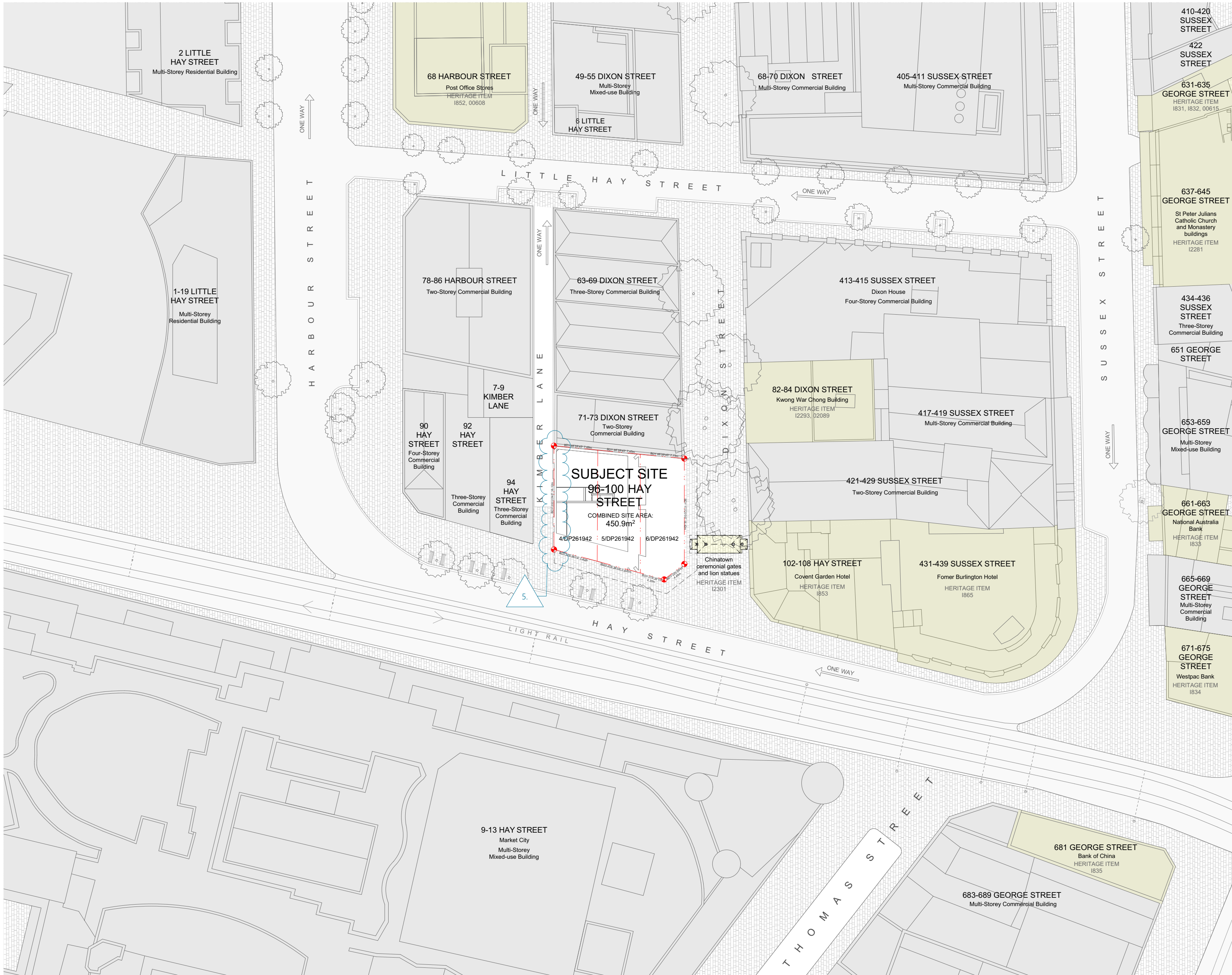
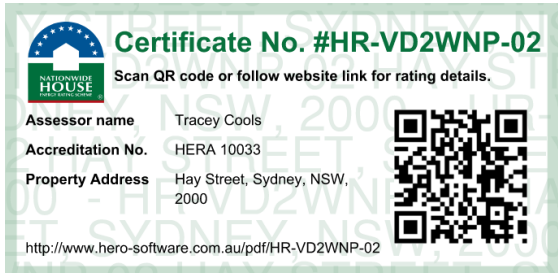


# Attachment B

|                          |
|--------------------------|
| <b>Selected Drawings</b> |
|--------------------------|



SITE PLAN  
1:500

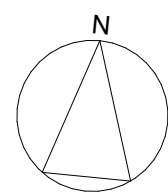


|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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|                                                          |                      |                  |                  |                 |
|----------------------------------------------------------|----------------------|------------------|------------------|-----------------|
| Project:<br>96-100 HAY STREET                            |                      |                  |                  |                 |
| Site:<br>96-100 HAY STREET, SYDNEY                       |                      |                  |                  |                 |
| Client:<br>HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |                      |                  |                  |                 |
| Scale:<br>As shown @ A2                                  | Drawn By:<br>CCo, BC | Checked 1:<br>LE | Checked 2:<br>JL | Approved:<br>AC |

|                                                                                                                                                                                      |                     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------|
| Architect:<br>Candalepas Associates<br>Registration No. NSW 5773<br>Registration No. VIC 17978<br>Registration No. WA 2405<br>Registration No. ACT 2603<br>Registration No. QLD 5463 | Job Number:<br>6002 |
|                                                                                                                                                                                      | Issue:<br>B         |
|                                                                                                                                                                                      |                     |
|                                                                                                                                                                                      |                     |

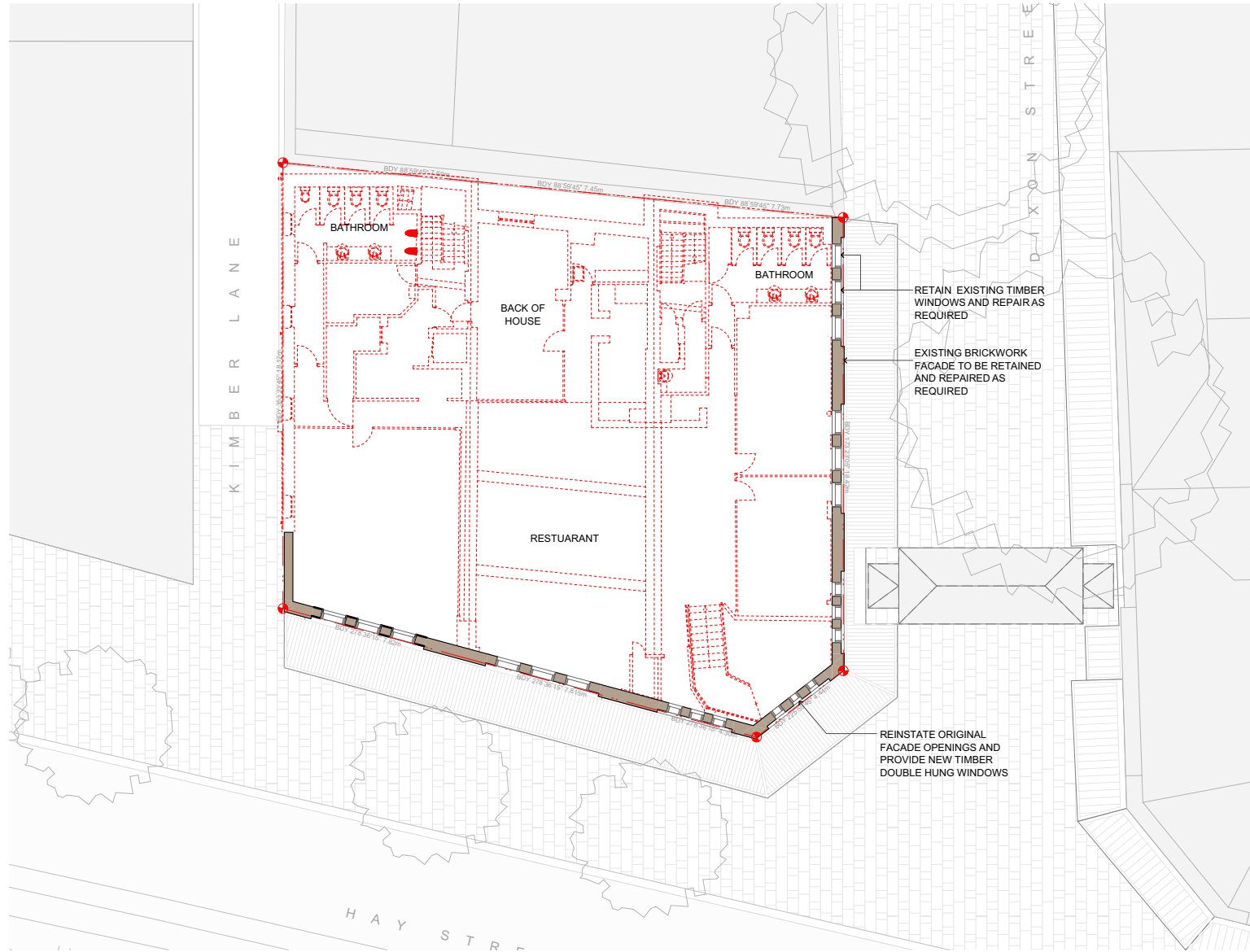
|                            |  |
|----------------------------|--|
| Drawing:<br>SITE PLAN      |  |
| Drawing Number:<br>DA 0151 |  |





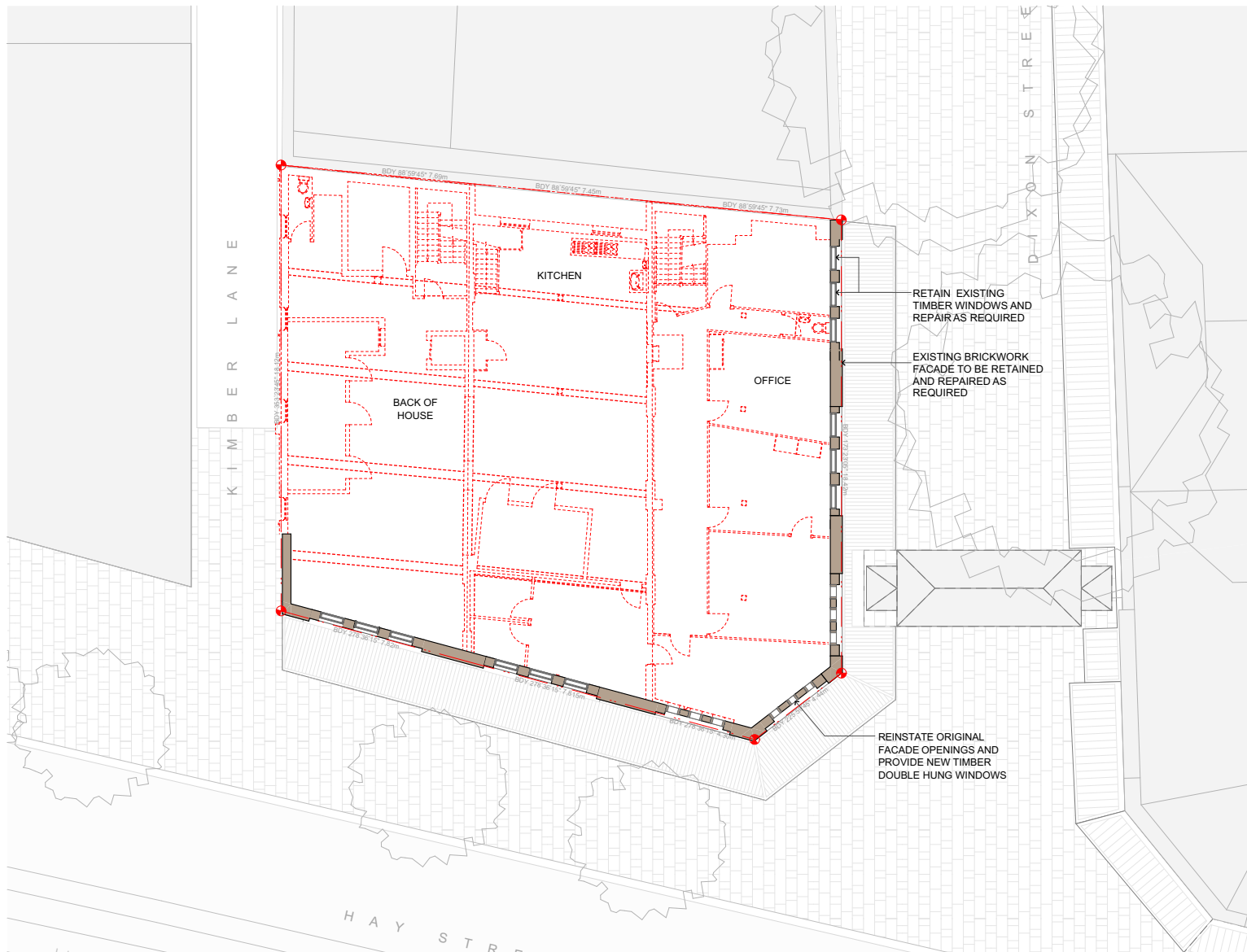
1

GROUND FLOOR DEMOLITION PLAN  
1:250



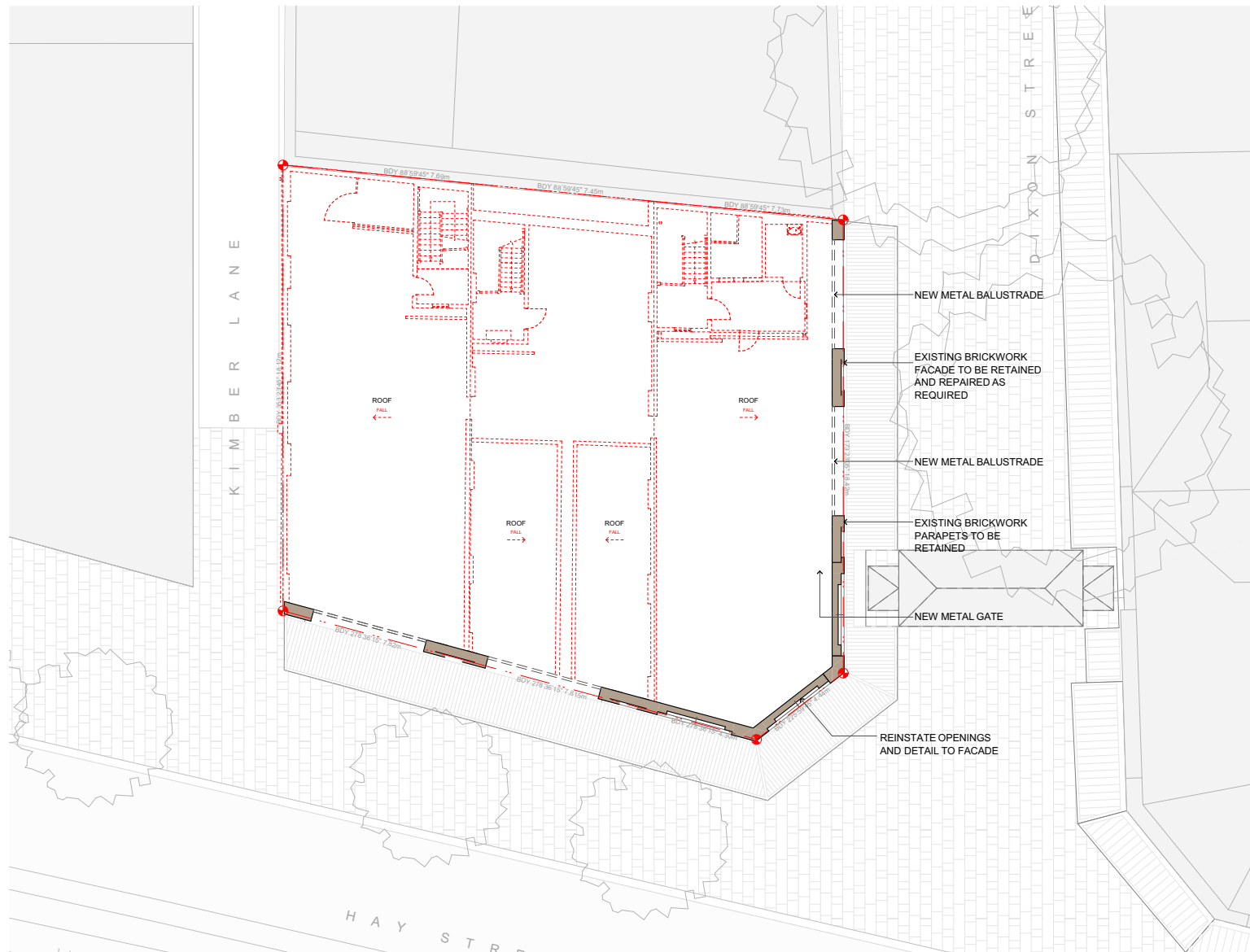
2

LEVEL 1 DEMOLITION PLAN  
1:250



3

LEVEL 2 DEMOLITION PLAN  
1:250



4

LEVEL 3 DEMOLITION PLAN  
1:250

**NOTE:**  
DEMOLITION WORKS TO  
HERITAGE ARCHITECT'S  
APPROVAL.

EXISTING BUILDING  
FABRIC TO BE  
RETAINED

EXISTING BUILDING  
FABRIC TO BE  
DEMOLISHED

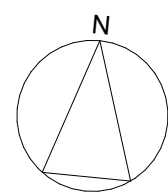


|       |            |             |
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| B     | 3/03/2026  | DA ISSUE    |
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| Issue | Date       | Description |

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|            |                                               |
|------------|-----------------------------------------------|
| Project:   | 96-100 HAY STREET                             |
| Site:      | 96-100 HAY STREET, SYDNEY                     |
| Client:    | HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Scale:     | As shown @ A2                                 |
| Drawn By:  | CCo, BC                                       |
| Checked 1: | LE                                            |
| Checked 2: | JL                                            |
| Approved:  | AC                                            |

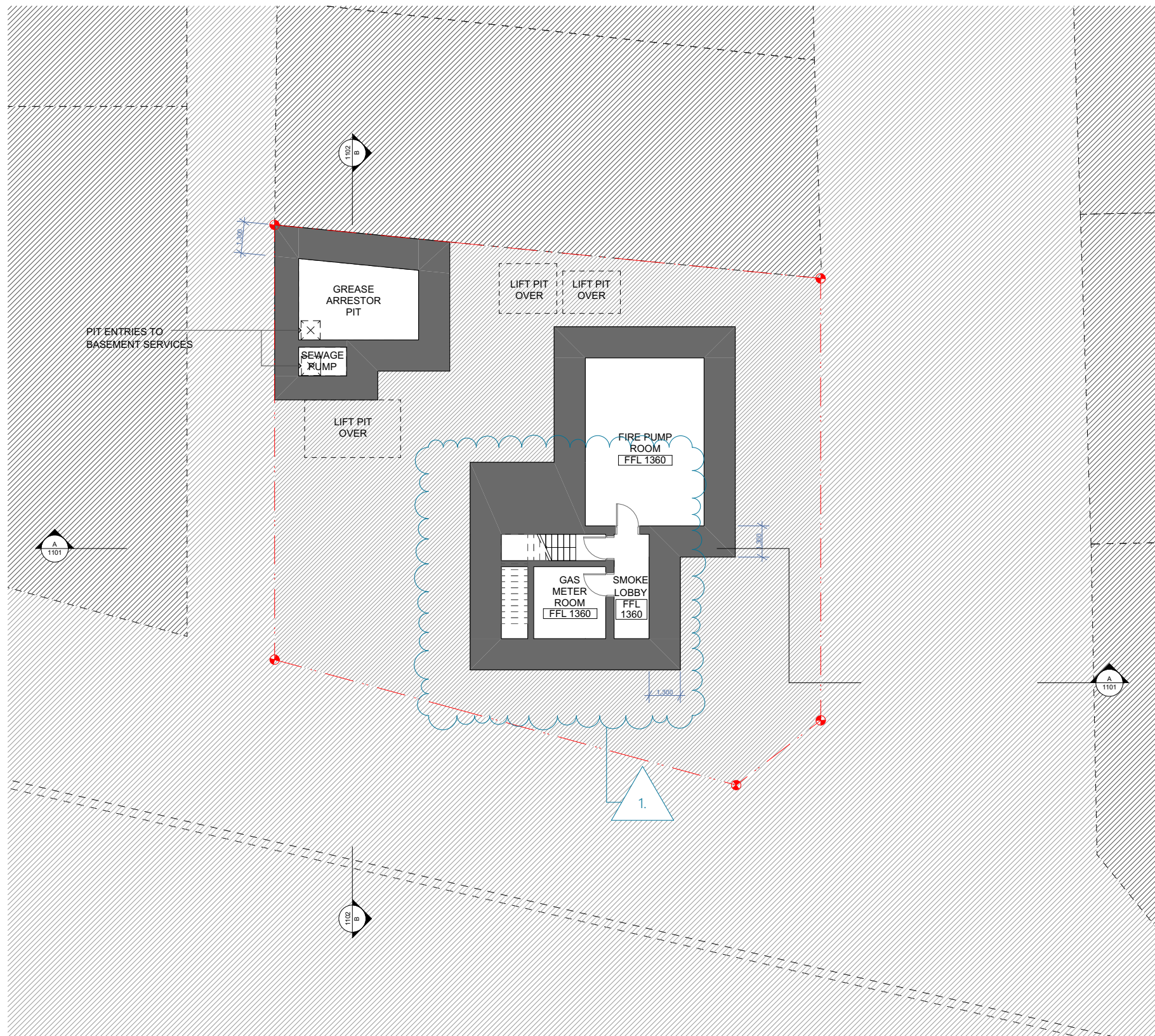
Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

Drawing:  
DEMOLITION PLANS

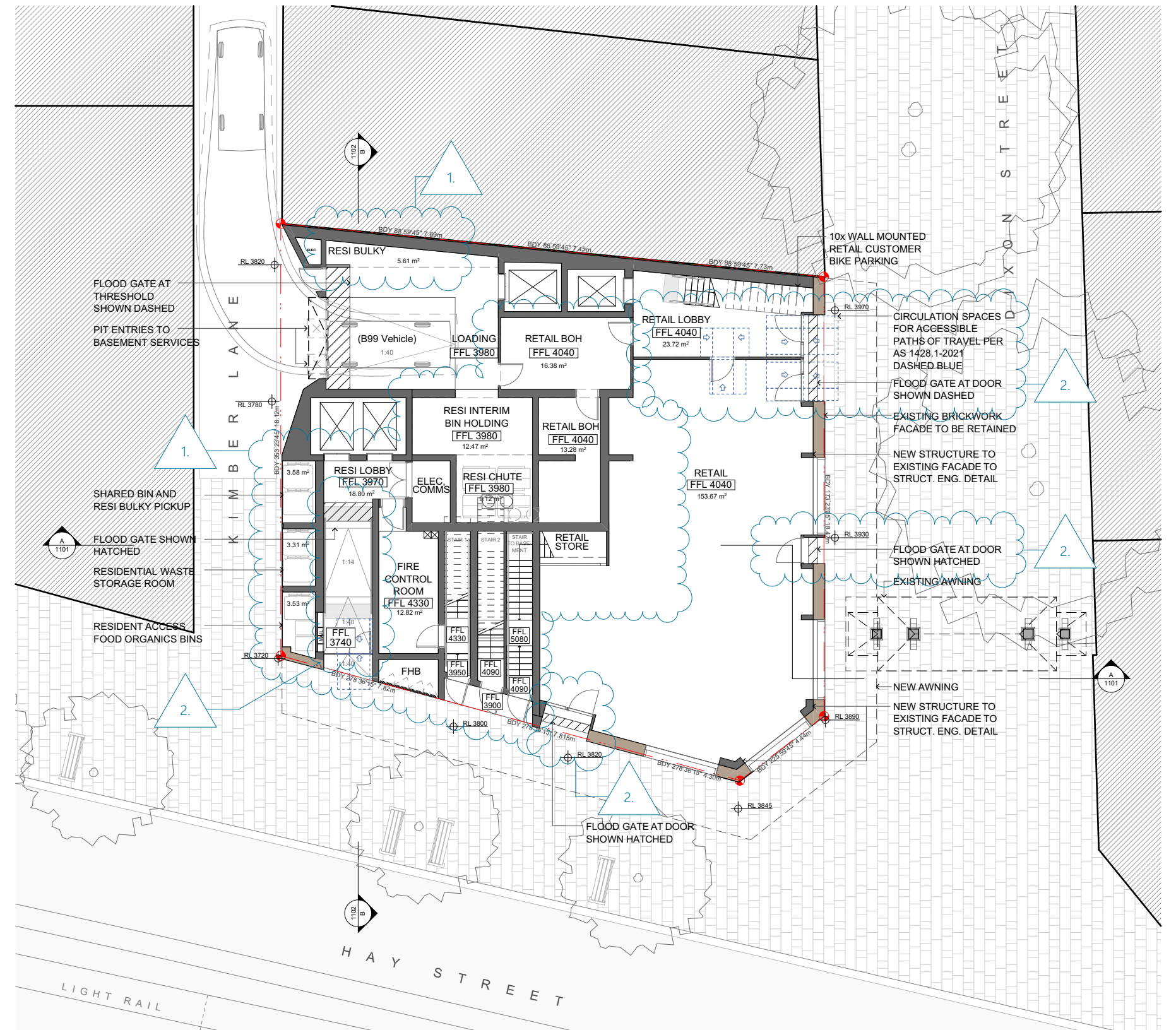
Job Number:  
6002

Drawing Number:  
DA 0301

Issue:  
B



1

BASEMENT PLAN  
1:200

2

GROUND FLOOR PLAN  
1:200

EXISTING BUILDING  
FABRIC TO BE  
RETAINED

NEW WORKS

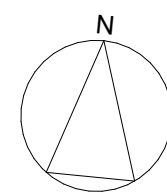


|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
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| Issue | Date       | Description |

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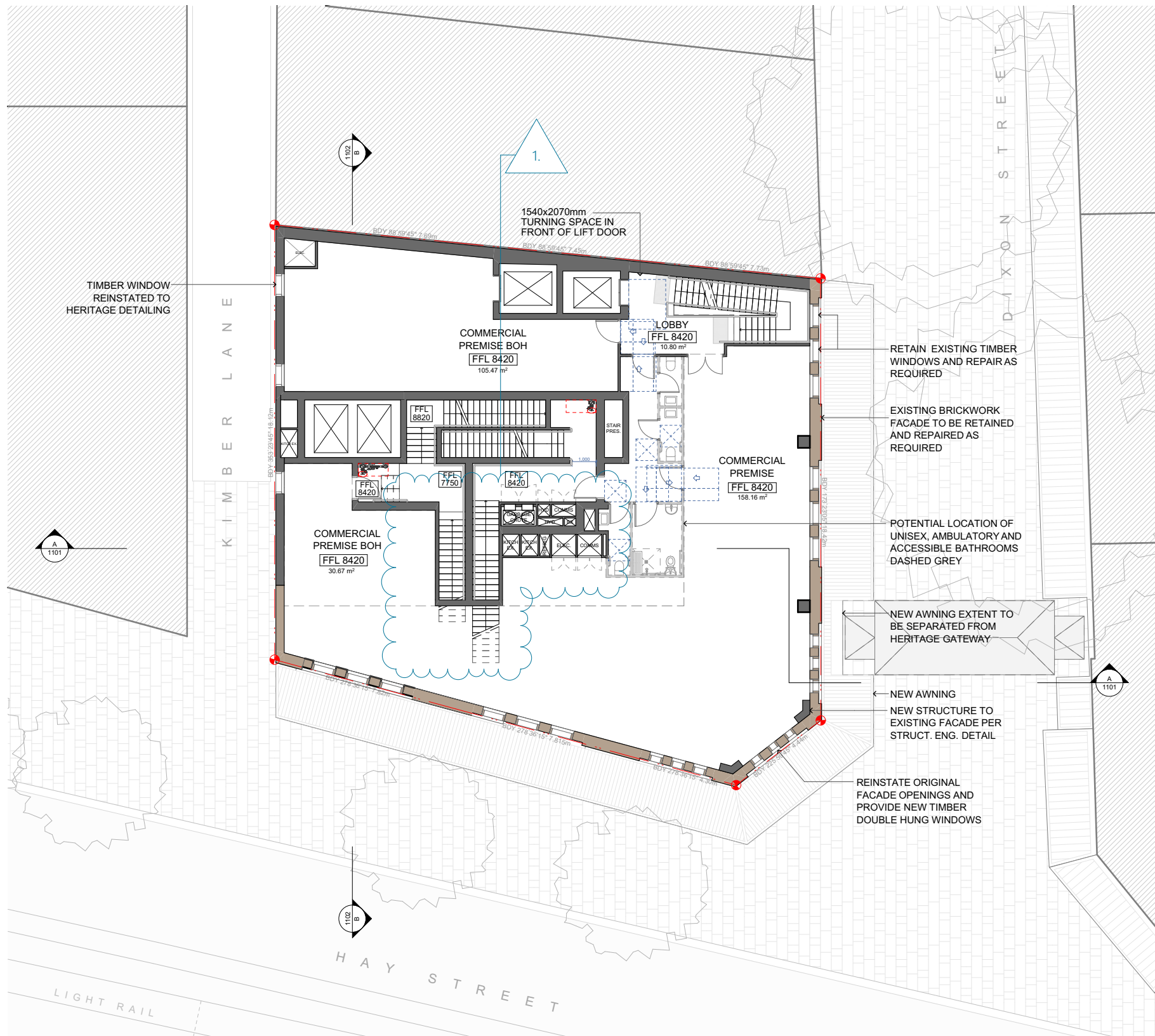
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Project:  
96-100 HAY STREETSite:  
96-100 HAY STREET, SYDNEYClient:  
HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTDScale:  
As shown @ A2Drawn By:  
CCo, BCChecked 1:  
LEChecked 2:  
JLApproved:  
AC

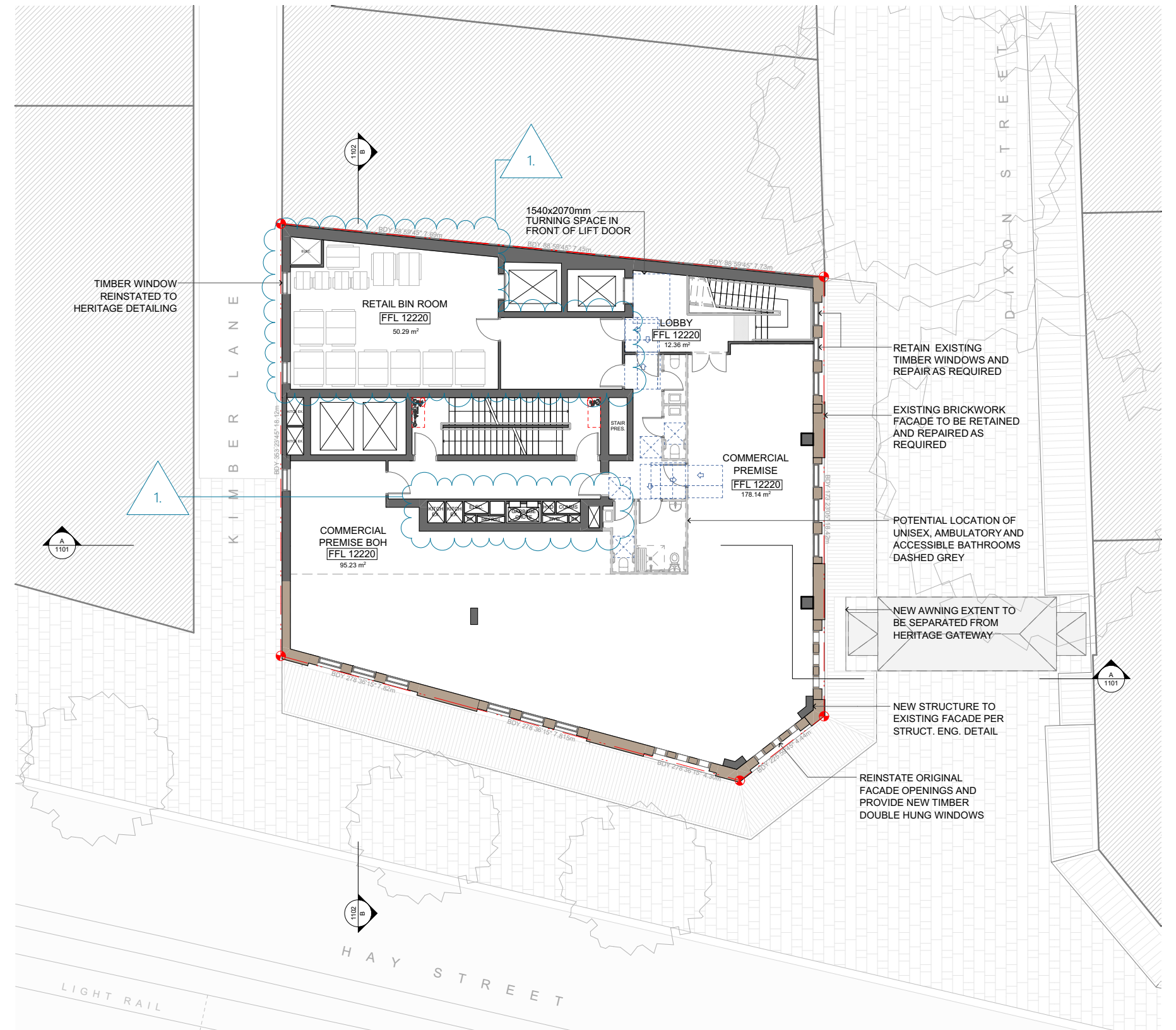
Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

Drawing:  
BASEMENT PLAN & GROUND FLOOR  
PLANDrawing Number:  
DA 1001Job Number:  
6002Issue:  
B





1

LEVEL 1 PLAN  
1:200

2

LEVEL 2 PLAN  
1:200

EXISTING BUILDING  
FABRIC TO BE  
RETAINED

NEW WORKS

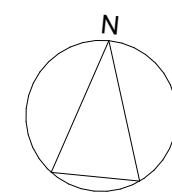


|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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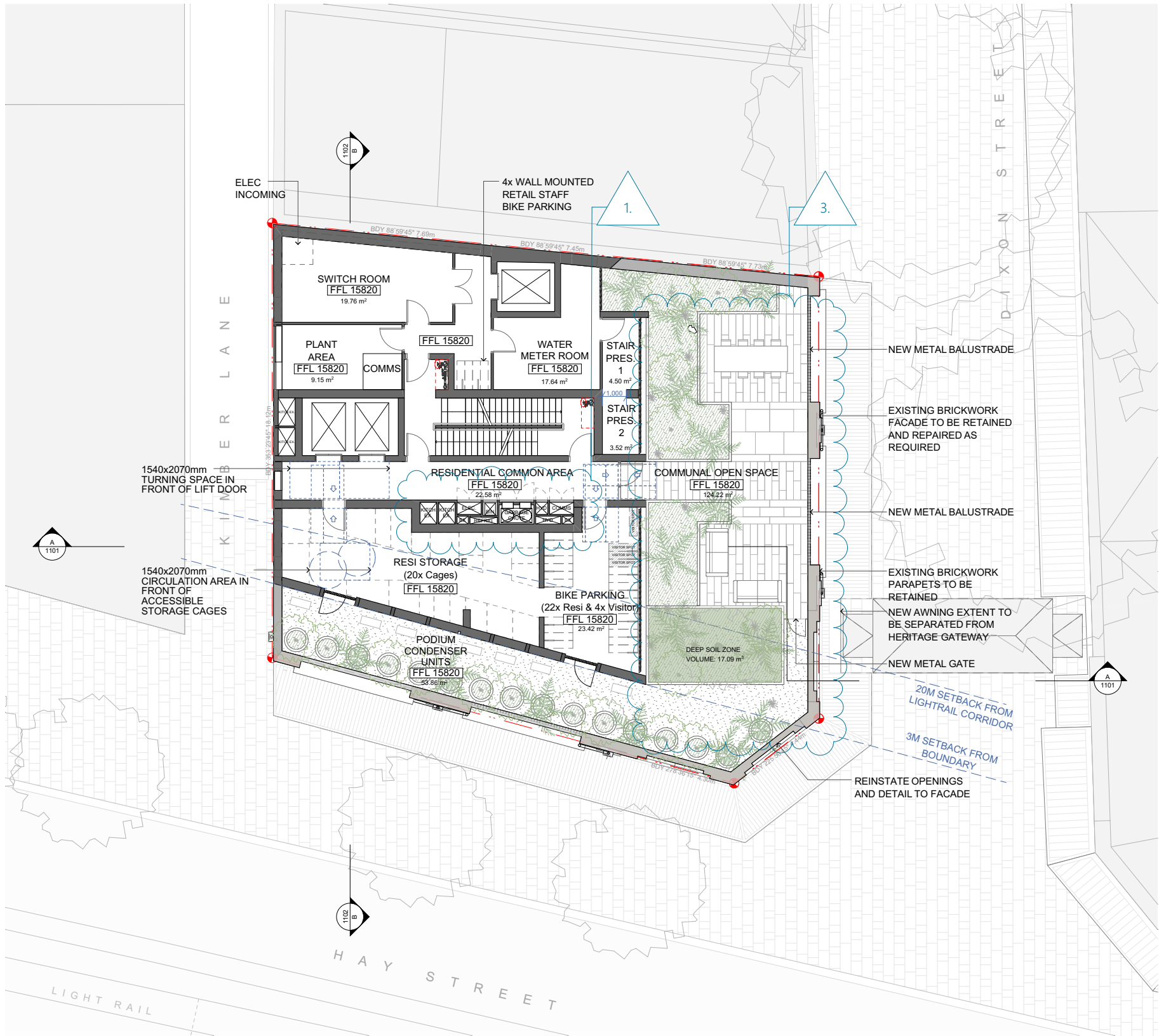


|            |                                               |
|------------|-----------------------------------------------|
| Project:   | 96-100 HAY STREET                             |
| Site:      | 96-100 HAY STREET, SYDNEY                     |
| Client:    | HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Scale:     | As shown @ A2                                 |
| Drawn By:  | CCo, BC                                       |
| Checked 1: | LE                                            |
| Checked 2: | JL                                            |
| Approved:  | AC                                            |

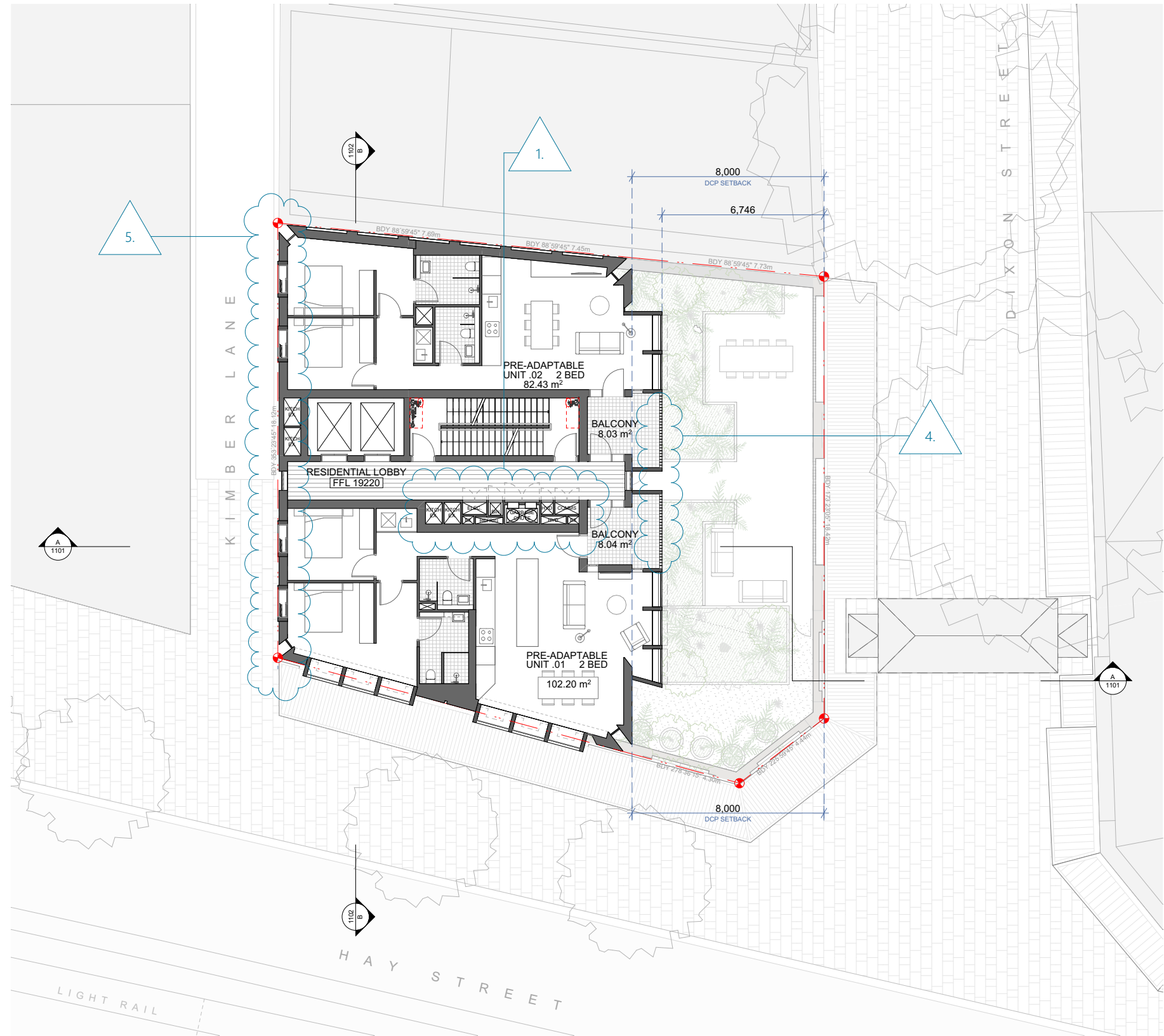
Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

Drawing:  
LEVEL 1 & LEVEL 2 PLANDrawing Number:  
DA 1002Job Number:  
6002Issue:  
B

W  
M  
Y  
C  
300MM  
250MM  
200MM  
150MM  
100MM  
50MM  
0.0mm SCALE ON ORIGINAL



1 LEVEL 3 PLAN  
1:200



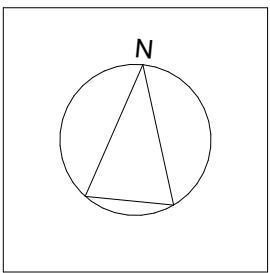
2 LEVEL 4-5 RESIDENTIAL PLAN - PRE-ADAPTABLE  
1:200

EXISTING BUILDING  
FABRIC TO BE  
RETAINED  
NEW WORKS

**Certificate No. #HR-VD2WNP-02**  
Scan QR code or follow website link for rating details.  
Assessor name: Tracey Cools  
Accreditation No.: HERA 10033  
Property Address: Hay Street, Sydney, NSW, 2000  
<http://www.hero-software.com.au/pdf/HR-VD2WNP-02>

|       |            |             |
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| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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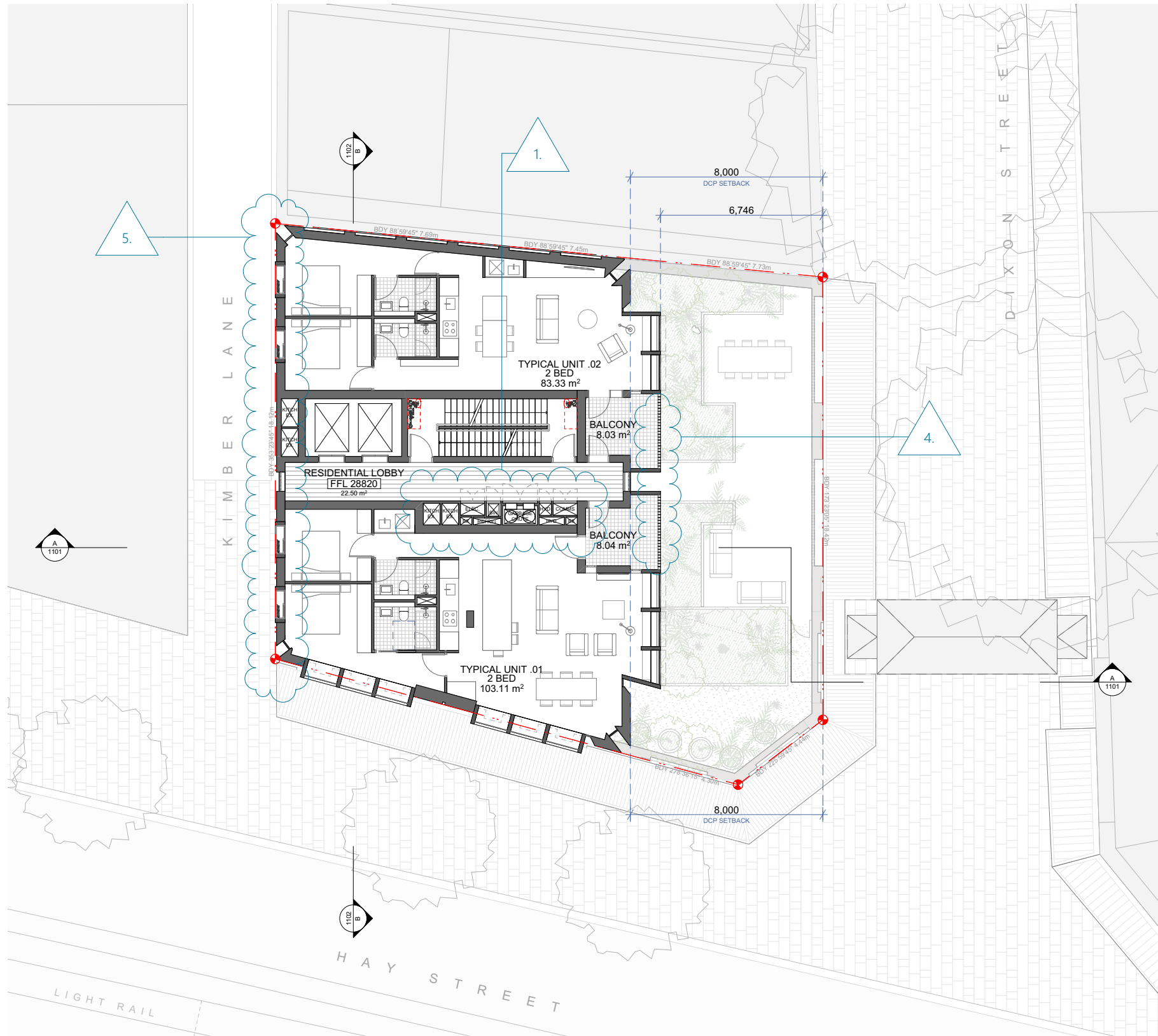


|                                    |                                                          |
|------------------------------------|----------------------------------------------------------|
| Project:<br>96-100 HAY STREET      | Client:<br>HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Site:<br>96-100 HAY STREET, SYDNEY | Scale:<br>As shown @ A2                                  |
| Drawn By:<br>CCo, BC               | Checked 1:<br>LE                                         |
| Checked 2:<br>JL                   | Approved:<br>AC                                          |

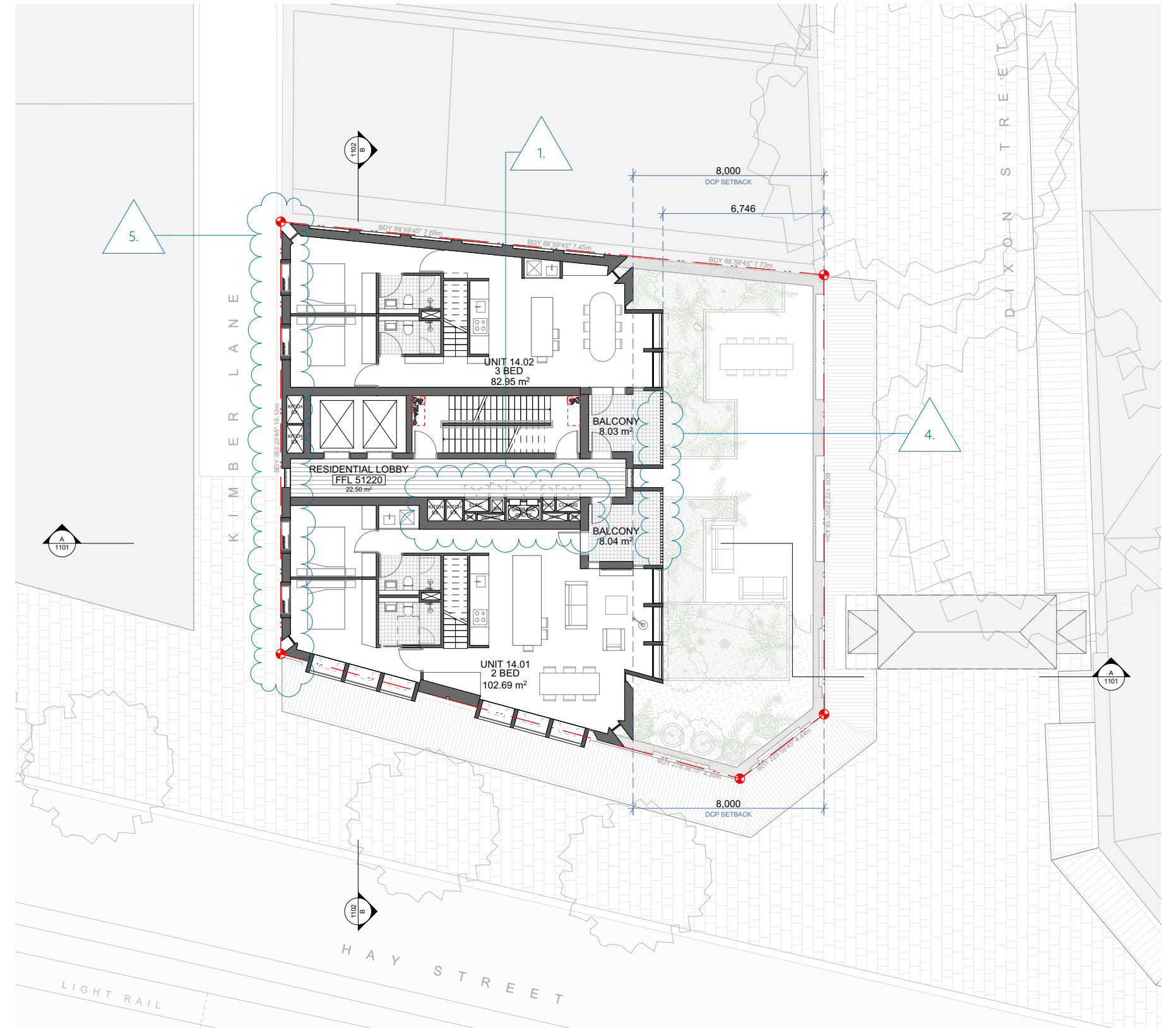
Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

|                                                                       |                     |
|-----------------------------------------------------------------------|---------------------|
| Drawing:<br>LEVEL 3 PODIUM & LEVEL 4-5 PRE-ADAPTABLE RESIDENTIAL PLAN | Job Number:<br>6002 |
| Drawing Number:<br>DA 1003                                            | Issue:<br>B         |





1

LEVEL 6-13 TYPICAL RESIDENTIAL PLAN  
1:200

2

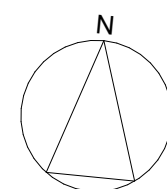
LEVEL 14 PLAN  
1:200

|       |            |             |
|-------|------------|-------------|
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| Issue | Date       | Description |

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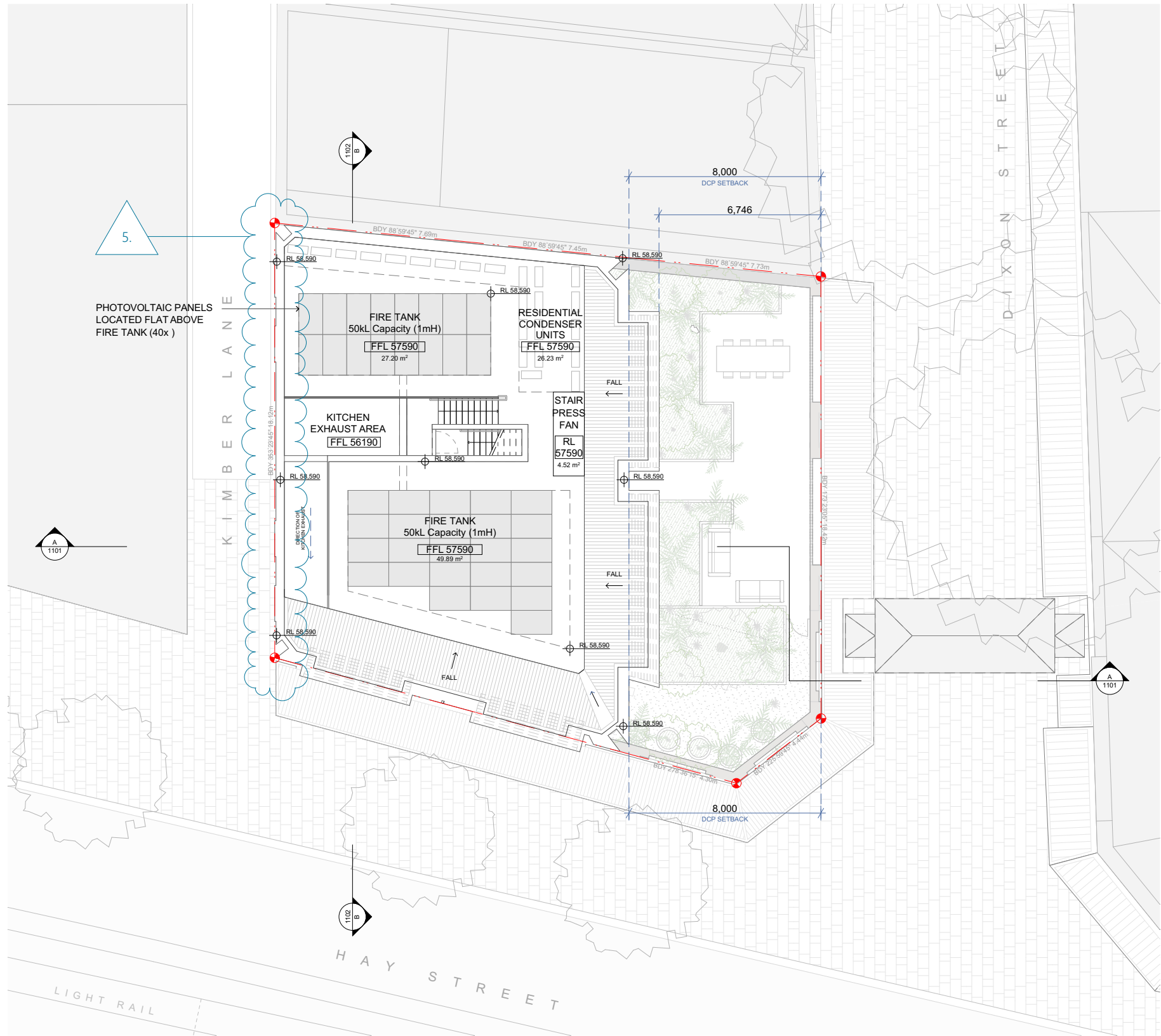
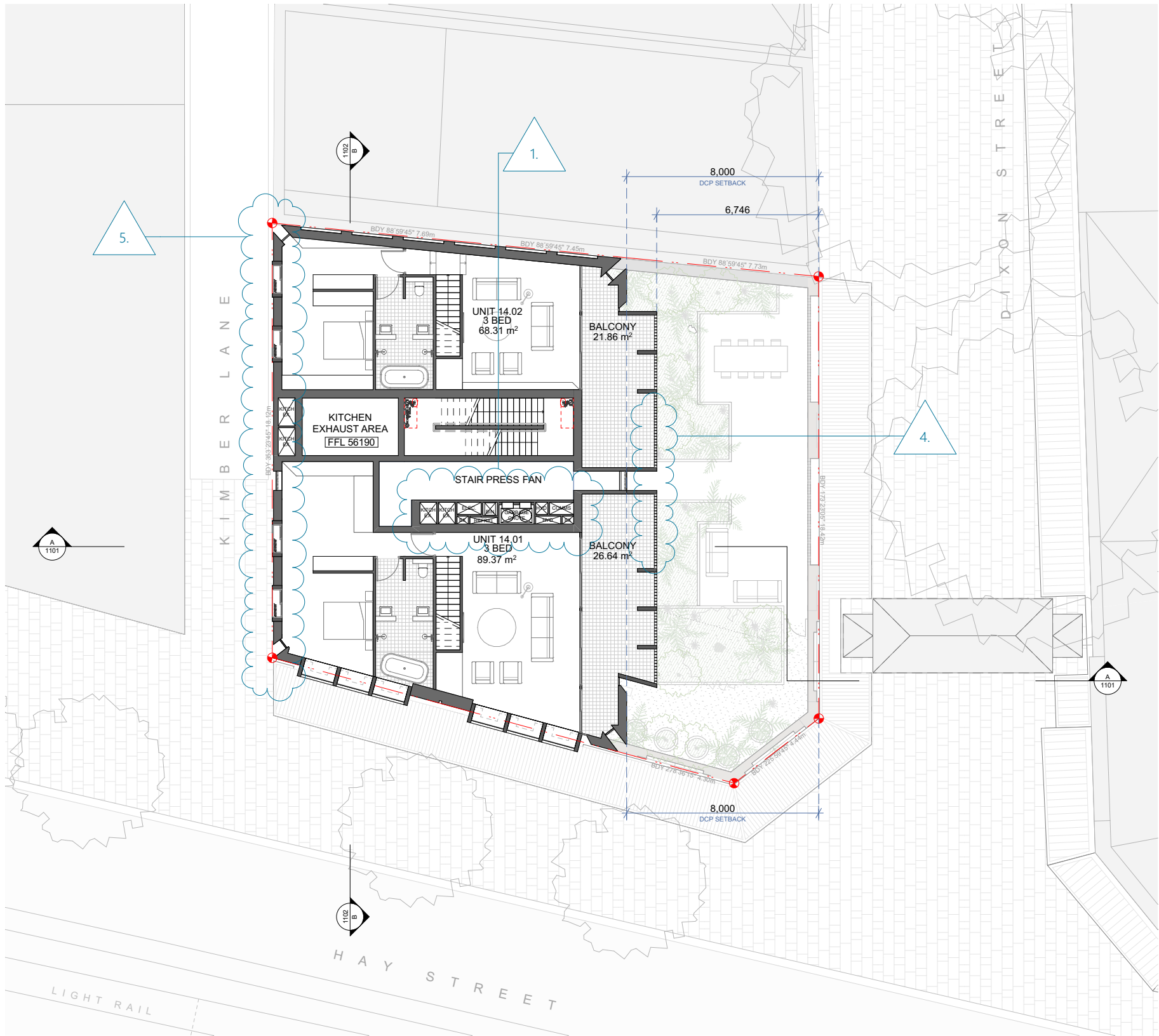


|                                                          |                      |                  |                  |                 |
|----------------------------------------------------------|----------------------|------------------|------------------|-----------------|
| Project:<br>96-100 HAY STREET                            |                      |                  |                  |                 |
| Site:<br>96-100 HAY STREET, SYDNEY                       |                      |                  |                  |                 |
| Client:<br>HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |                      |                  |                  |                 |
| Scale:<br>As shown @ A2                                  | Drawn By:<br>CCo, BC | Checked 1:<br>LE | Checked 2:<br>JL | Approved:<br>AC |

|                                                                                                                                                                                                                                                                         |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Architect:<br>Candalepas Associates<br>Registration No. NSW 5773<br>Registration No. VIC 17978<br>Registration No. WA 2405<br>Registration No. ACT 2603<br>Registration No. QLD 5463<br>L1/81 York Street, Sydney NSW 2000<br>info@candalepas.com.au<br>T: 02 9283 7755 |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Drawing:  
LEVEL 6-13 TYPICAL RESIDENTIAL &  
LEVEL 14 PLANDrawing Number:  
DA 1004Job Number:  
6002Issue:  
B

300mm  
250mm  
200mm  
150mm  
100mm  
50mm  
0mm (SIZE ON ORIGINAL)



**Certificate No. #HR-VD2WNP-02**  
Scan QR code or follow website link for rating details.

Assessor name: Tracey Cools  
Accreditation No.: HERA 10033  
Property Address: Hay Street, Sydney, NSW, 2000

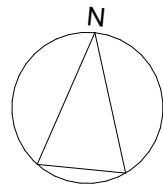
<http://www.hero-software.com.au/pdf/HR-VD2WNP-02>

|       |            |             |
|-------|------------|-------------|
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| Issue | Date       | Description |

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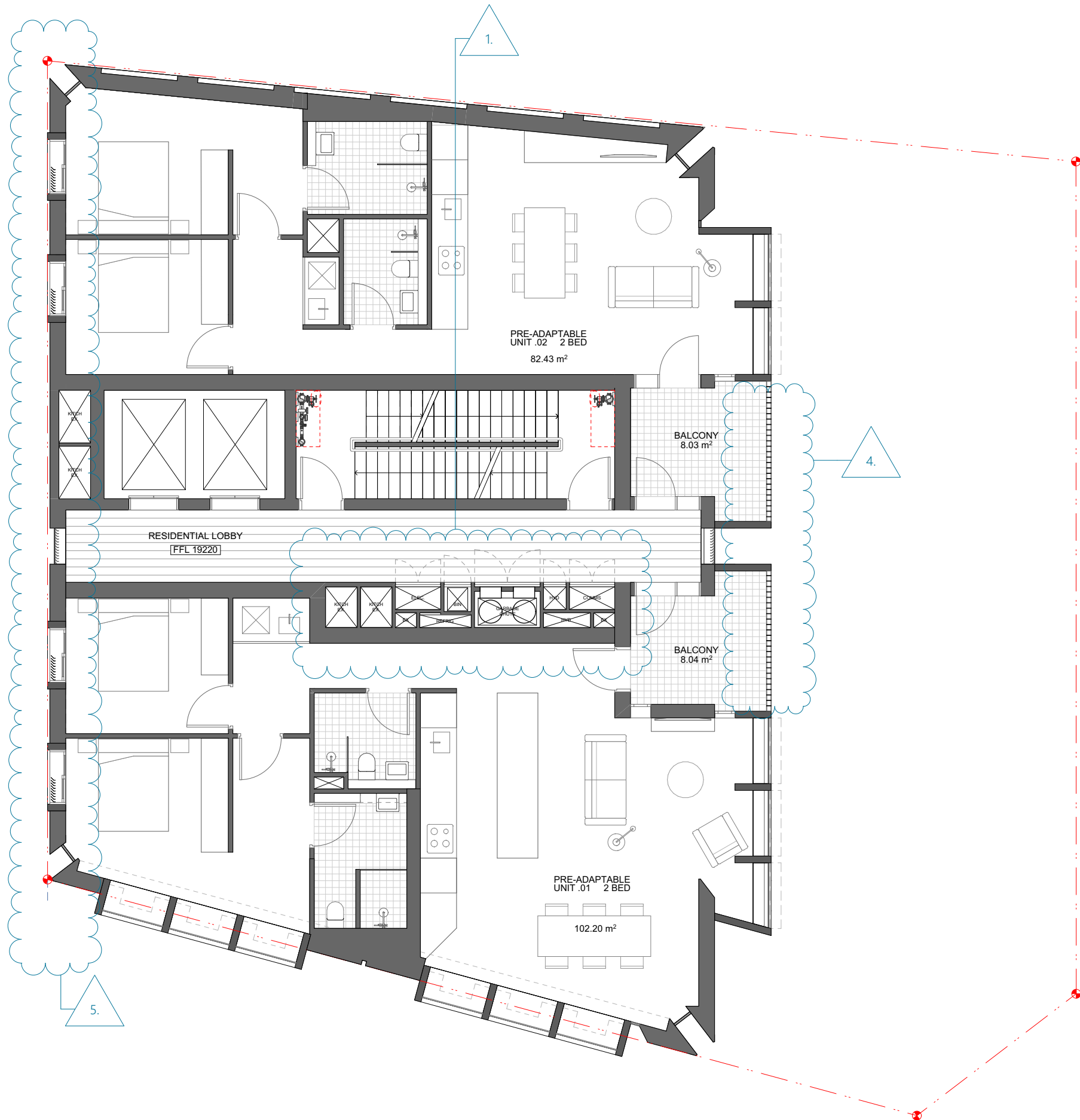
|            |                                               |
|------------|-----------------------------------------------|
| Project:   | 96-100 HAY STREET                             |
| Site:      | 96-100 HAY STREET, SYDNEY                     |
| Client:    | HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Scale:     | As shown @ A2                                 |
| Drawn By:  | CCo, BC                                       |
| Checked 1: | LE                                            |
| Checked 2: | JL                                            |
| Approved:  | AC                                            |

|                                    |                       |
|------------------------------------|-----------------------|
| Architect:                         | Candalepas Associates |
| Registration No. NSW               | 5773                  |
| Registration No. VIC               | 17978                 |
| Registration No. WA                | 2405                  |
| Registration No. ACT               | 2603                  |
| Registration No. QLD               | 5463                  |
| L1/81 York Street, Sydney NSW 2000 |                       |
| info@candalepas.com.au             |                       |
| T: 02 9283 7755                    |                       |

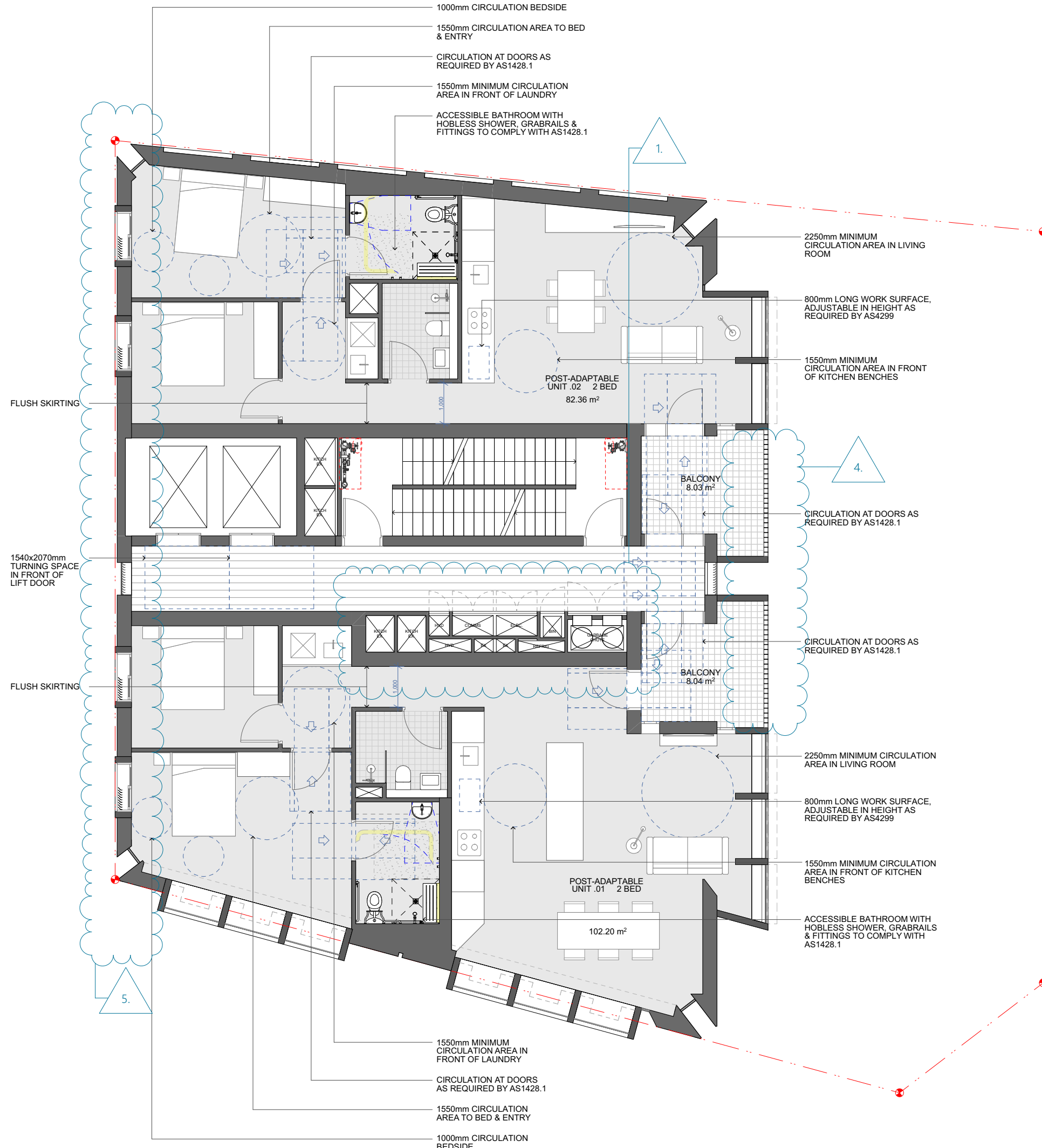
|                 |                      |             |      |
|-----------------|----------------------|-------------|------|
| Drawing:        | LEVEL 15 & ROOF PLAN | Job Number: | 6002 |
| Drawing Number: | DA 1005              | Issue:      | B    |



0 mm SCALE OR ORIGINAL 50 mm 100 mm 150 mm 200 mm 250 mm 300 mm W M Y C B



1 LEVEL 4-5 PRE-ADAPTABLE PLAN  
1:100

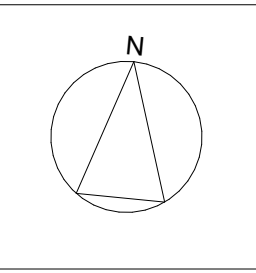


2 LEVEL 4-5 POST-ADAPTABLE PLAN  
1:100

**Certificate No. #HR-VD2WNP-02**  
Scan QR code or follow website link for rating details.  
Assessor name: Tracey Cools  
Accreditation No.: HERA 10033  
Property Address: Hay Street, Sydney, NSW, 2000  
<http://www.hera-software.com.au/pdf/HR-VD2WNP-02>

|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
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| Issue | Date       | Description |

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|            |                                               |
|------------|-----------------------------------------------|
| Project:   | 96-100 HAY STREET                             |
| Site:      | 96-100 HAY STREET, SYDNEY                     |
| Client:    | HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Scale:     | As shown @ A2                                 |
| Drawn By:  | CCo, BC                                       |
| Checked 1: | LE                                            |
| Checked 2: | JL                                            |
| Approved:  | AC                                            |

Architect:  
**Candalepas Associates**  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
[info@candalepas.com.au](mailto:info@candalepas.com.au)  
T: 02 9283 7755

|                 |                       |             |      |
|-----------------|-----------------------|-------------|------|
| Drawing:        | UNIVERSAL DESIGN PLAN | Job Number: | 6002 |
| Drawing Number: | DA 1051               | Issue:      | B    |



W  
B  
M  
Y  
C  
300mm  
250mm  
200mm  
150mm  
100mm  
50mm  
0mm (SEE ORIGINAL)

90 HAY STREET

92 HAY STREET

94 HAY STREET

KIMBER LANE

SUBJECT SITE  
96-100 HAY STREET

DIXON STREET

102-108 HAY STREET

RL 58 590  
PARAPET  
4.170  
FFL 54 420  
LEVEL 15  
3.200  
FFL 51 220  
LEVEL 14  
3.200  
FFL 48 020  
LEVEL 13  
3.200  
FFL 44 820  
LEVEL 12  
3.200  
FFL 41 620  
LEVEL 11  
3.200  
FFL 38 420  
LEVEL 10  
3.200  
FFL 35 220  
LEVEL 9  
3.200  
FFL 32 020  
LEVEL 8  
3.200  
FFL 28 820  
LEVEL 7  
3.200  
FFL 25 620  
LEVEL 6  
3.200  
FFL 22 420  
LEVEL 5  
3.200  
FFL 19 220  
LEVEL 4  
3.400  
FFL 15 820  
LEVEL 3  
3.600  
FFL 12 220  
LEVEL 2  
3.800  
FFL 8 420  
LEVEL 1  
4.440  
FFL 3 980  
GROUND  
2.620  
FFL 1 360  
BASEMENT 1



SECTION A  
1:200



|       |            |             |
|-------|------------|-------------|
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| Issue | Date       | Description |

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Project:  
96-100 HAY STREET

Site:  
96-100 HAY STREET, SYDNEY

Client:  
HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD

Scale:  
As shown @ A2

Drawn By:  
CCo, BC

Checked 1:  
LE

Checked 2:  
JL

Approved:  
AC

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

Drawing:  
SECTION A

Drawing Number:  
DA 1101

Job Number:  
6002

Issue:  
B



W  
B  
M  
Y  
C

300mm

250mm

200mm

150mm

100mm

50mm

0mm (SIZE ON ORIGINAL)

63-69 DIXON STREET

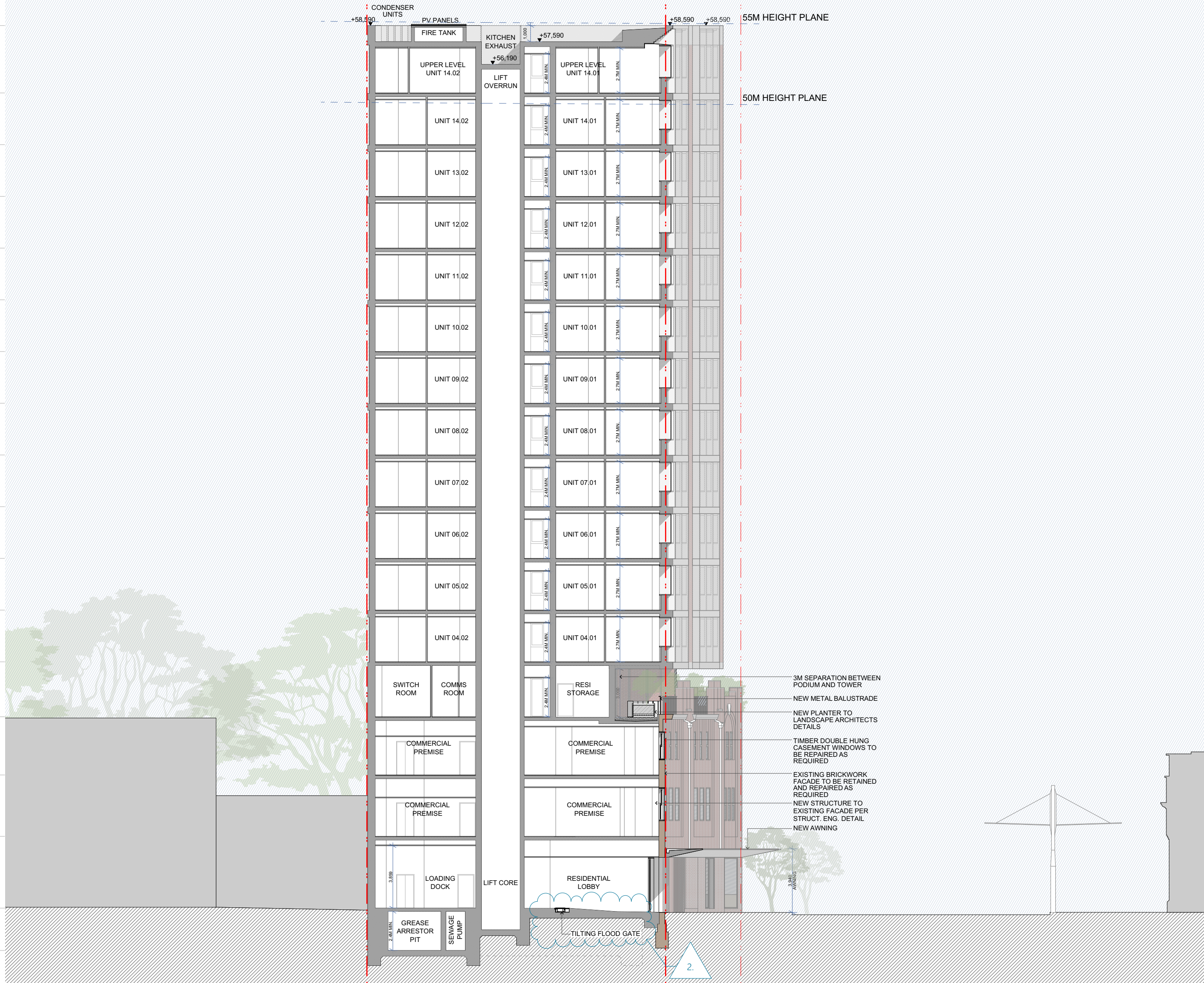
71-73 DIXON STREET

SUBJECT SITE  
96-100 HAY STREET

HAY STREET

MARKET CITY  
9-13 HAY STREET

RL 58 590  
PARAPET  
4.170  
FFL 54 420  
LEVEL 15  
3.200  
FFL 51 220  
LEVEL 14  
3.200  
FFL 48 020  
LEVEL 13  
3.200  
FFL 44 820  
LEVEL 12  
3.200  
FFL 41 620  
LEVEL 11  
3.200  
FFL 38 420  
LEVEL 10  
3.200  
FFL 35 220  
LEVEL 9  
3.200  
FFL 32 020  
LEVEL 8  
3.200  
FFL 28 820  
LEVEL 7  
3.200  
FFL 25 620  
LEVEL 6  
3.200  
FFL 22 420  
LEVEL 5  
3.200  
FFL 19 220  
LEVEL 4  
3.400  
FFL 15 820  
LEVEL 3  
3.600  
FFL 12 220  
LEVEL 2  
3.600  
FFL 8 420  
LEVEL 1  
4.440  
FFL 3 980  
GROUND  
2.620  
FFL 1 360  
BASEMENT 1



SECTION B  
1:200



|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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Project:  
96-100 HAY STREET

Site:  
96-100 HAY STREET, SYDNEY

Client:  
HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD

Scale:  
As shown @ A2

Drawn By:  
CCo, BC

Checked 1:  
LE

Checked 2:  
JL

Approved:  
AC

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

Drawing:  
SECTION B

Drawing Number:  
DA 1102

Job Number:  
6002

Issue:  
B







W  
B  
M  
Y  
C  
300mm

250mm

200mm

150mm

100mm

50mm

0mm  
SCALE ON ORIGINAL

HAY  
STREET

SUBJECT SITE  
96-100 HAY STREET

71-73 DIXON  
STREET

63-69 DIXON  
STREET

RL 58 590  
PARAPET  
4,170  
FFL 54 420  
LEVEL 15  
3,200  
FFL 51 220  
LEVEL 14  
3,200  
FFL 48 020  
LEVEL 13  
3,200  
FFL 44 820  
LEVEL 12  
3,200  
FFL 41 620  
LEVEL 11  
3,200  
FFL 38 420  
LEVEL 10  
3,200  
FFL 35 220  
LEVEL 9  
3,200  
FFL 32 020  
LEVEL 8  
3,200  
FFL 28 820  
LEVEL 7  
3,200  
FFL 25 620  
LEVEL 6  
3,200  
FFL 22 420  
LEVEL 5  
3,200  
FFL 19 220  
LEVEL 4  
3,400  
FFL 15 820  
LEVEL 3  
3,600  
FFL 12 220  
LEVEL 2  
3,800  
FFL 8 420  
LEVEL 1  
4,440  
FFL 3 980  
GROUND  
2,620  
FFL 1 360  
BASEMENT 1

(C)

(I)

(A)

(A)

(B)

(H)

(G)



(F)

(D)

(J)



ELEVATION - EAST  
1:200



|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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Project:  
96-100 HAY STREET

Site:  
96-100 HAY STREET, SYDNEY

Client:  
HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD

Scale:  
As shown @ A2

Drawn By:  
CCo, BC

Checked 1:  
LE

Checked 2:  
JL

Approved:  
AC

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

Drawing:  
ELEVATION - EAST

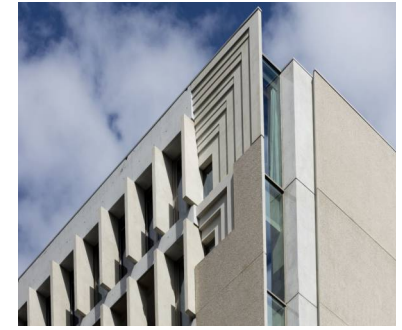
Drawing Number:  
DA 1202

Job Number:  
6002

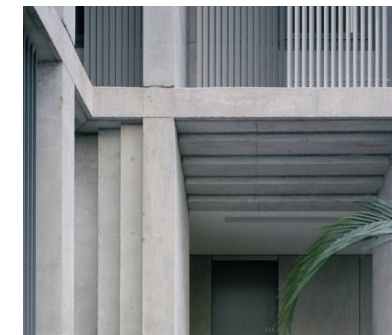
Issue:  
B



A - DRY PRESSED BRICK  
REGENT STREET - CANDALEPAS ASSOCIATES



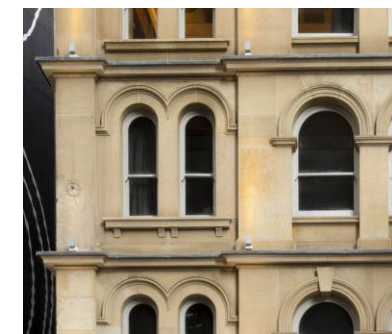
B - PRECAST CONCRETE  
QT HOTEL, MELBOURNE - CANDALEPAS ASSOCIATES



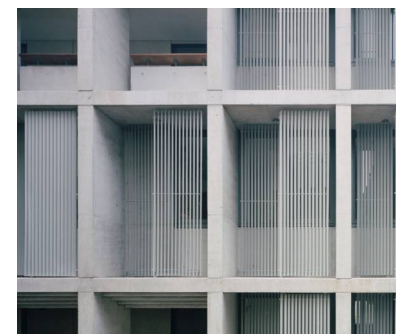
C - OFF FORM CONCRETE  
PERRY PARK - CANDALEPAS ASSOCIATES



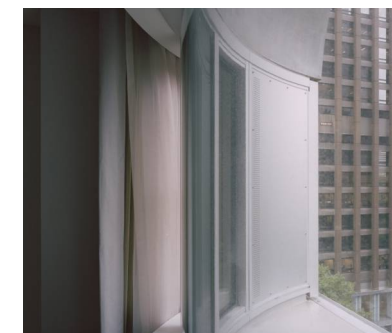
D - EXISTING BRICKWORK  
96-100 HAY STREET



E - TIMBER DOUBLE HUNG WINDOWS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



F - FULL HEIGHT ANODIZED ALUMINIUM SCREEN  
THE SURRY - CANDALEPAS ASSOCIATES



G - ALUMINIUM DOUBLE GLAZED WINDOW FRAMING  
THE CASTLE - CANDALEPAS ASSOCIATES



H - METAL BALLUSTRADE  
PELICAN STREET - CANDALEPAS ASSOCIATES



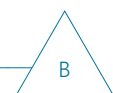
I - GOLD PAINT  
GEORGE STREET - CANDALEPAS ASSOCIATES



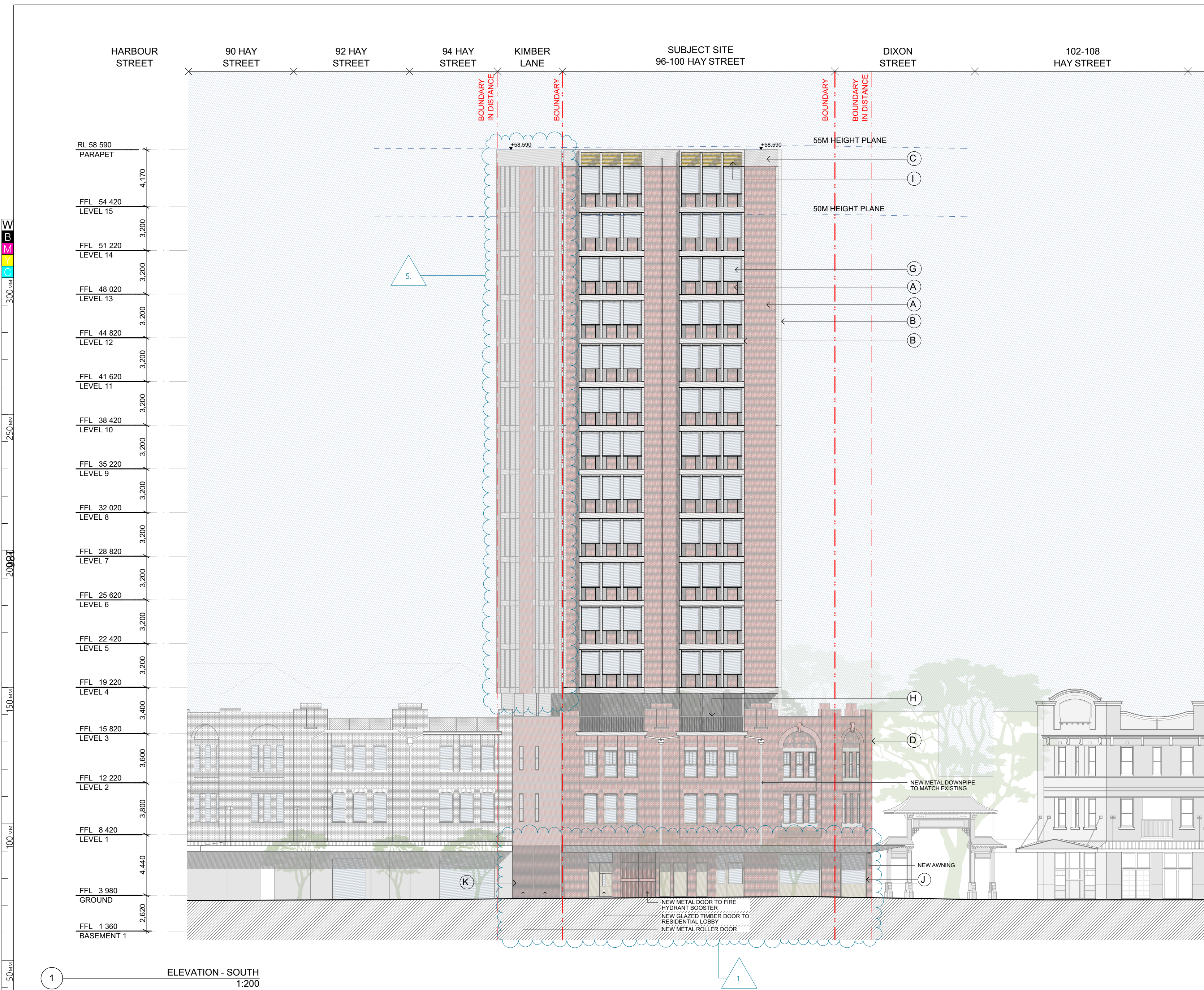
J - STEEL AND TIMBER SHOPFRONT OPENINGS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



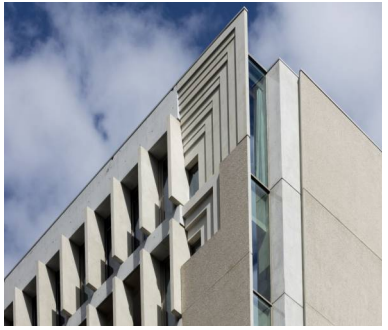
K - ALUMINIUM GARAGE & BIN STORAGE OPENINGS  
ERNSTINGS WAREHOUSE - SANTIAGO CALATRAVA







A - DRY PRESSED BRICK  
REGENT STREET - CANDALEPAS ASSOCIATES



B - PRECAST CONCRETE  
QT HOTEL, MELBOURNE - CANDALEPAS ASSOCIATES



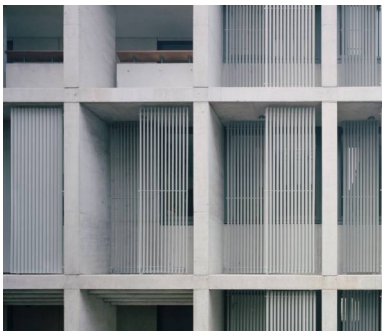
C - OFF FORM CONCRETE  
PERRY PARK - CANDALEPAS ASSOCIATES



D - EXISTING BRICKWORK  
96-100 HAY STREET



E - TIMBER DOUBLE HUNG WINDOWS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



F - FULL HEIGHT ANODIZED ALUMINIUM SCREEN  
THE SURRY - CANDALEPAS ASSOCIATES



G - ALUMINIUM DOUBLE GLAZED WINDOW FRAMING  
THE CASTLE - CANDALEPAS ASSOCIATES



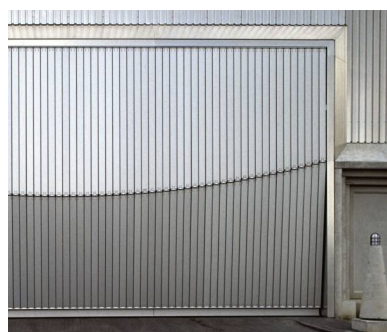
H - METAL BALLUSTRADE  
PELICAN STREET - CANDALEPAS ASSOCIATES



I - GOLD PAINT  
GEORGE STREET - CANDALEPAS ASSOCIATES



J - STEEL AND TIMBER SHOPFRONT OPENINGS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



K - ALUMINIUM GARAGE & BIN STORAGE OPENINGS  
ERNSTINGS WAREHOUSE - SANTIAGO CALATRAVA



|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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|            |                                               |
|------------|-----------------------------------------------|
| Project:   | 96-100 HAY STREET                             |
| Site:      | 96-100 HAY STREET, SYDNEY                     |
| Client:    | HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Scale:     | As shown @ A2                                 |
| Drawn By:  | CCo, BC                                       |
| Checked 1: | LE                                            |
| Checked 2: | JL                                            |
| Approved:  | AC                                            |

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

|                 |                   |             |      |
|-----------------|-------------------|-------------|------|
| Drawing:        | ELEVATION - SOUTH | Job Number: | 6002 |
| Drawing Number: | DA 1203           | Issue:      | B    |



W  
B  
M  
Y  
C  
300mm  
250mm  
200mm  
150mm  
100mm  
50mm

63-69 DIXON STREET

71-73 DIXON STREET

SUBJECT SITE  
96-100 HAY STREET

HAY STREET

MARKET CITY  
9-13 HAY STREET

RL 58 590  
PARAPET  
4,170  
FFL 54 420  
LEVEL 15  
3,200  
FFL 51 220  
LEVEL 14  
3,200  
FFL 48 020  
LEVEL 13  
3,200  
FFL 44 820  
LEVEL 12  
3,200  
FFL 41 620  
LEVEL 11  
3,200  
FFL 38 420  
LEVEL 10  
3,200  
FFL 35 220  
LEVEL 9  
3,200  
FFL 32 020  
LEVEL 8  
3,200  
FFL 28 820  
LEVEL 7  
3,200  
FFL 25 620  
LEVEL 6  
3,200  
FFL 22 420  
LEVEL 5  
3,200  
FFL 19 220  
LEVEL 4  
3,400  
FFL 15 820  
LEVEL 3  
3,600  
FFL 12 220  
LEVEL 2  
3,800  
FFL 8 420  
LEVEL 1  
4,440  
FFL 3 980  
GROUND  
2,620  
FFL 1 360  
BASEMENT 1

C  
F  
G  
A  
B  
B  
B  
F

C  
A  
E

K

BOUNDARY  
BOUNDARY  
BOUNDARY IN DISTANCE

55M HEIGHT PLANE

50M HEIGHT PLANE

D

NEW METAL DOWNPIPE  
TO MATCH EXISTING

E

J

NEW METAL  
ROLLER DOORS

1

ELEVATION - WEST  
1:200

**Certificate No. #HR-VD2WNP-02**  
Scan QR code or follow website link for rating details.  
Assessor name: Tracey Cools  
Accreditation No.: HERA 10033  
Property Address: Hay Street, Sydney, NSW, 2000  
<http://www.hera-software.com.au/pdf/HR-VD2WNP-02>

|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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Project:  
96-100 HAY STREET

Site:  
96-100 HAY STREET, SYDNEY

Client:  
HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD

Scale:  
As shown @ A2

Drawn By:  
CCo, BC

Checked 1:  
LE

Checked 2:  
JL

Approved:  
AC

Architect:  
**Candalepas Associates**  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
[info@candalepas.com.au](mailto:info@candalepas.com.au)  
T: 02 9283 7755

Drawing:  
ELEVATION - WEST

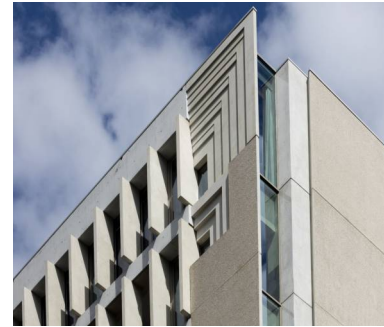
Drawing Number:  
DA 1204

Job Number:  
6002

Issue:  
B



A - DRY PRESSED BRICK  
REGENT STREET - CANDALEPAS ASSOCIATES



B - PRECAST CONCRETE  
QT HOTEL, MELBOURNE - CANDALEPAS ASSOCIATES



C - OFF FORM CONCRETE  
PERRY PARK - CANDALEPAS ASSOCIATES



D - EXISTING BRICKWORK  
96-100 HAY STREET



E - TIMBER DOUBLE HUNG WINDOWS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



F - FULL HEIGHT ANODIZED ALUMINIUM SCREEN  
THE SURRY - CANDALEPAS ASSOCIATES



G - ALUMINIUM DOUBLE GLAZED WINDOW FRAMING  
THE CASTLE - CANDALEPAS ASSOCIATES



H - METAL BALLUSTRADE  
PELICAN STREET - CANDALEPAS ASSOCIATES



I - GOLD PAINT  
GEORGE STREET - CANDALEPAS ASSOCIATES



J - STEEL AND TIMBER SHOPFRONT OPENINGS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



K - ALUMINIUM GARAGE & BIN STORAGE OPENINGS  
ERNSTINGS WAREHOUSE - SANTIAGO CALATRAVA

B





1 ELEVATION - HERITAGE FACADE - EAST  
1:100



D - EXISTING BRICKWORK  
96-100 HAY STREET



E - TIMBER DOUBLE HUNG WINDOWS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



J - STEEL AND TIMBER SHOPFRONT OPENINGS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



H - METAL BALUSTRADE  
PELICAN STREET - CANDALEPAS ASSOCIATES



K - ALUMINIUM GARAGE & BIN STORAGE OPENINGS  
ERNSTINGS WAREHOUSE - SANTIAGO CALATRAVA



|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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Project:  
96-100 HAY STREET

Site:  
96-100 HAY STREET, SYDNEY

Client:  
HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD

Scale:  
As shown @ A2

Drawn By:  
CCo, BC

Checked 1:  
LE

Checked 2:  
JL

Approved:  
AC

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

Drawing:  
ELEVATION - HERITAGE FACADE - EAST

Drawing Number:  
DA 1205

Job Number:  
6002

Issue:  
B





D - EXISTING BRICKWORK  
96-100 HAY STREET



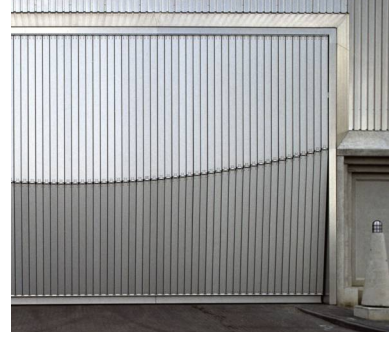
E - TIMBER DOUBLE HUNG WINDOWS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



J - STEEL AND TIMBER SHOPFRONT OPENINGS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



H - METAL BALUSTRADE  
PELICAN STREET - CANDALEPAS ASSOCIATES



K - ALUMINIUM GARAGE & BIN STORAGE OPENINGS  
ERNSTINGS WAREHOUSE - SANTIAGO CALATRAVA



|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

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|  |
|--|
|  |
|--|

|            |                                               |
|------------|-----------------------------------------------|
| Project:   | 96-100 HAY STREET                             |
| Site:      | 96-100 HAY STREET, SYDNEY                     |
| Client:    | HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Scale:     | As shown @ A2                                 |
| Drawn By:  | CCo, BC                                       |
| Checked 1: | LE                                            |
| Checked 2: | JL                                            |
| Approved:  | AC                                            |

Architect:

**Candalepas Associates**

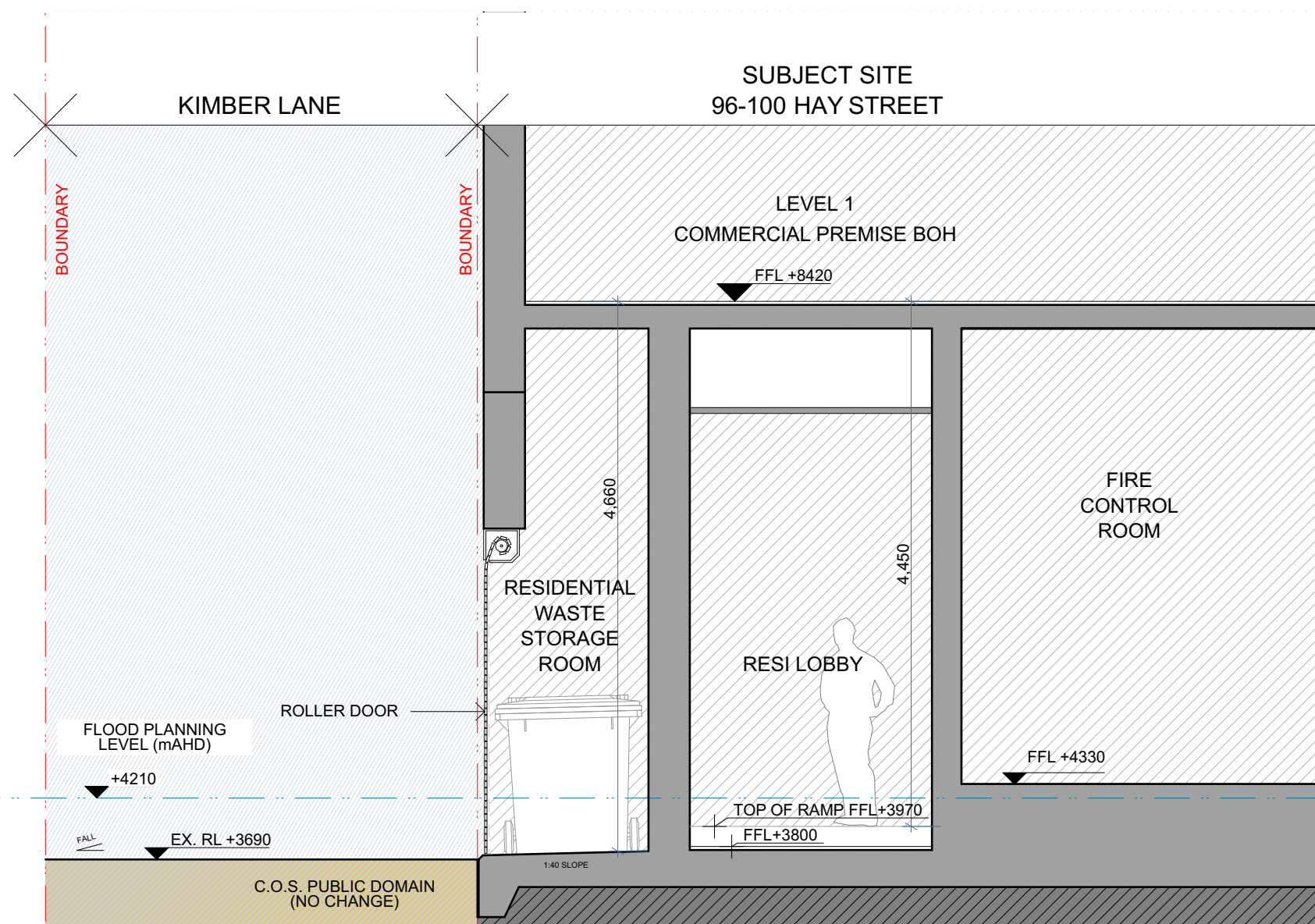
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463

L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

|                 |                                     |             |      |
|-----------------|-------------------------------------|-------------|------|
| Drawing:        | ELEVATION - HERITAGE FACADE - SOUTH | Job Number: | 6002 |
| Drawing Number: | DA 1206                             | Issue:      | B    |

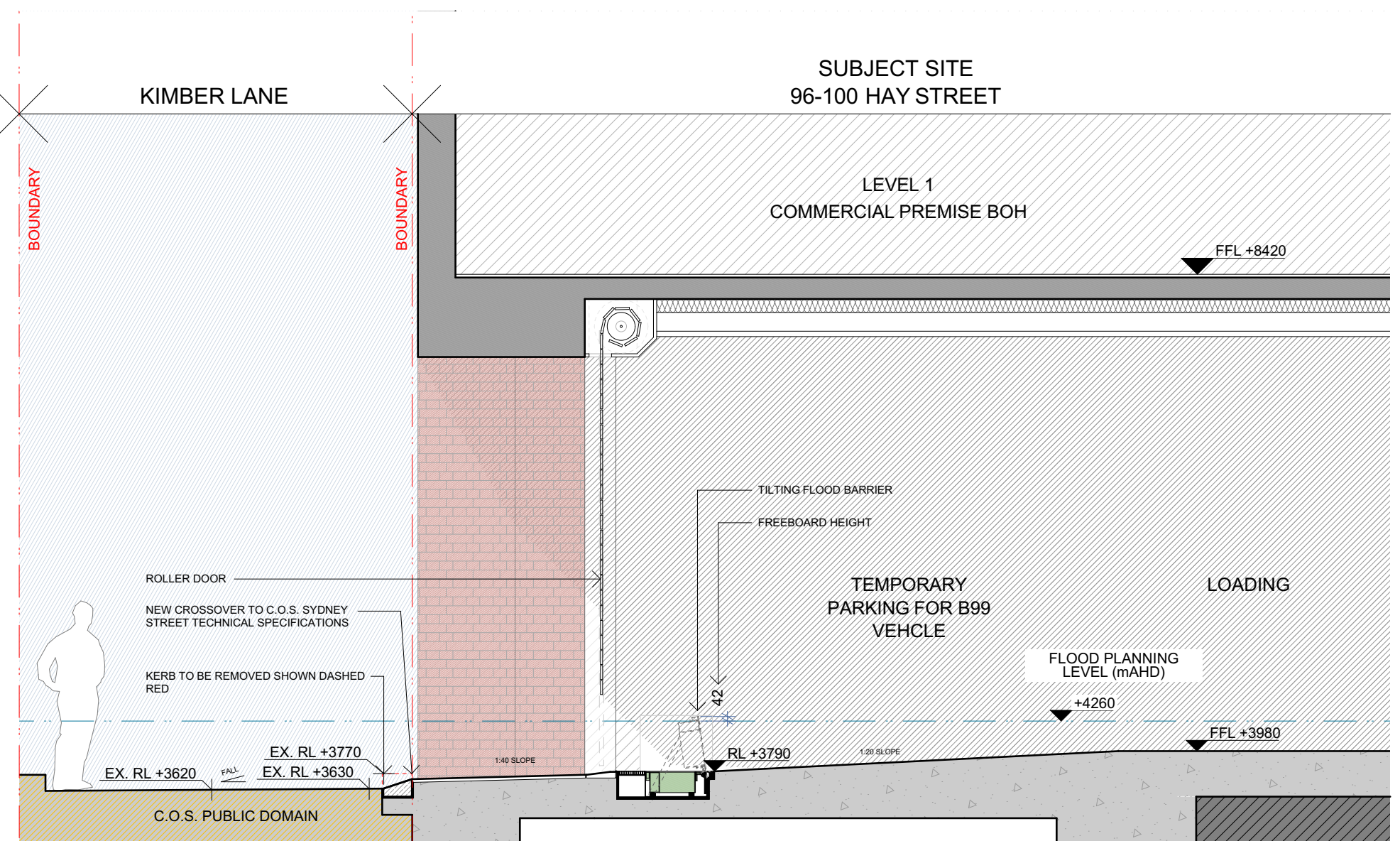


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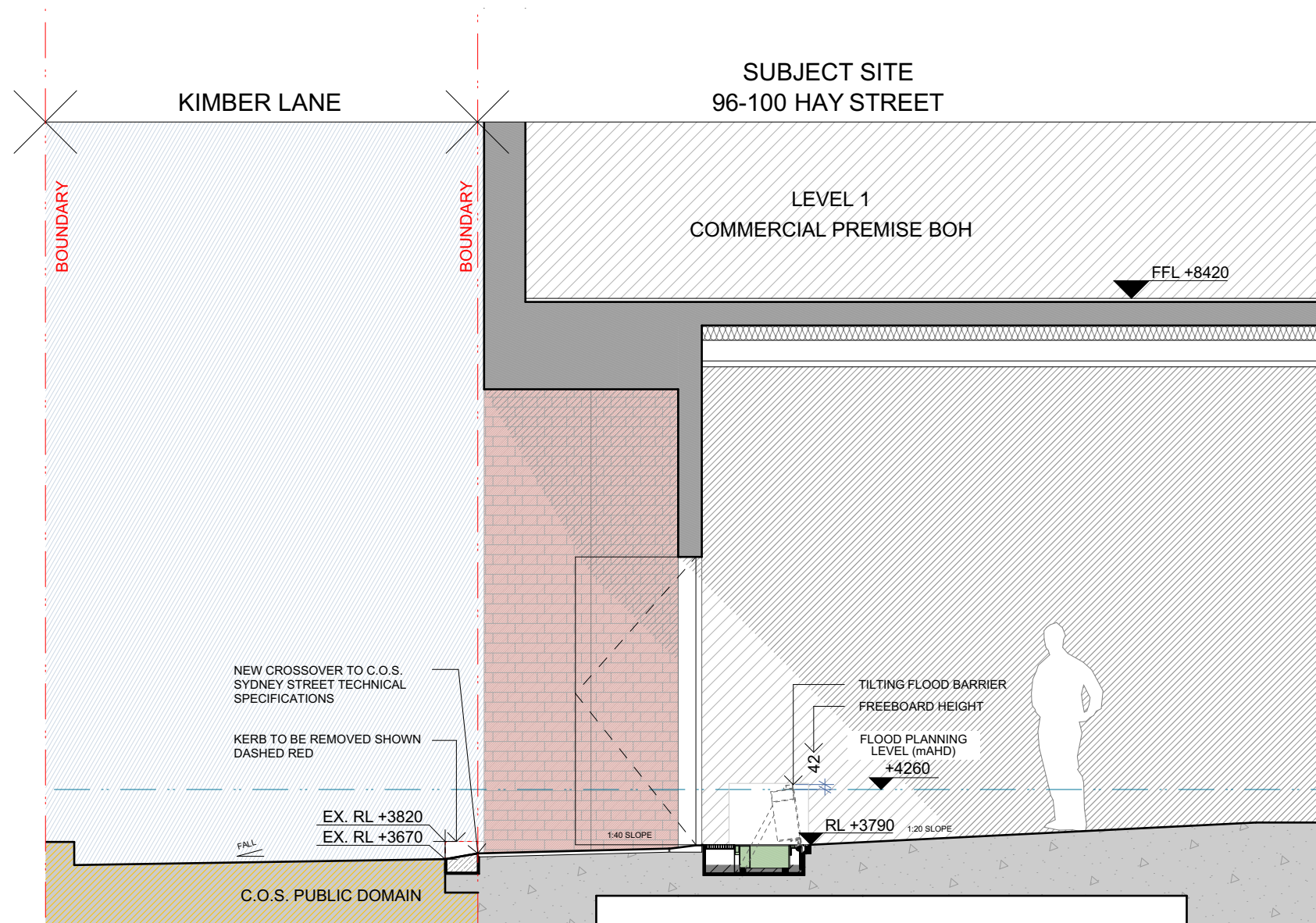


1 PUBLIC DOMAIN DIAGRAM - SECTION C  
1:50

2



2 PUBLIC DOMAIN DIAGRAM - SECTION D  
1:50



3 PUBLIC DOMAIN DIAGRAM - SECTION E  
1:50



4 PUBLIC DOMAIN DIAGRAM - GROUND FLOOR PLAN  
1:200



|       |           |             |
|-------|-----------|-------------|
| 8     | 3/03/2026 | DA ISSUE    |
| Issue | Date      | Description |

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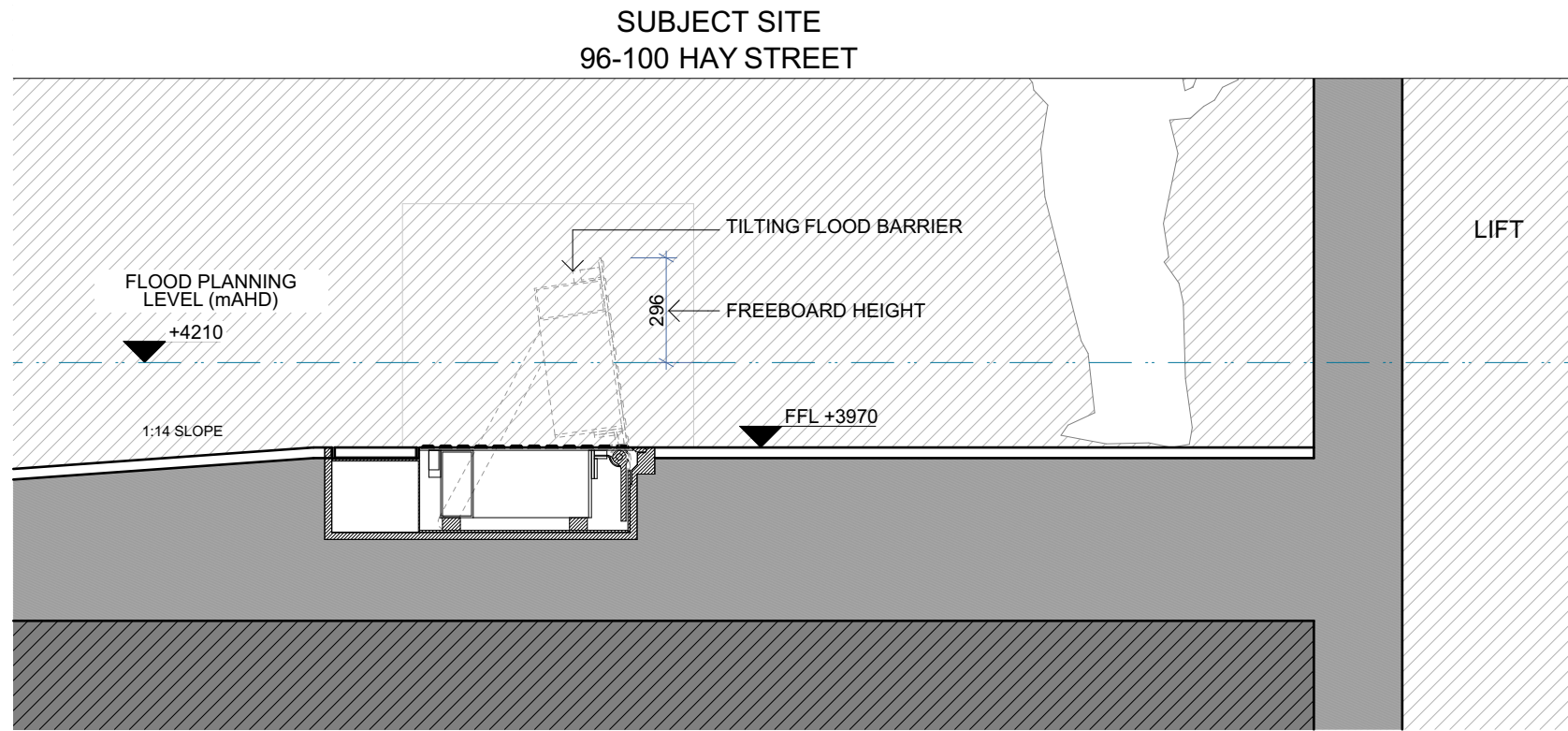
|            |                                               |
|------------|-----------------------------------------------|
| Project:   | 96-100 HAY STREET                             |
| Site:      | 96-100 HAY STREET, SYDNEY                     |
| Client:    | HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |
| Scale:     | As shown @ A2                                 |
| Drawn By:  | CCo, BC                                       |
| Checked 1: | LE                                            |
| Checked 2: | JL                                            |
| Approved:  | AC                                            |

Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

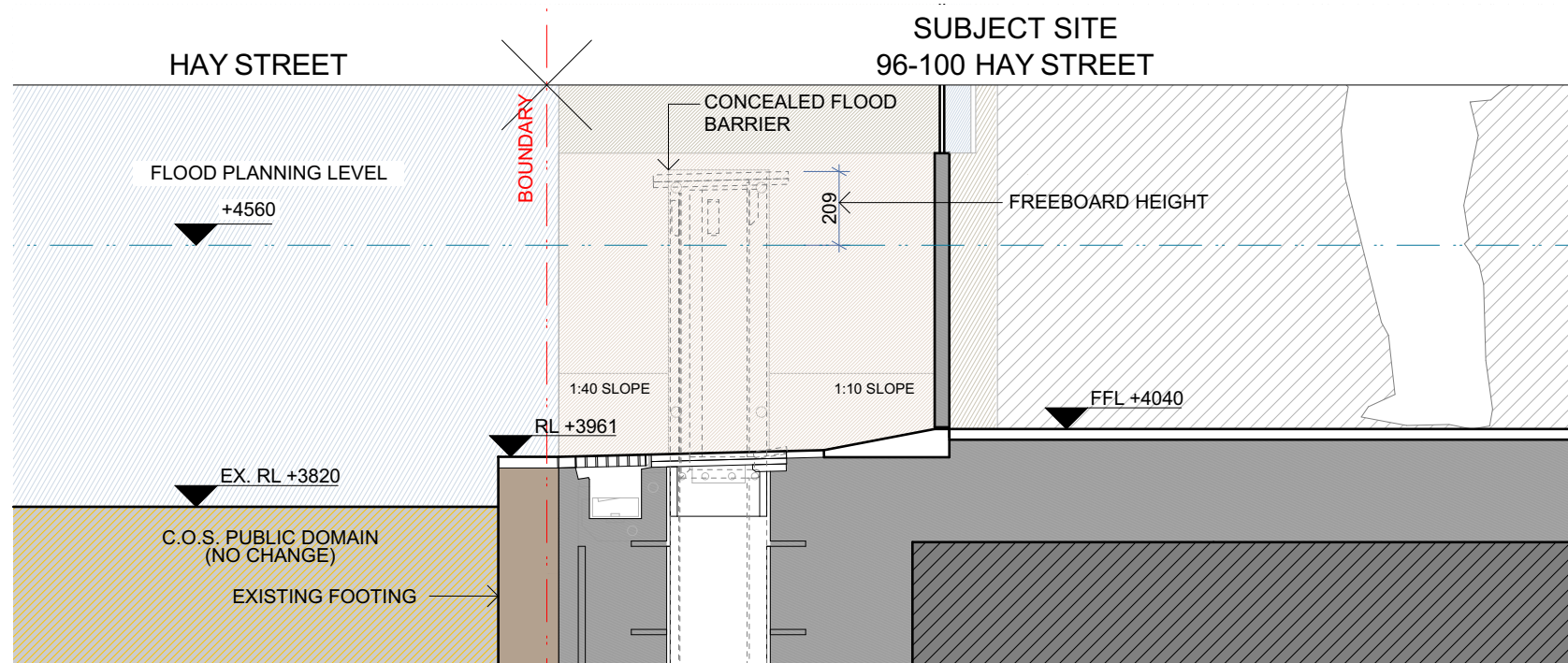
|                 |                       |             |      |
|-----------------|-----------------------|-------------|------|
| Drawing:        | PUBLIC DOMAIN DIAGRAM | Job Number: | 6002 |
| Drawing Number: | DA 1301               | Issue:      | B    |



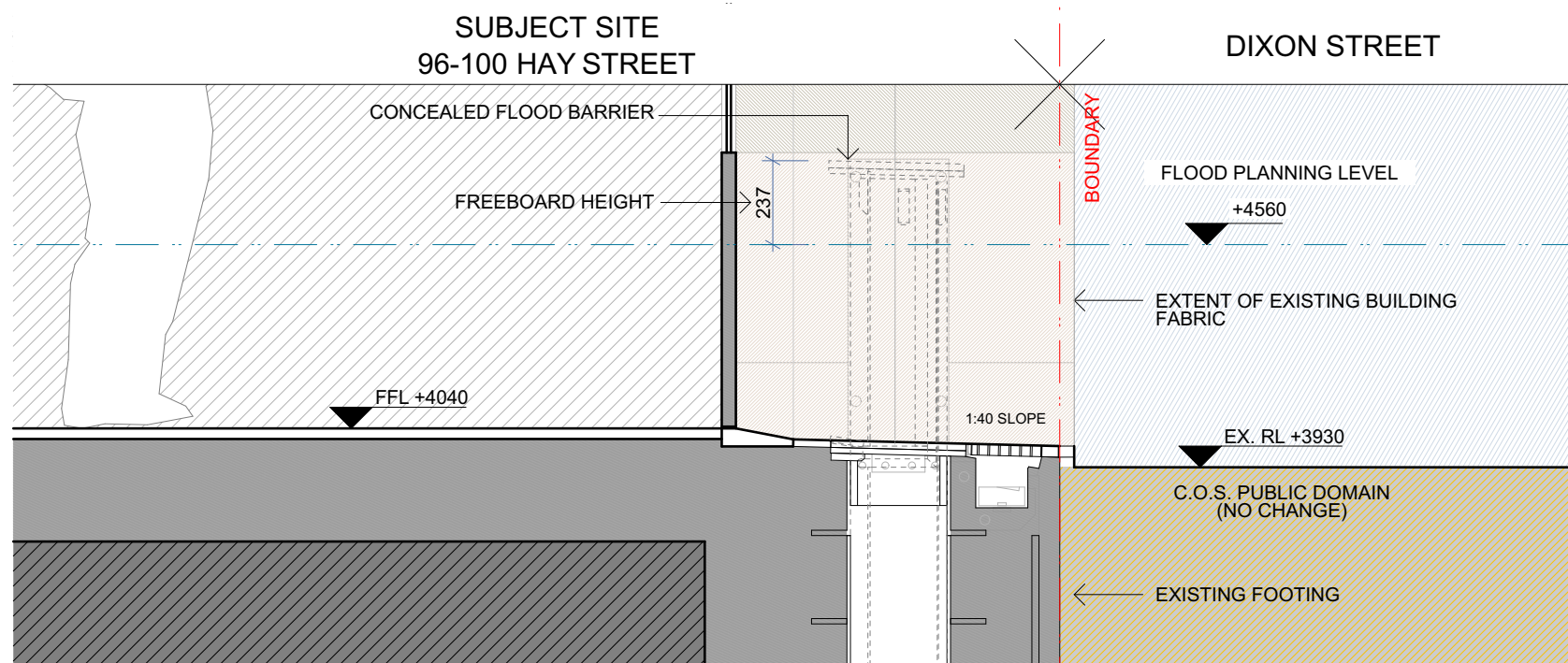
2



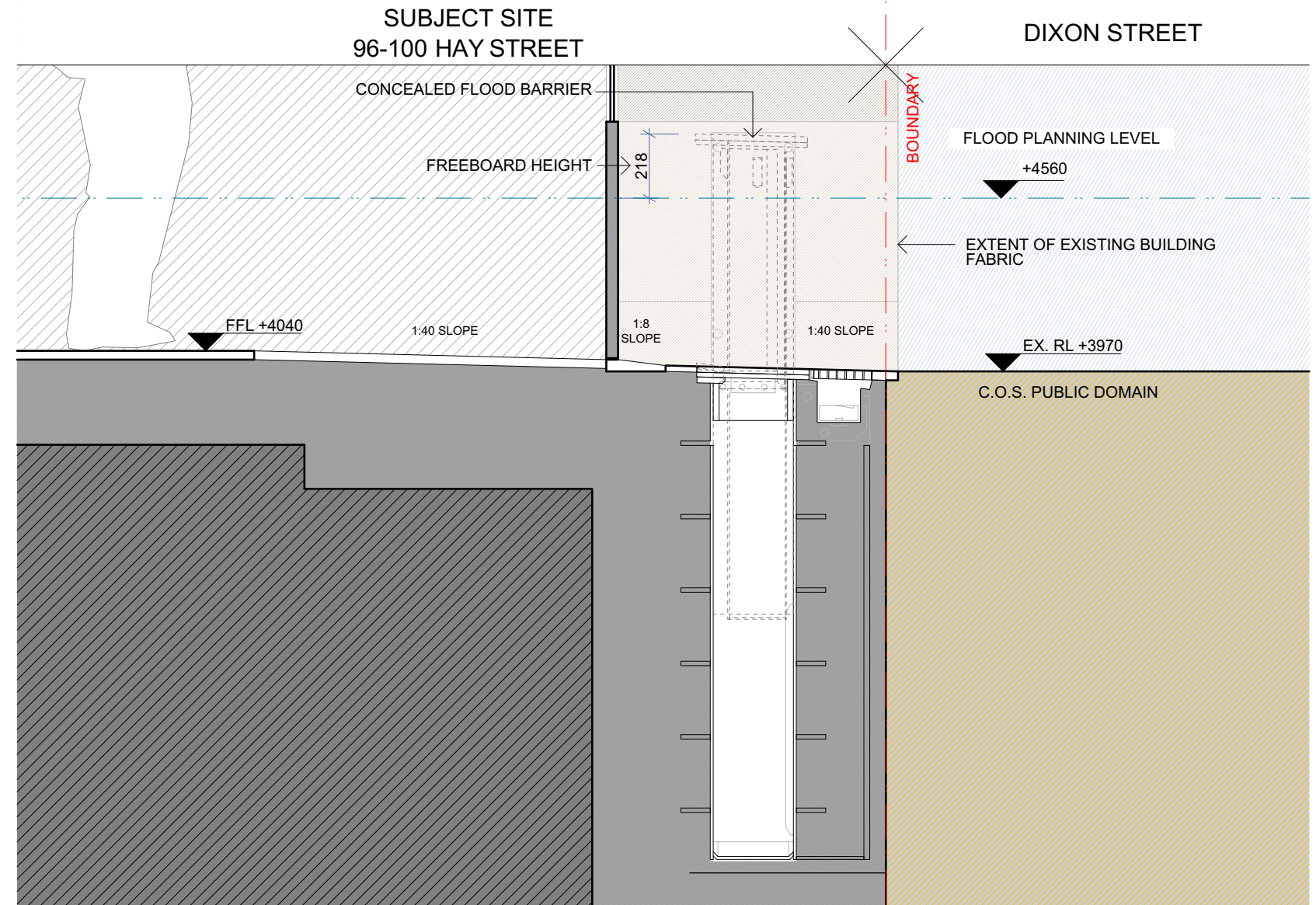
1 FLOOD GATE DIAGRAM - SECTION F  
1:20



2 FLOOD GATE DIAGRAM - SECTION G  
1:20



3 FLOOD GATE DIAGRAM - SECTION H  
1:20



4 FLOOD GATE DIAGRAM - SECTION I  
1:20



5 FLOOD GATE DIAGRAM - GROUND FLOOR PLAN  
1:200



| Issue | Date      | Description |
|-------|-----------|-------------|
| 8     | 3/03/2026 | DA ISSUE    |

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|                                                          |                      |                  |                  |                 |
|----------------------------------------------------------|----------------------|------------------|------------------|-----------------|
| Project:<br>96-100 HAY STREET                            |                      |                  |                  |                 |
| Site:<br>96-100 HAY STREET, SYDNEY                       |                      |                  |                  |                 |
| Client:<br>HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |                      |                  |                  |                 |
| Scale:<br>As shown @ A2                                  | Drawn By:<br>CCo, BC | Checked 1:<br>LE | Checked 2:<br>JL | Approved:<br>AC |

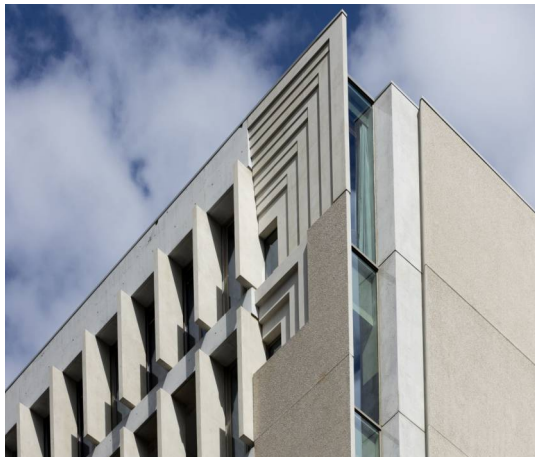
Architect:  
Candalepas Associates  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463  
L1/81 York Street, Sydney NSW 2000  
info@candalepas.com.au  
T: 02 9283 7755

|                                |                     |
|--------------------------------|---------------------|
| Drawing:<br>FLOOD GATE DIAGRAM | Job Number:<br>6002 |
| Drawing Number:<br>DA 1302     | Issue:<br>B         |





A - DRY PRESSED BRICK  
REGENT STREET - CANDALEPAS ASSOCIATES



B - PRECAST CONCRETE  
QT HOTEL, MELBOURNE - CANDALEPAS ASSOCIATES



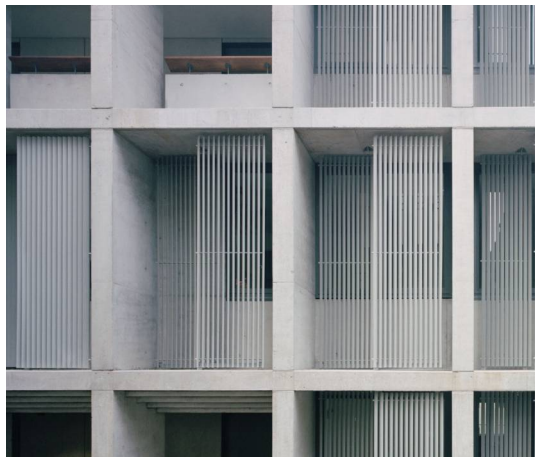
C - OFF FORM CONCRETE  
PERRY PARK - CANDALEPAS ASSOCIATES



D - EXISTING BRICKWORK  
96-100 HAY STREET



E - TIMBER DOUBLE HUNG WINDOWS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



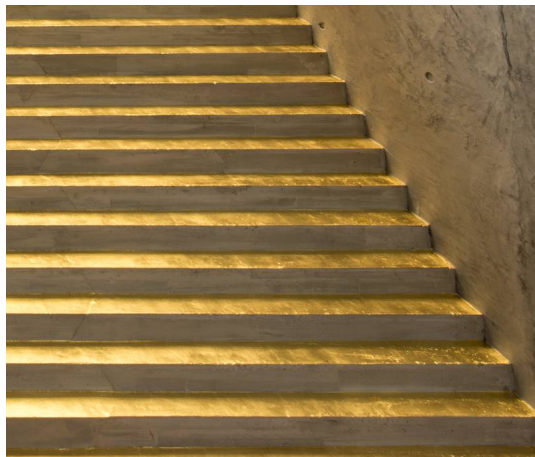
F - FULL HEIGHT ANODIZED ALUMINIUM SCREEN  
THE SURRY - CANDALEPAS ASSOCIATES



G - ALUMINIUM DOUBLE GLAZED WINDOW FRAMING  
THE CASTLE - CANDALEPAS ASSOCIATES



H - METAL BALUSTRADE  
PELICAN STREET - CANDALEPAS ASSOCIATES



I - GOLD PAINT  
GEORGE STREET - CANDALEPAS ASSOCIATES



J - STEEL AND TIMBER SHOPFRONT OPENINGS  
PORTER HOUSE - CANDALEPAS ASSOCIATES



K - METAL GARAGE & BIN STORAGE OPENINGS  
ERNSTINGS WAREHOUSE - SANTIAGO CALATRAVA

**Certificate No. #HR-VD2WNP-02**  
Scan QR code or follow website link for rating details.

Assessor name  
Tracey Cools

Accreditation No.  
HERA 10033

Property Address  
Hay Street, Sydney, NSW,  
2000

<http://www.hera-software.com.au/pdf/HR-VD2WNP-02>

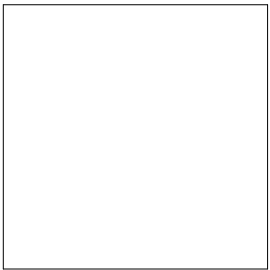


|       |            |             |
|-------|------------|-------------|
| B     | 3/03/2026  | DA ISSUE    |
| A     | 24/10/2025 | DA ISSUE    |
| Issue | Date       | Description |

FOR DA PURPOSES ONLY

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|                                                          |                      |                  |                  |                 |
|----------------------------------------------------------|----------------------|------------------|------------------|-----------------|
| Project:<br>96-100 HAY STREET                            |                      |                  |                  |                 |
| Site:<br>96-100 HAY STREET, SYDNEY                       |                      |                  |                  |                 |
| Client:<br>HYNSCO PTY LTD C/- ACCOUNTANCY INVEST PTY LTD |                      |                  |                  |                 |
| Scale:<br>As shown @ A2                                  | Drawn By:<br>CCo, BC | Checked 1:<br>LE | Checked 2:<br>JL | Approved:<br>AC |

Architect:  
**Candalepas Associates**  
Registration No. NSW 5773  
Registration No. VIC 17978  
Registration No. WA 2405  
Registration No. ACT 2603  
Registration No. QLD 5463

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|                                      |                            |
|--------------------------------------|----------------------------|
| Drawing:<br><b>MATERIAL SCHEDULE</b> | Job Number:<br><b>6002</b> |
| Drawing Number:<br><b>DA 1950</b>    | Issue:<br><b>B</b>         |