

24 September 2025

Department of Planning, Housing and Infrastructure
Locked Bag 5022
Parramatta 2124

Dear Sir/Madam,

164 -172 and 174 -194 William Street, Woolloomooloo
SSD-80211463
Design Verification Statement

In accordance with item 6 of the Planning Secretary's Environmental Assessment Requirements for the above application and the provisions of the Environmental Planning and Assessment Regulation 2021, Part 3 Development applications, section 29 Residential apartment development; this Design Statement has been prepared to assist with the submission of the State Significant Development Application for the proposed residential apartment development at 164 -172 and 174 -194 William Street, Woolloomooloo (SSD-80211463).

I confirm that:

- I, Richard Francis-Jones, Design Director of fjstudio, have contributed to the direction of the architectural design for the residential apartment development as described in the Environmental Impact Statement (prepared by Urbis, and dated September 2025)

and that to the best of my knowledge, information, and belief;;

- the development has addressed the Design Quality Principles, as set out in the State Environmental Planning Policy (Housing) 2021, Schedule 9: Design principles for residential apartment development and the objectives in Part 3 and 4, as set out in the Apartment Design Guide.

The architectural documentation for the SSDA is listed as per attached.

Yours sincerely,



Richard Francis-Jones
Design Director

Development Application Architectural Documentation Schedule

Document Title	Number	Revision	Date
Architectural Design Report		2	23/9/25
Cover Sheet	1000	1	23/9/25
Site Plan	1200	1	23/9/25
Ground Floor Demolition Plan	1300	1	23/9/25
Basement 04	2000	1	23/9/25
Basement 03	2001	1	23/9/25
Basement 02	2002	1	23/9/25
Basement 01	2003	1	23/9/25
Plaza Level - Forbes Street	2004	1	23/9/25
Retail Laneway - Dowling Street	2005	1	23/9/25
Upper Ground Floor - William Street	2006	1	23/9/25
Mezzanine Level	2007	1	23/9/25
Level 01 - 02	2008	1	23/9/25
Level 03	2009	1	23/9/25
Level 04	2010	1	23/9/25
Level 05 - 06	2011	1	23/9/25
Level 07	2012	1	23/9/25
Level 08	2013	1	23/9/25
Level 09	2014	1	23/9/25
Level 10	2015	1	23/9/25
Level 11 - 13	2016	1	23/9/25
Level 14	2017	1	23/9/25
Level 15	2018	1	23/9/25
Level 16	2019	1	23/9/25
Level 17	2020	1	23/9/25
Roof Plan	2021	1	23/9/25
GFA Plans	2200	1	23/9/25
North Elevation - William Street Building	3000	1	23/9/25
West Elevation - William Street Building	3001	1	23/9/25
South Elevation - William Street Building	3002	1	23/9/25
East Elevation - William Street Building	3003	1	23/9/25
East Elevation - Through Site Link	3004	1	23/9/25

Document Title	Number	Revision	Date
West Elevation - Through Site Link	3005	1	23/9/25
North Elevation - Forbes and Dowling Street Building	3006	1	23/9/25
South Elevation - Forbes and Dowling Street Building	3007	1	23/9/25
East Section	4001	1	23/9/25
West Section	4002	1	23/9/25
North Section	4003	1	23/9/25
South Section	4004	1	23/9/25