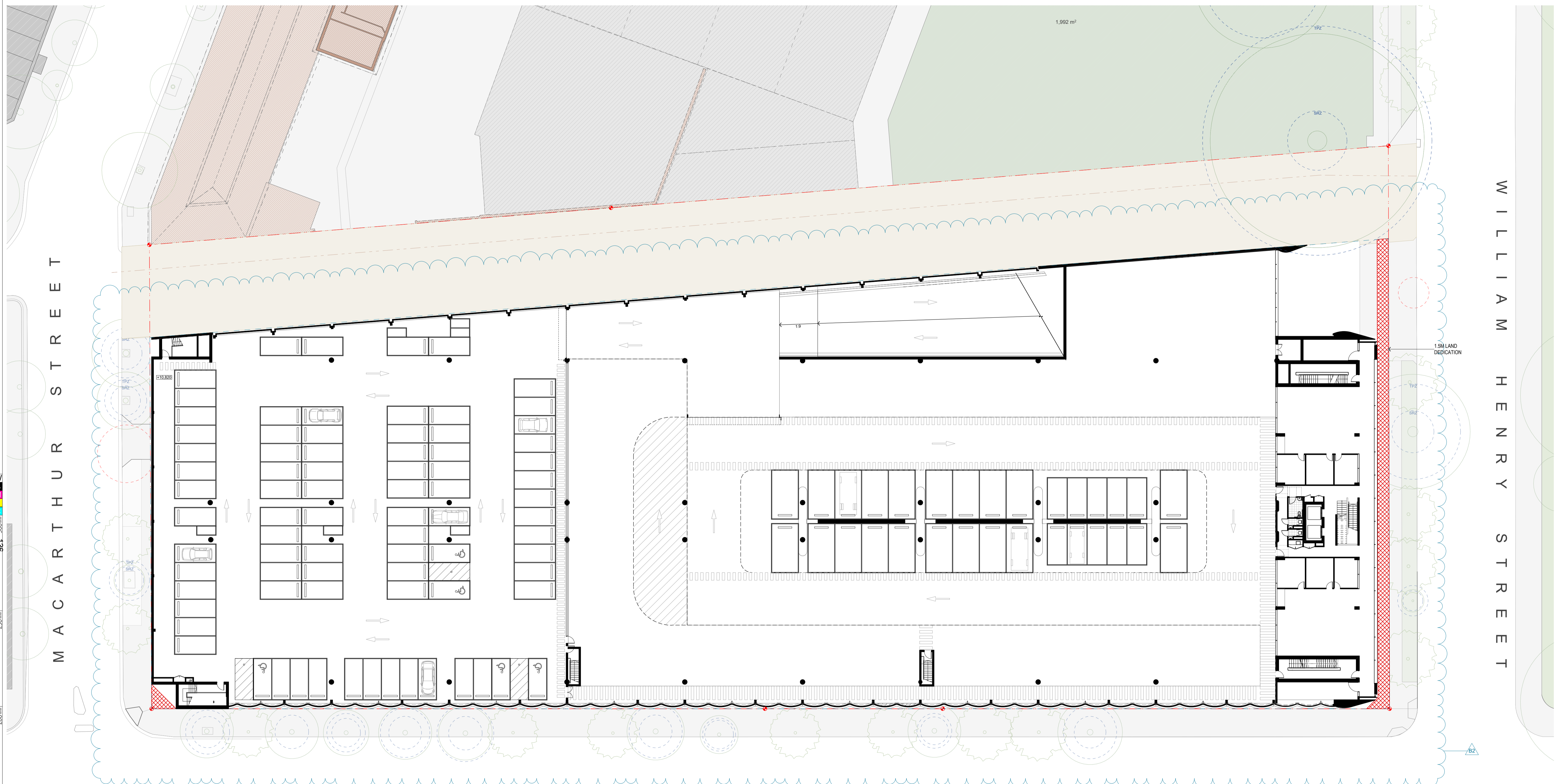


Project: BAY STREET EAST DEPOT	Checked 1: CCo/BC/CW
Site: 10-16 BAY STREET, ULTIMO	Checked 2: JA
Client: CITY OF SYDNEY	Approved: AC
Scale: AS SHOWN @ A1	

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 24205  
Registration No. ACT 2603  
Registration No. QLD 5463  
1/181 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: REFERENCE SCHEME - LEVEL 1 PLAN	Job Number: 5998
Drawing Number: DA-2102	Issue: C

FOR DEVELOPMENT APPLICATION ONLY



M A C A R T H U R S T R E E T

W I L L I A M H E N R Y S T R E E T

W A T T L E S T R E E T  
(CLASSIFIED ROAD)

372-428 WATTLE ST  
MULTISTOREY  
MIXED USE

330 - 370 WATTLE ST  
MULTI STOREY  
RESIDENTIAL

LEVEL 2  
1:250

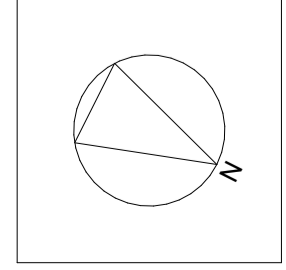
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DRAWING ORIGINAL SIZE: A1

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A	24/03/2025	ISSUED FOR CONTRACT SUBMISSION

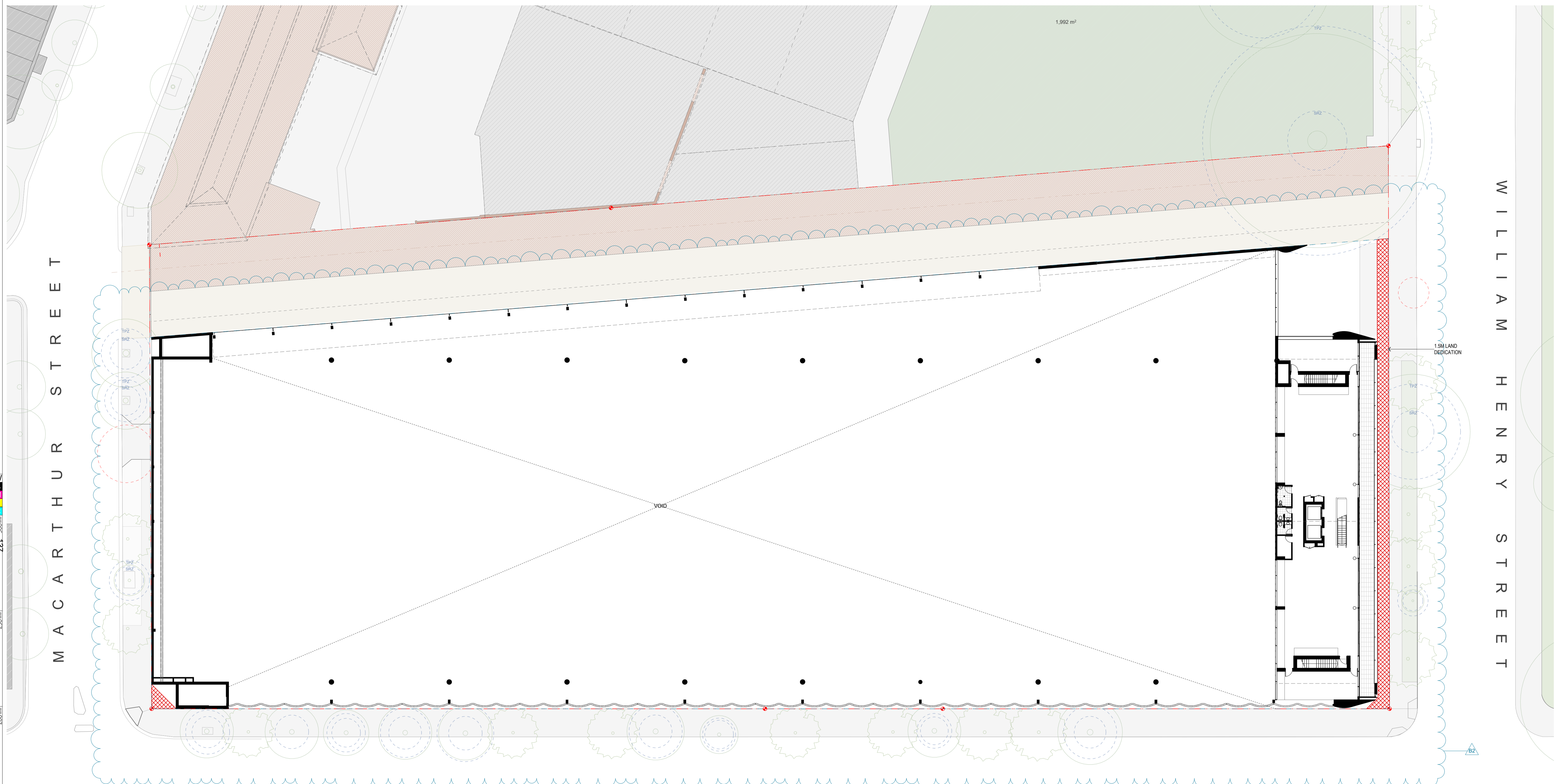
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Project: BAY STREET EAST DEPOT		Checked 1: CCo		Checked 2: JA		Approved: AC	
Site: 10-16 BAY STREET, ULTIMO		Drawn By: CCo/BC/CW		Client: CITY OF SYDNEY		Scale: AS SHOWN @ A1	

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2425  
Registration No. ACT 2603  
Registration No. QLD 5463  
1/181 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: REFERENCE SCHEME - LEVEL 2 PLAN	Job Number: 5998
Drawing Number: DA-2103	Issue: C



M A C A R T H U R S T R E E T

W I L L I A M H E N R Y S T R E E T

W A T T L E S T R E E T  
(CLASSIFIED ROAD)

372-428 WATTLE ST  
MULTISTOREY  
MIXED USE

330 - 370 WATTLE ST  
MULTI STOREY  
RESIDENTIAL

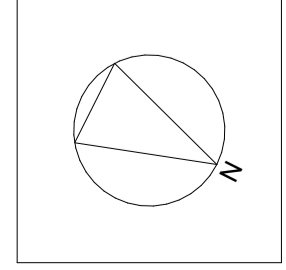
LEVEL 3  
1:250

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Project: BAY STREET EAST DEPOT		
Site: 10-16 BAY STREET, ULTIMO		
Client: CITY OF SYDNEY		
Scale: AS SHOWN @ A1	Drawn By: CC/BC/CW	Checked 1: CCo
		Checked 2: JA
		Approved: AC

Architect:  
**Candalepas Associates**  
Registration No. NSW 5773  
Registration No. VIC 19778  
Registration No. WA 2495  
Registration No. ACT 2693  
Registration No. QLD 5463  
1/181 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: REFERENCE SCHEME - LEVEL 3 PLAN	Job Number: 5998
Drawing Number: DA-2104	Issue: C

FOR DEVELOPMENT APPLICATION ONLY

MACARTHUR STREET

SUBJECT SITE  
BAY STREET EAST DEPOT  
10-16 BAY STREET

WILLIAM HENRY STREET

BOUNDARY

BOUNDARY

18M LEP HEIGHT PLANE

18M LEP HEIGHT PLANE

1,500 LAND DEDICATION

ROOF RIDGE  
+19.740

3.375

3.170

GROUND FLOOR  
+3.800

1  
SECTION A  
1:250

372-428 WATTLE STREET

WATTLE STREET

SUBJECT SITE  
BAY STREET EAST DEPOT  
10-16 BAY STREET

6M SYDNEY  
BUILDING  
SETBACK

SYDNEY  
WATER  
EASEMENT

BAY STREET DEPOT WEST  
10-16 BAY STREET

BOUNDARY

BOUNDARY

18M LEP HEIGHT PLANE

PROPOSED CONCEPT ENVELOPE

EXISTING STORMWATER  
CULVERT & SEWER

2  
SECTION B  
1:250

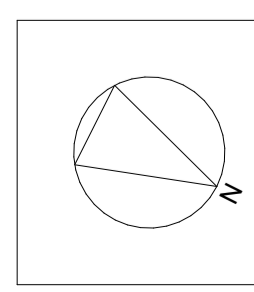
W  
B  
Y  
C  
138  
250  
200  
150  
100  
50

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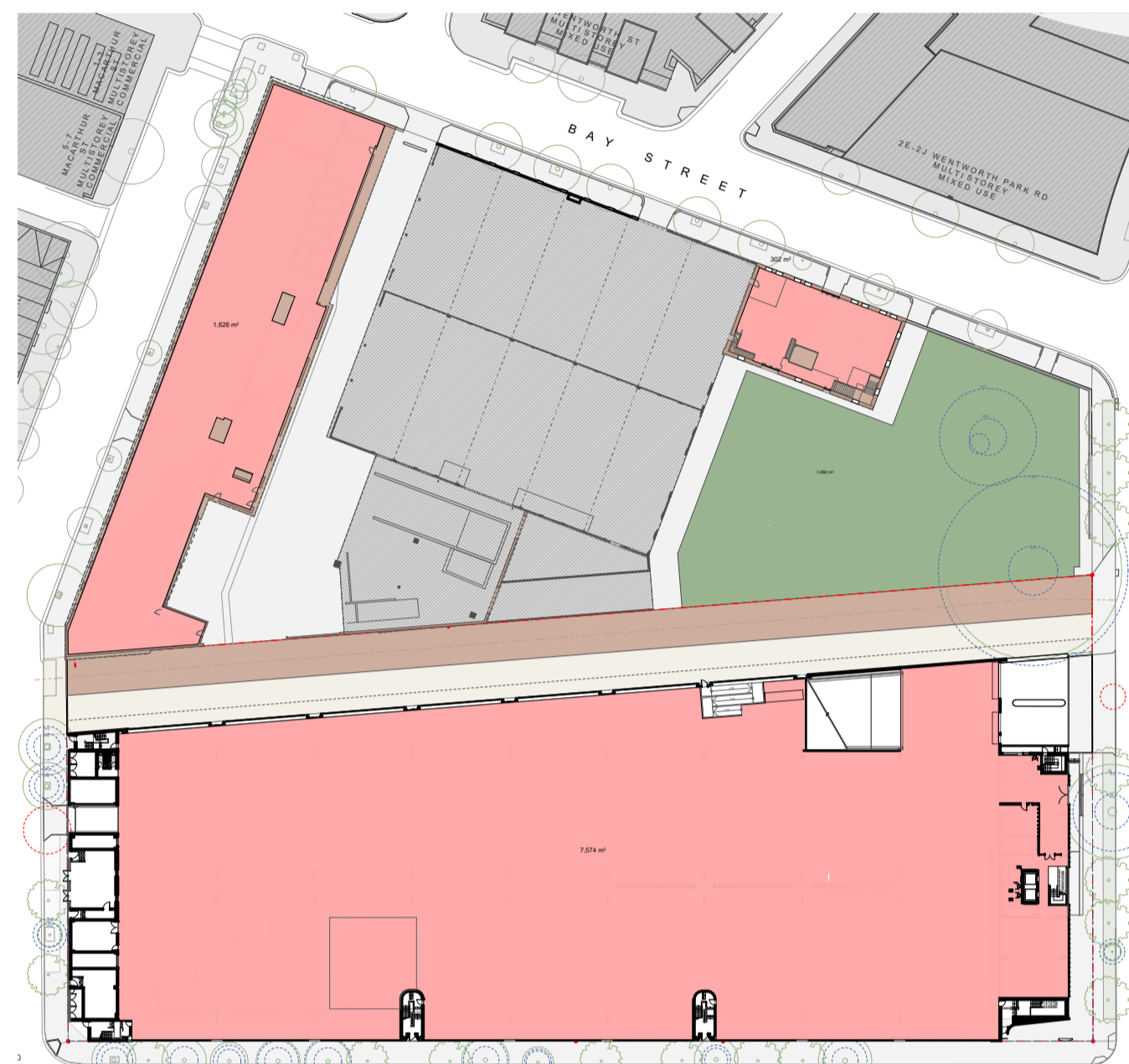
Project: BAY STREET EAST DEPOT	Drawn By: CC/BC/CW	Checked 1: CCo	Checked 2: JA	Approved: AC
Site: 10-16 BAY STREET, ULTIMO				
Client: CITY OF SYDNEY				
Scale: AS SHOWN @ A1				

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 24205  
Registration No. ACT 2603  
Registration No. QLD 5463  
1/181 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

NOT FOR CONSTRUCTION - DESIGN INTENT ONLY	
Drawing: REFERENCE SCHEME - SECTION A + B	Job Number: 5998
Drawing Number: DA-2201	Issue: C

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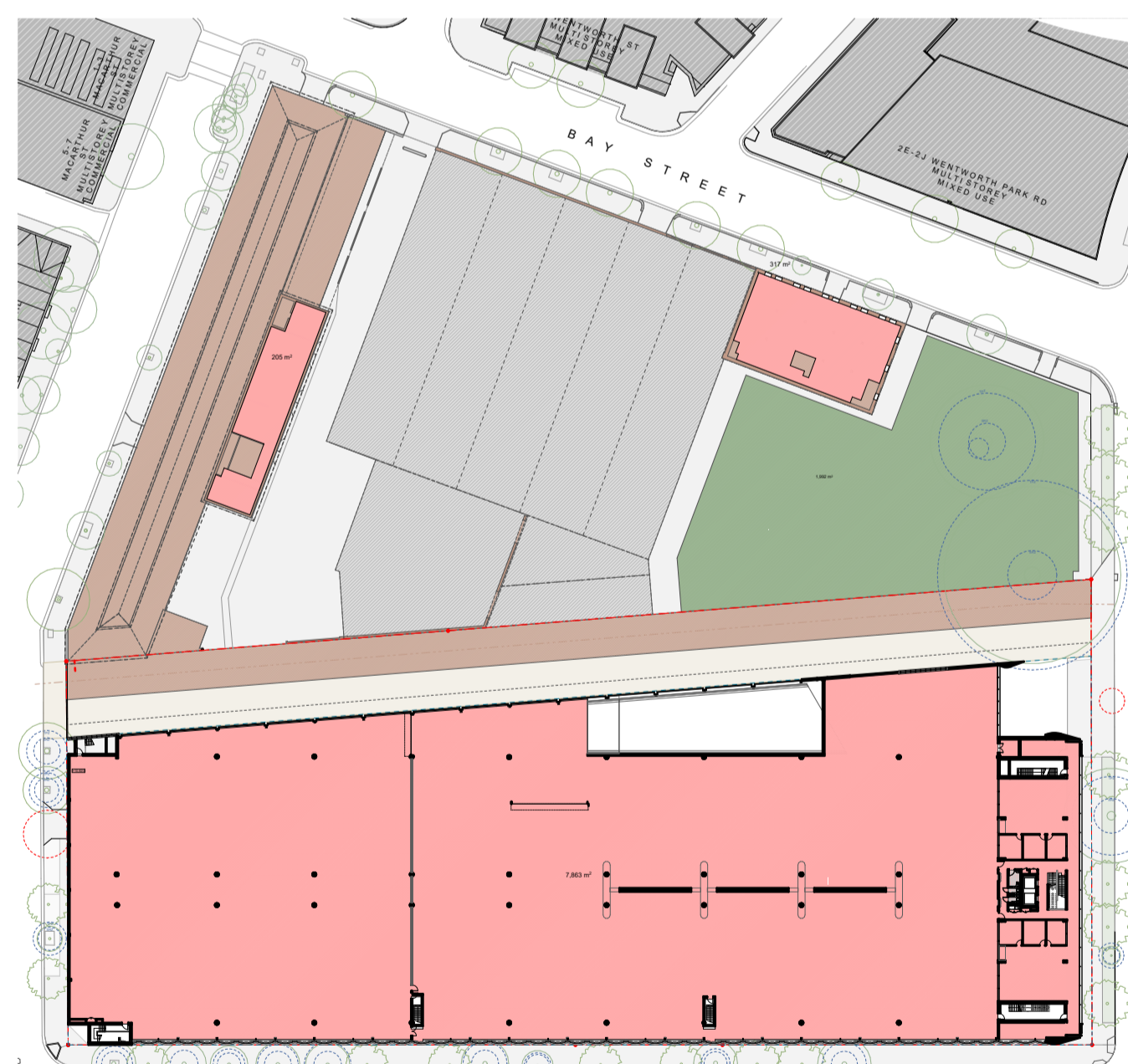
Print Date: Tuesday, 30 September 2025 3:08 PM



**GROUND FLOOR**  
1:1000



**LEVEL 1**  
1:1000



**LEVEL 2**  
1:1000



**LEVEL 3**  
1:1000

**KEY CONTROLS**

TOTAL SITE AREA	19,989m <sup>2</sup>
BSED SITE AREA	10,867m <sup>2</sup>
BSWD SITE AREA	9,122m <sup>2</sup>
PERMISSIBLE FSR	2.1m <sup>2</sup>
PERMISSIBLE GFA	21,734m <sup>2</sup>

**EXISTING**

**AREA SUMMARY - BAY STREET WEST DEPOT**

BUILDING	APPROXIMATE GFA
THE STABLES	1,911m <sup>2</sup>
BULK STORES	979m <sup>2</sup>
CENTRAL STORES (BAYS 1+2)	2,681m <sup>2</sup>
ELECTRICIANS WORKSHOP	180m <sup>2</sup>
CENTRAL ADMINISTRATION	565m <sup>2</sup>
<b>TOTAL</b>	<b>6,316m<sup>2</sup></b>

**PROPOSED**

**AREA SUMMARY - BAY STREET WEST DEPOT**

BUILDING	APPROXIMATE GFA
THE STABLES	1,911m <sup>2</sup>
BULK STORES	979m <sup>2</sup>
CENTRAL STORES (Bays 1+2)	2,681m <sup>2</sup>
<b>TOTAL</b>	<b>5,571m<sup>2</sup></b>

**AREA SUMMARY - BAY STREET EAST DEPOT**

PROPOSED GFA	16,222m <sup>2</sup>
PROPOSED FSR	1.5:1

**SUMMARY**

**AREA SUMMARY - TOTAL COMBINED SITE**

PROPOSED GFA	21,793m <sup>2</sup>
PROPOSED FSR	1.1:1

**LANDSCAPE**

DEEP SOIL PLANTING	MIN 10% TO BE PROVIDED ON BAY ST WEST SITE
PROPOSED	1992m <sup>2</sup> (10%)

**GROSS FLOOR AREA**

SYDNEY LEP 2012 - DICTIONARY  
GROSS FLOOR AREA MEANS THE SUM OF THE FLOOR AREA ON EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM THE INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT A HEIGHT OF 1.4m ABOVE THE FLOOR.

AND INCLUDES -

- (A) THE AREA OF A MEZZANINE, AND
- (B) HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
- (C) ANY SHOP, AUDITORIUM, CINEMA, AND THE LIKE, IN A BASEMENT OR ATTIC.

BUT EXCLUDES -

- (D) ANY AREA FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS AND STAIRS, AND
- (E) ANY BASEMENT
- (F) STORAGE, AND
- (G) VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR MECHANICAL SERVICES OR EXTRACTING
- (H) CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSISTENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
- (I) ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
- (J) TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4m HIGH, AND
- (K) VOIDS ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.

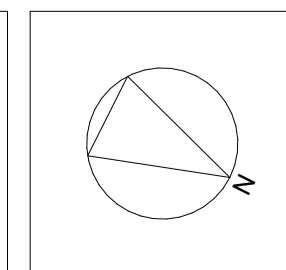
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DRAWING ORIGINAL SIZE: A1

DATE FOR CONSTRUCTION	30/09/2025
DATE FOR SUBMISSION	27/08/2025
DATE FOR CONSTRUCTION	24/03/2025
DATE FOR SUBMISSION	
DATE FOR CONSTRUCTION	
DATE FOR SUBMISSION	
DATE FOR CONSTRUCTION	
DATE FOR SUBMISSION	

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Project:	BAY STREET EAST DEPOT
Site:	10-16 BAY STREET, ULTIMO
Client:	CITY OF SYDNEY
Scale:	AS SHOWN @ A1
Drawn By:	KK
Checked 1:	KK
Checked 2:	JA
Approved:	AC

Architect:	Candalepas Associates
Registration No. NSW:	5713
Registration No. VIC:	17978
Registration No. WA:	2495
Registration No. ACT:	2693
Registration No. QLD:	5463
Address:	1/181 York Street, Sydney NSW 2000
Contact:	info@candalepas.com.au
Phone:	T: 02 9283 7755

Drawing:	REFERENCE SCHEME - DEVELOPMENT CALCULATIONS
Job Number:	5998
Issue:	C
Drawing Number:	DA-2850