

# **Attachment E1**

## **Landscape Strategy**

# BAY STREET DEPOT LANDSCAPE STATEMENT

CITY OF SYDNEY  
SEPTEMBER 2025

PROJECT	22075
STATUS	FINAL
ISSUE	E
DATE	30.09.2025
PREPARED BY	CS
APPROVED BY	NB

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# Executive Summary

This landscape statement outlines the concept design framework for the future redevelopment of the Bay Street Depot and its surrounding public domain. The vision is to deliver a new, contemporary depot facility integrated within a network of upgraded streetscapes that prioritise sustainability, connectivity, and community amenity.

The concept design establishes a foundation for future competition entrants to build upon, guided by the following key documents:

- Sydney Street Codes 2021 Street Classifications Manual
- City of Sydney Street Tree Masterplan (2023)
- Greening Sydney Strategy (2023)
- Urban Forest Strategy (2023)
- City of Sydney Public Domain Design Guidelines
- Bay Street East Depot Design Guidelines

These frameworks inform the proposed street typologies, planting palettes, and public realm strategies, ensuring alignment with city-wide objectives while allowing for innovation and site-specific responses.

# 1.1 Landscape scope of works

Bay Street Depot is situated at the intersection of key urban corridors - Wattle Street, William Henry Street, Bay Street, and Macarthur Street, placing it within a complex urban fabric that includes major traffic routes, residential and retail frontages, and green open space. The proximity to Wentworth Park provides a strong landscape character to the north, while the surrounding streets vary in scale, use, and amenity.

Understanding the site's historical context, topography, and urban connections is essential in informing future landscape response and infrastructure planning, ensuring that new developments respond sensitively to both the site's past and its current role within the city.

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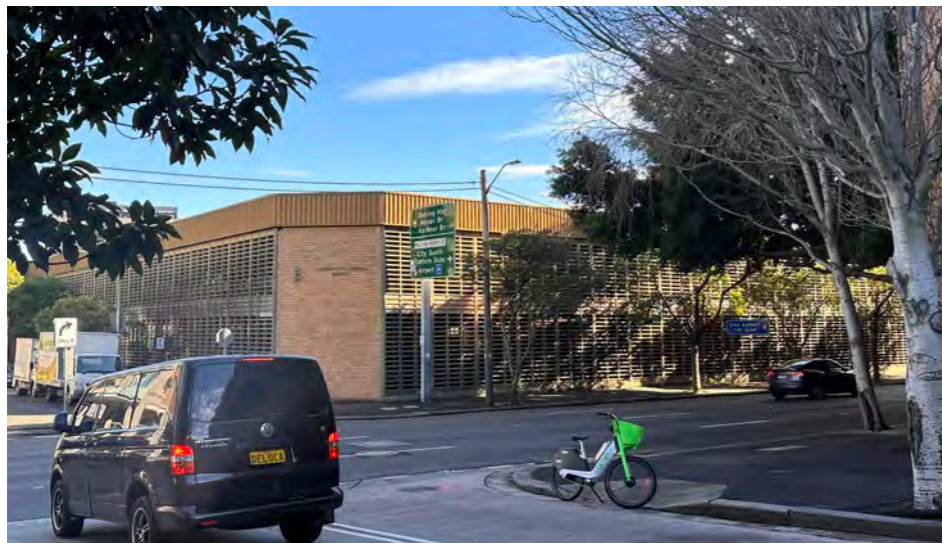
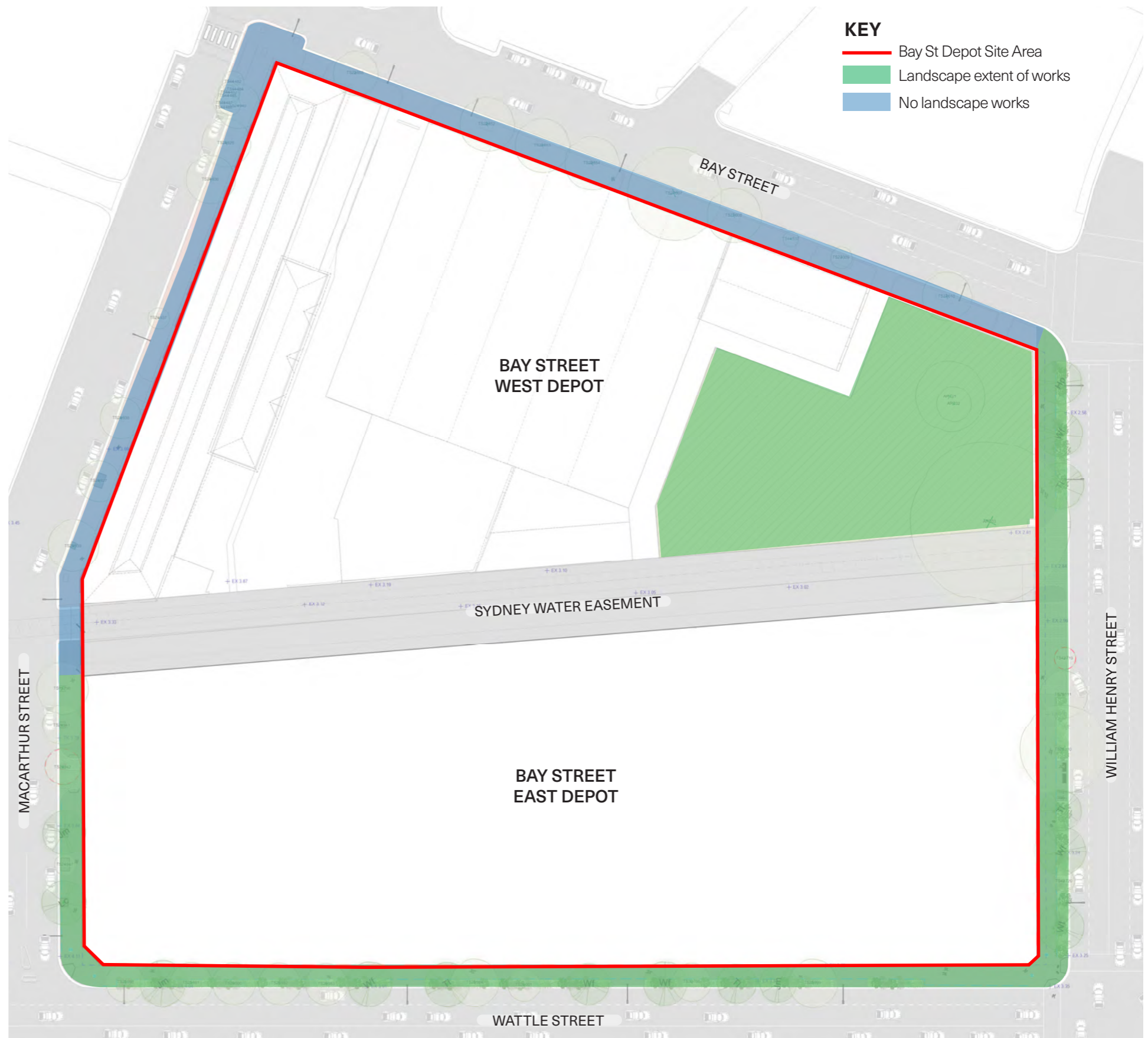


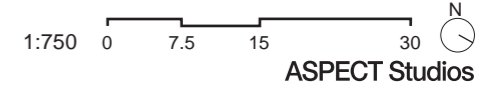
Photo of Bay Street Depot taken from Macarthur Street | Source: ASPECT Studios



Photo of Bay Street Depot taken from William Henry Street | Source: ASPECT Studios



Scope of works diagram



# 1.2 Site analysis

## KEY

### Site

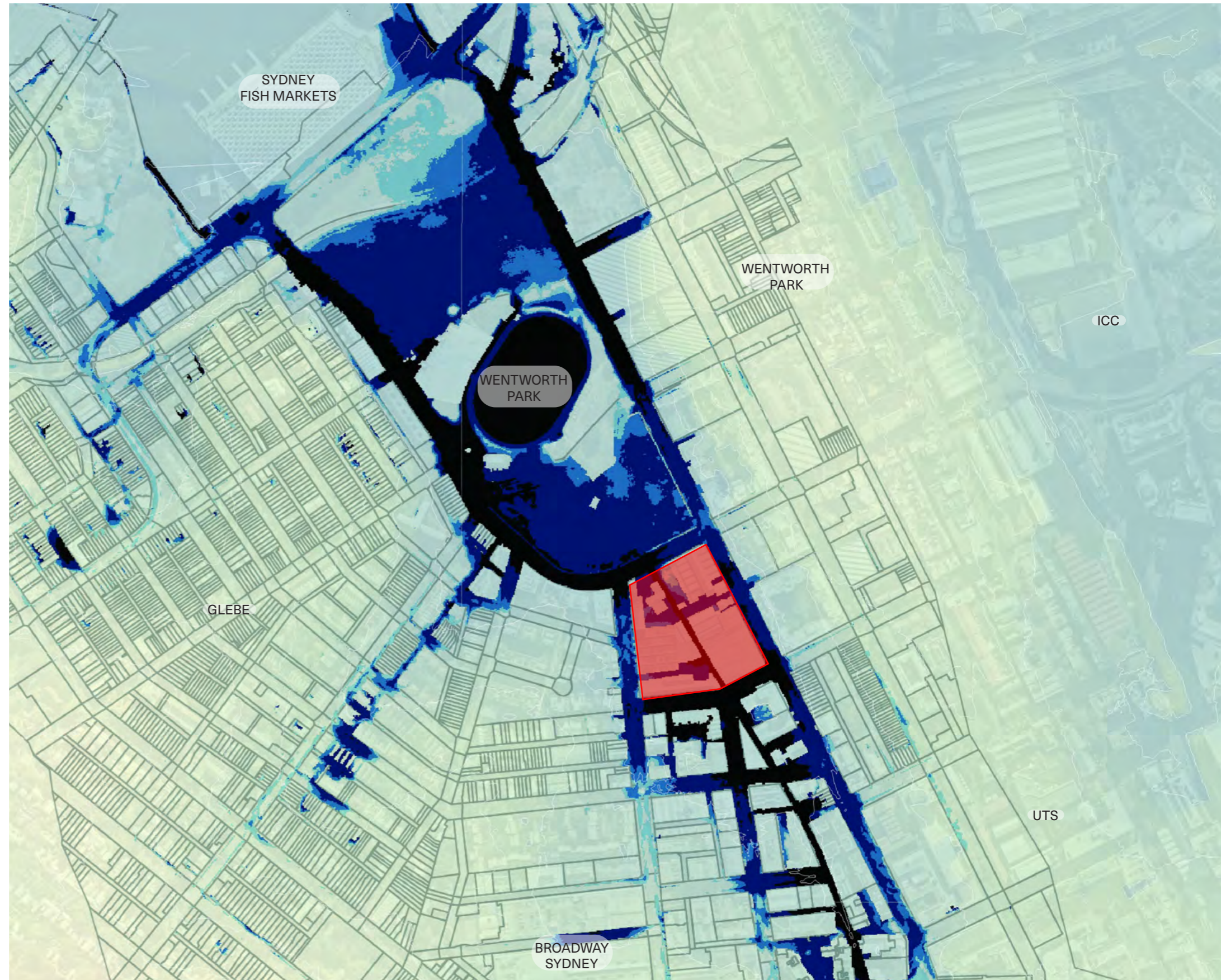
Bay St Depot Site Area

### Flooding Depths (m)

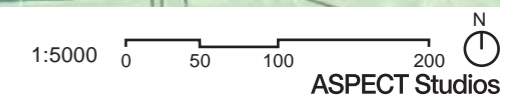
- <0.15
- 0.15 - 0.30
- 0.30 - 0.50
- 0.50 - 1.00
- > 1.00

### Elevation (metres above AHD)

- <10m
- 10 - 10m
- 10 - 30m
- 30 - 50m
- > 70m



Topographical map with GRC Hydro Flooding, 2022



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Bay Street Depot is located within a historically and environmentally sensitive part of Sydney, occupying land that was originally part of Blackwattle Creek. The natural topography of the surrounding area slopes towards the site and Wentworth Park, following the original drainage patterns of the former creek and swamp system. This low-lying condition makes the site vulnerable to stormwater runoff and flooding, which presents a significant challenge for future development.

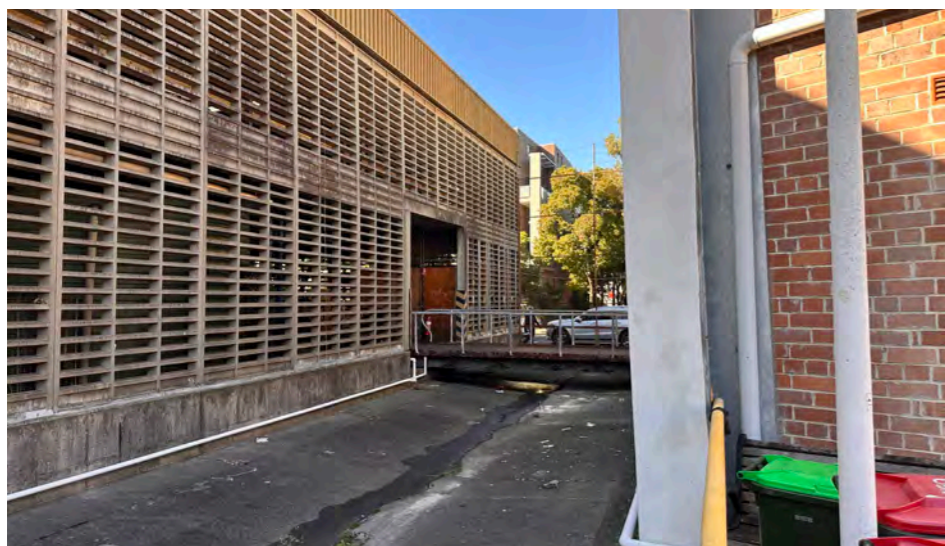
Flooding risk is compounded by the site's context, where impervious surfaces contribute to water pooling during heavy rainfall events. To address these issues, consideration of integrated water-sensitive urban design (WSUD) strategies is required.

# 1.3 Sydney water easement

The Sydney water easement is an underground concrete channel that transects the Bay Street Depot in a north–south direction. The easement follows the alignment of a former natural watercourse, originally part of Blackwattle Swamp. In 1877, the swamp was filled in and the creek was redirected through a newly constructed culvert that functioned as an open sewer.

This culvert was later reconstructed in 1905 as an underground concrete channel. The easement is of high heritage significance as it marks the location of the original watercourse, which has influenced the occupation, development, and use of the site over time. It serves as a physical reminder of historical urban water management practices and the evolution of infrastructure in response to environmental and urban pressures.

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2023 Photo of Sydney Water Easement | Source: ASPECT Studios



1966 Historical image of Sydney Water Easement per the Conservation Management Plan



Historical shoreline map