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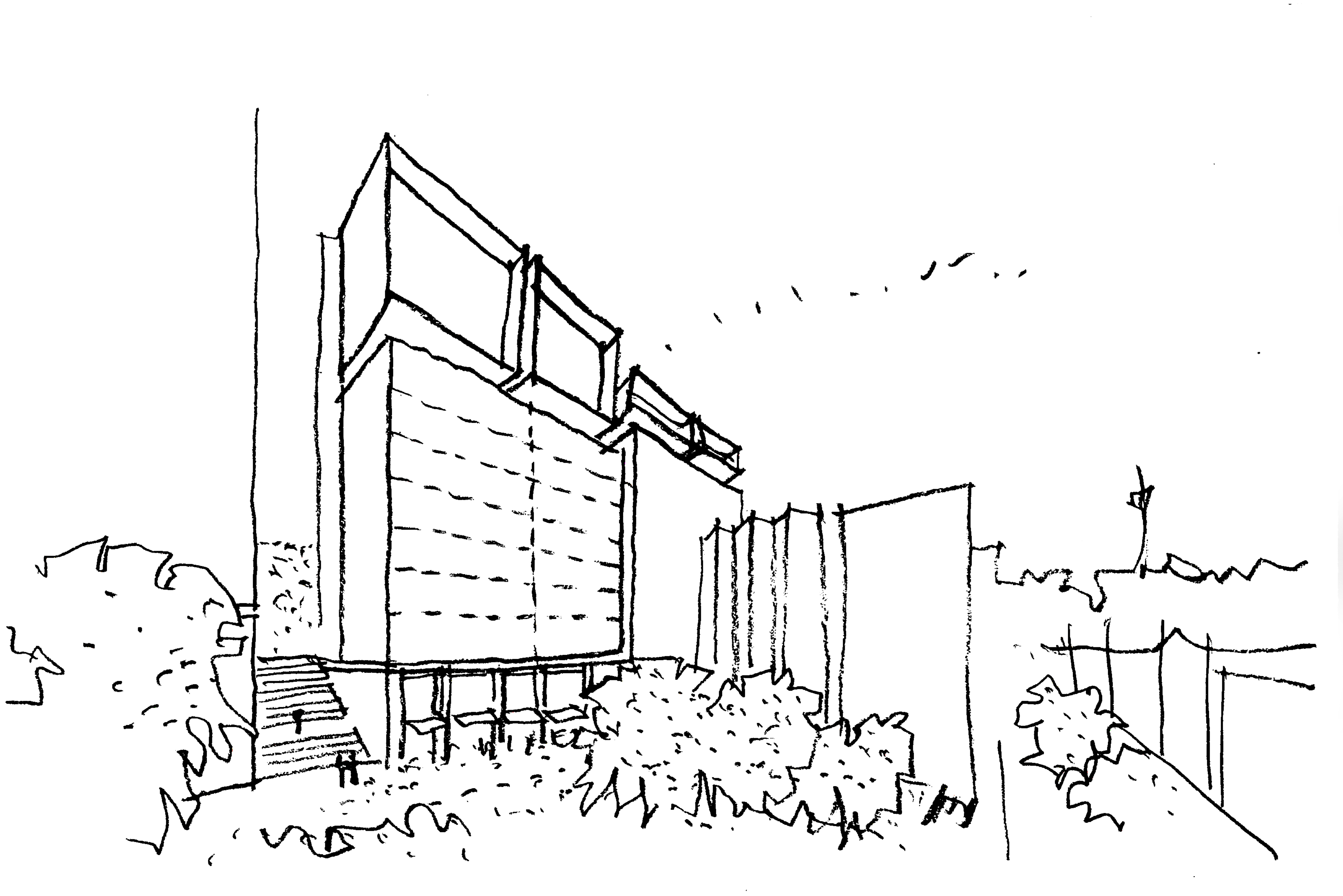
Legend

All Layouts Issue list

Layout ID	Layout Name	Revision ID
1000	Cover Sheet	1
1200	Site Plan	1
2000	Basement 01	1
2001	Plaza Level - Forbes Street	1
2002	Retail Laneway - Dowling Street	1
2003	Upper Ground Floor - William Street	1
2004	Mezzanine Level	1
2005	Level 01 - 02	1
2006	Level 03	1
2007	Level 04	1
2008	Level 05 - 06	1
2009	Level 07	1
2010	Level 08	1
2011	Level 09	1
2012	Level 10	1
2013	Level 11 - 13	1
2014	Level 14	1
2015	Level 15	1
2016	Level 16	1
2017	Level 17	1
2018	Roof Plan	1
2019	Basement 02	1
2020	Basement 03	1
2021	Basement 04	1
2100	Ground Floor Demolition Plan	1
2200	GFA Plans	1
3000	North Elevation - William Street Building	1
3001	West Elevation - William Street Building	1
3002	South Elevation - William Street Building	1
3003	East Elevation - William Street Building	1
3004	East Elevation - Through Site Link	1
3005	West Elevation - Through Site Link	1
3006	North Elevation - Forbes and Dowling Street Building	1
3007	South Elevation - Forbes and Dowling Street Building	1
4001	East Section	1
4002	West Section	1
4003	North Section	1
4004	South Section	1



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Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

Cover Sheet
Cover Sheet

Scale
No Scale @ A1

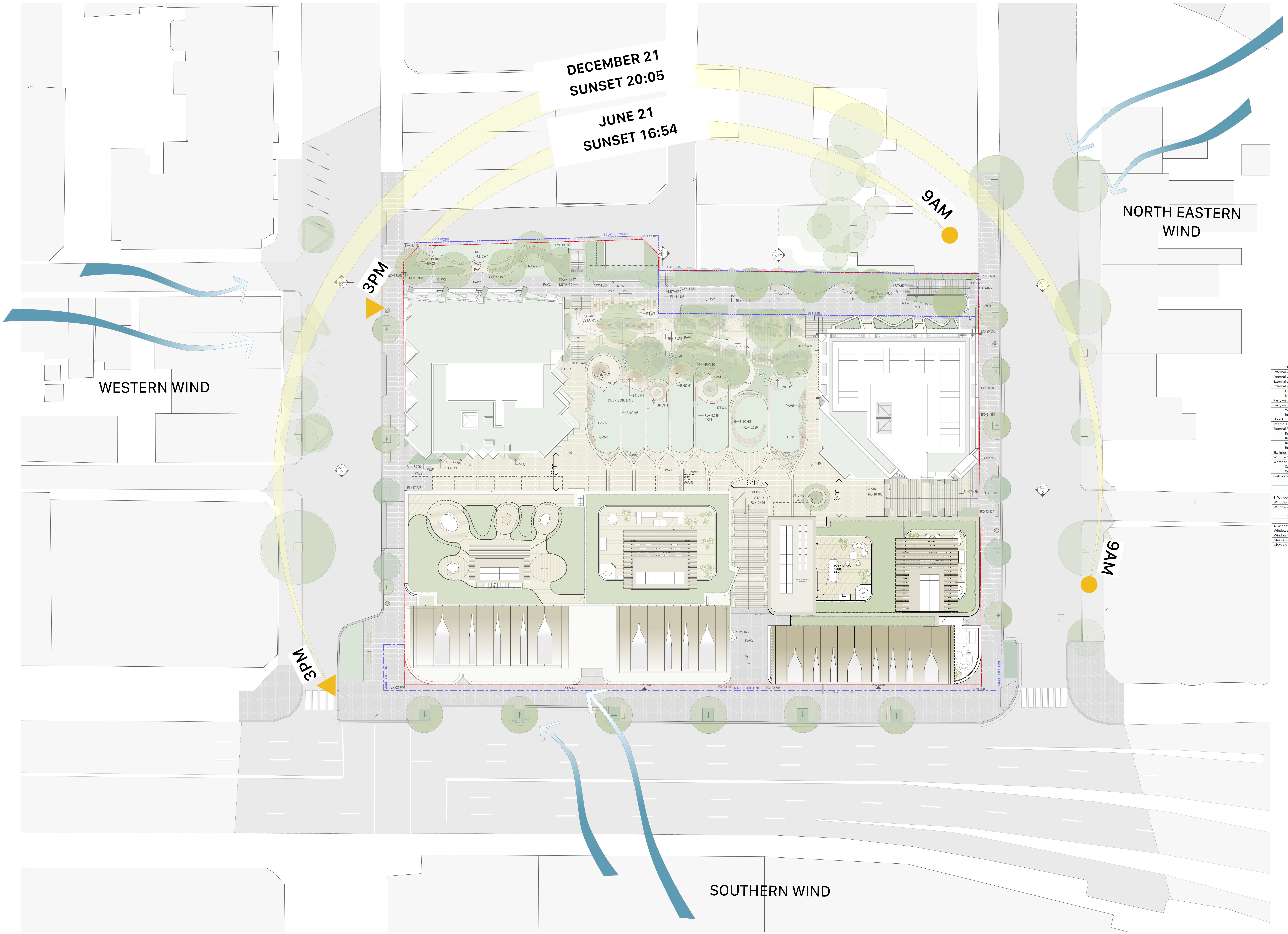
Project Code
H180W

First Issued
20/8/2025

Sheet No.
1000

Rev
1

for BASIX



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Legend

BASIX Energy Item	Proposed for Development
Building management system (BMS)	Yes
Active power factor correction (PFC)	Optional
Photovoltaic Solar Power	60 kW total PV
Hot Water	Heat Pump Central COP >3.0 (R1 insulation for ringmain +supply risers)
Lift type	Gearless, VVVF lift motors + regen drive
Lifts served	Lifts serve all levels (see lift schedule and BASIX cert)
Spas and Pools	No pools but heat pump spas with timers and covers
Kitchen Exhaust	Fan to façade/roof - manual switch
Bathroom Exhaust	Fan to façade/roof - manual switch
Laundry Exhaust	Fan to façade/roof - manual switch
Lighting for Living/ Kitchen/ Dining	LEDs ≥80% fittings (all dedicated)
Lighting for Bathrooms/Toilets	LEDs ≥80% fittings (all dedicated)
Lighting for Laundry	LEDs ≥80% fittings (all dedicated)
Heating for Dwellings (beds + living)	1 phase system, 3.0 or more for EER
Cooling for Dwellings (beds + living)	1 phase system, 3.0 or more for EER
HVAC zoning for units	Not used (hence, bedrooms and living can be cooled at same time)
Clothes lines	Not supplied
Cooking	Induction cooktop & electric oven
Clothes washers	Not supplied
Clothes washers	Not supplied
Clothes dryers	8 star energy
Dishwashers	4 star energy
Fridges	Not assessed in BASIX anymore
Vented fridge spaces	Not assessed in BASIX anymore

BASIX Water Item	Proposed for Development
Showers	≤ 6.0 L/min (low-flow in BASIX)
Toilets	4 star, or better
Kitchen Taps	5 star, or better
Bathroom Taps	5 star, or better
Dishwashers	4 star WELS or better
Clothes washers private	5 star WELS or better
Clothes washers common	None provided
Rainwater Tank	20 kL minimum - collects >500 m2
Rainwater Tank Use	Irrigation lawns + planting (and car wash)
Sprinkler test water	All "test-water" re-used in a closed loop
Landscaping Area	<1,200 m2 plants and <400 m2 lawn
Landscaping Types	Locally indigenous or 1-drop low water plants >25% =300 m2
Spas and Pools	No pools but heat pump spas with timers and covers

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
External Walls 2	Metal cladding +R2.5 added (Metal studs +R0.2 break)
External Walls 3	Colorback glass +R2.5 added (Metal studs +R0.2 break)
External Walls 4	Brick Veneer +R2.5 added (Metal studs +R0.2 break)
Unit Walls next to halls/lobbies 1	Hebel 75mm and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R2.0 insulation
Party walls 1	Hebel 75mm and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard
Internal Walls	Plasterboard on Studs and concrete
Floor Finishes (as shown)	Tiles - wet areas, carpet - bedrooms, floating timber – living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2 under rooms over basement/air
Roofs 1 - below balconies/terraces	Concrete + R2.5 added (Metal studs +R0.2 break)
Roofs 2 - penthouse roofs	Concrete + R3.5 (and R0.2 break) except R4.3 and foil NE901 + 607w + 903w
Roof 3 - Metal roof	Roof has R1.8 & foil + R3.5 (and R0.2 break) at ceiling except R4.3 & foil for 903w
Roof Colour	Light and medium roofs (much with PV or vegetation)
Skylights for units	Double glaze/tint, U ≤ 2.7, SHGC =0.24 ±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (1400 diam in some units, living)	ne801, 1501e, 1502e, 1601e, 1602e (2 zones) +706w, 801w, 903w (3 zones) +105e to 705e

1. Window (AWNING / BIFOLD / HINGED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 4.1
Windows – SHGC	0.47 ± 5%
3. Windows (FIXED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
2. Windows (SLIDERS/ GUILLOTINE)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 3.1
Windows – SHGC	0.49 ± 5%
4. Windows (See list -Few Problem Unit sliders)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
Glass 4 simulated in all sliders for 13 units - ne901, M07w, 605w, 706w, 1305e, 1602e... and 105e to 705e	
Glass 4 simulated in all sliders + all guillotine for unit 903w (also fixed glass in 903w is: u <2.2 and SHGC = 0.39 ± 5%)	

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164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
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Site Plan
Site Plan

Scale
No Scale @ A1

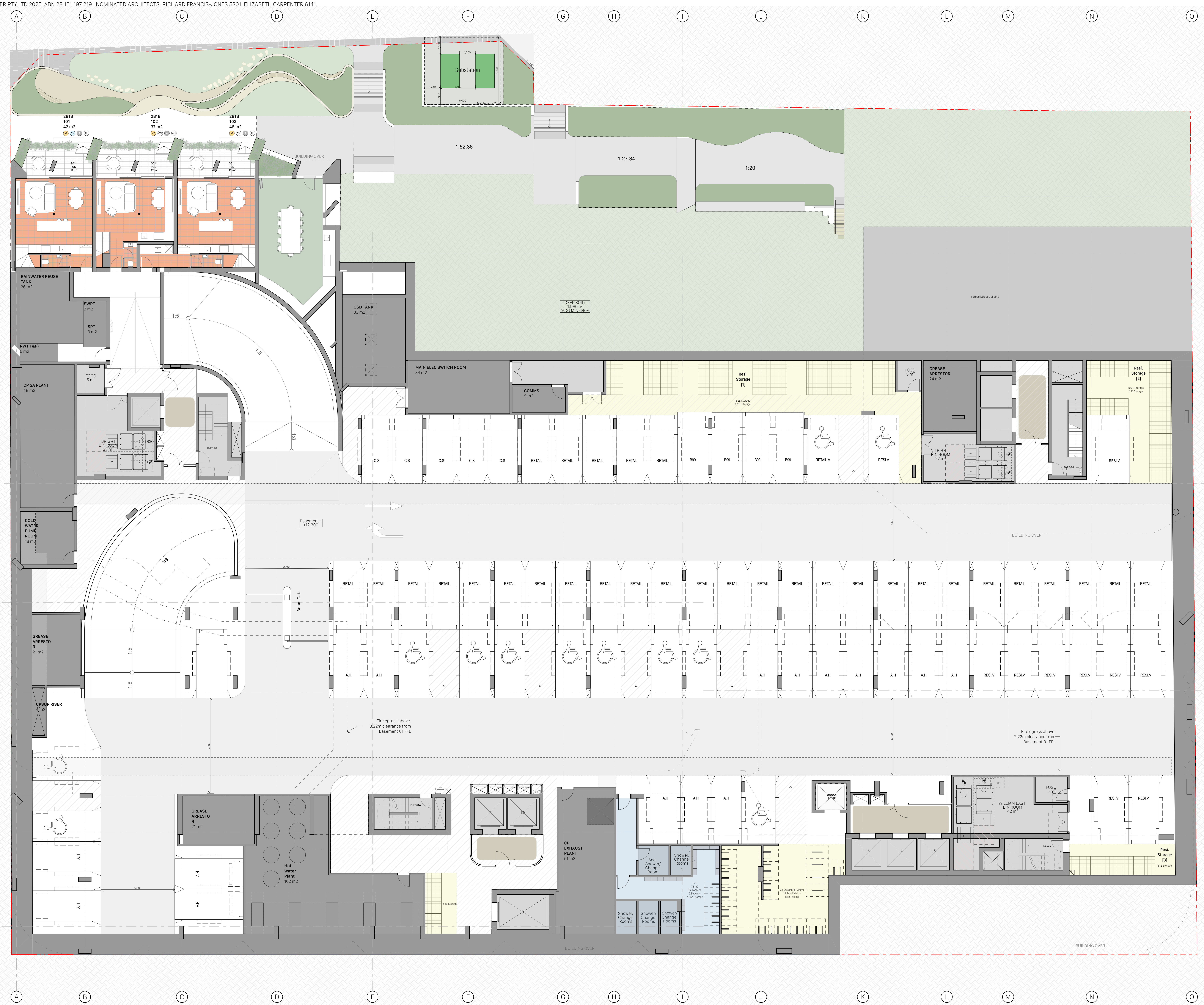
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
1200

Rev
1

for BASIX


A
B
C
D
E
F
G
H
I
J
K
L
M
N
O
Substation
1,250
1,300
6,000
1:52.36
1:27.34
1:20
2B1B
101
42 m2
2B1B
102
37 m2
2B1B
103
48 m2
≥2
CV
A
AH
G01L
POS
11 m²
G01L
POS
12 m²
G01L
POS
12 m²
BUILDING OVER
RAINWATER REUSE TANK
26 m2
SWPT
3 m2
SPT
3 m2
1:14 RAMP
RWT F&P)
5 m2
CP SA PLANT
48 m2
FOGO
5 m²
BRIGHT BIN ROOM
33 m²
B-FS 01
1:5
1:5
1:8
OSD TANK
33 m2
DEEP SOIL:
1,198 m²
(ADG MIN 640²)
Forbes Street Building
MAIN ELEC SWITCH ROOM
34 m2
COMMS
9 m2
Resi.
Storage
[1]
8 2B Storage
22 1B Storage
FOGO
5 m²
GREASE ARRESTOR
24 m2
TRIBE BIN ROOM
27 m²
B-FS 02
Resi.
Storage
[2]
10 2B Storage
6 1B Storage
C.S
C.S
C.S
C.S
C.S
RETAIL
RETAIL
RETAIL
RETAIL
RETAIL
B99
B99
B99
B99
RETAIL.V
RESI.V
RESI.V
Basement 1
+12.300
6,100
BUILDING OVER
COLD WATER PUMP ROOM
18 m2
1:8
6,600
Boom Gate
RETAIL
GREASE ARRESTOR
21 m2
1:5
1:8
A.H
A.H
A.H
A.H
A.H
A.H
A.H
A.H
A.H
RESI.V
RESI.V
RESI.V
RESI.V
RESI.V
RESI.V
CPSUP RISER
4 m2
Fire egress above.
3.22m clearance from
Basement 01 FFL
7,500
6,100
Fire egress above.
2.22m clearance from
Basement 01 FFL
GREASE ARRESTOR
21 m2
Hot Water Plant
102 m2
5,800
6 1B Storage
B-FS 04
L1
L2
G
CP EXHAUST PLANT
51 m2
Acc. Shower/ Change Room
Shower/ Change Rooms
Shower/ Change Rooms
Shower/ Change Rooms
Shower/ Change Rooms
EoT
73 m2
34 Lockers
5 Showers
7 Bike Storage
23 Residential Visitor
19 Retail Visitor
Bike Parking
A.H
A.H
A.H
GOODS Lift 01
L3
L4
L5
WILLIAM EAST BIN ROOM
42 m²
FOGO
5 m²
B-FS 03
RESI.V
RESI.V
Resi.
Storage
[3]
8 1B Storage
BUILDING OVER
BUILDING OVER
BUILDING OVER

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Legend

CARPARKING SCHEDULE
Number required for Compliance in basement
Total Car Spaces = 238(HSEPP Rates)
Affordable = 26 (incl. 10 Accessible)
Standard = 212 (incl. 26 Accessible)

Bicycle Parking = 225(DCP Rate)
Motorbike Parking = 25 (DCP Rate)

B99 Service Vehicle (+ Loading Dock #) = 8
Car Share = 5

Current Overall Number shown as per drawing
Total Car Spaces = 340
Affordable = 26 (incl. 10 Accessible)
Standard = 263 (incl. 26 Accessible)
Retail = 32
Residential Visitor = 10
B99 Service Vehicle (+ Loading Dock #) = 8
Car Share = 5

Bicycle Parking = 273
Motorbike Parking = 25

Overall Basement Efficiency = 34.4%

BASEMENT 01 METRICS
Residential Car Spaces = 40
  26 Affordable Housing (incl. 10 Accessible)
  1 Standard Housing
  10 Residential Visitor (incl. 1 Aceesible)

Retail Car Spaces = 32 (incl. 1 Accessible)

Car Share = 5
B99 = 4

Bike Storage = 49
  7 Retail
  19 Retail Visitor
  23 Residential Visitor

Total = 79
Efficiency = 39.5%

— · · —	SITE BOUNDARY
- - - - -	ENVELOPE OUTLINE
Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m2	APARTMENT INTERNAL AREA
AH	AH- AFFORDABLE HOUSING UNIT
A	A- ADAPTABLE UNIT
CV	CV- CROSS VENTILATION
0	SOLAR COMPLIANCE
▨	ACOUSTIC PLENUM

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General Arrangement Plans
Basement 01

Scale
No Scale @ A1

Project Code
H180W

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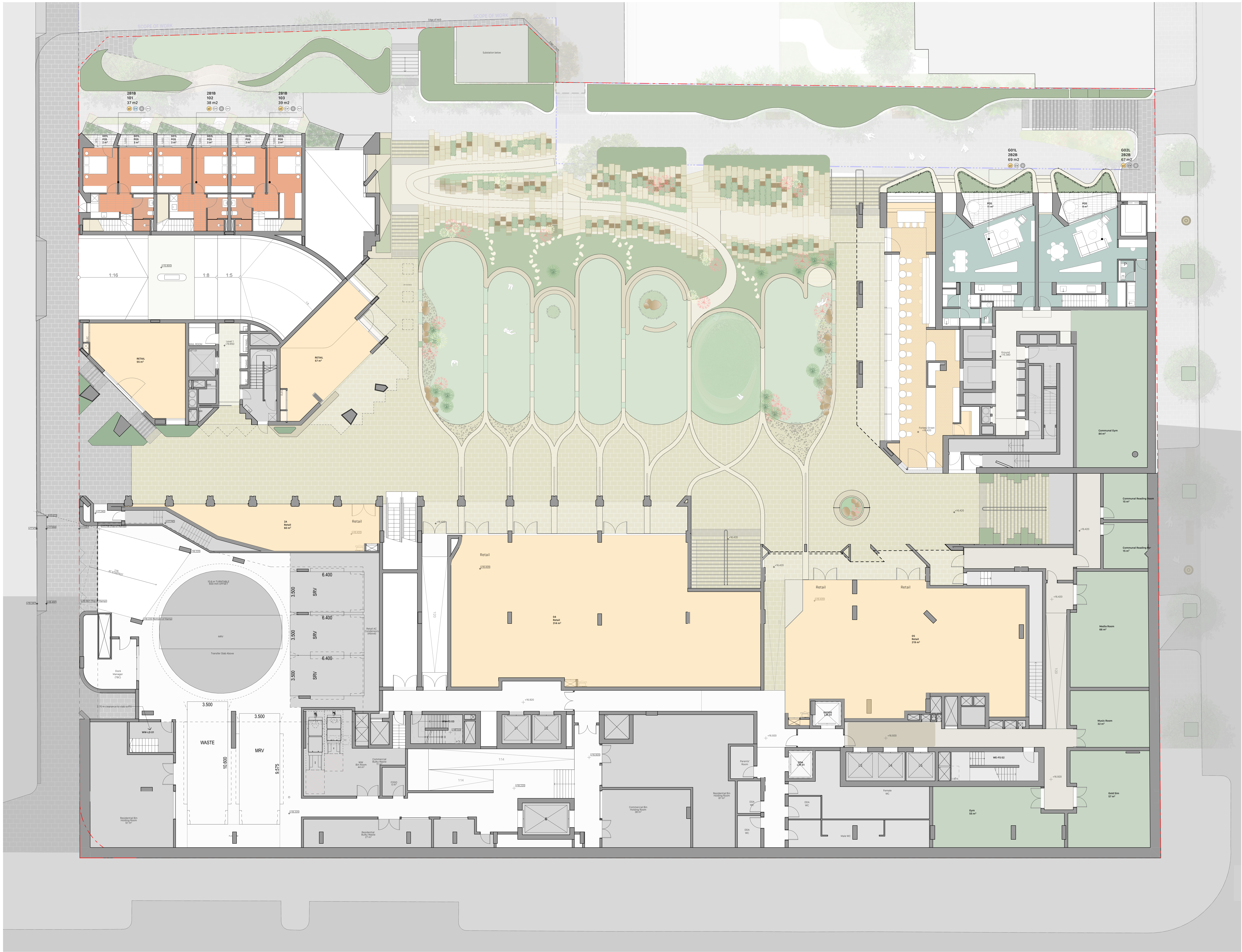
Sheet No.
2000

Rev
1

for BASIX



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Legend

Unit Type - Affordable Housing

- 🟧 1 Bedroom
- 🟧 2 Bedroom

Unit Type - BTS

- 🟨 1 Bedroom
- 🟦 2 Bedroom
- 🟪 3 Bedroom
- 🟫 Penthouse
- 🟩 Communal

- 🟨 Retail

Cross Ventilation

- CV Compliant
- CV Non-Compliant
- CV Not Counted

Solar

- ≥2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

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SITE BOUNDARY

ENVELOPE OUTLINE

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B — BEDROOM NUMBER INSIDE APARTMENT
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AH — AH- AFFORDABLE HOUSING UNIT
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0 — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

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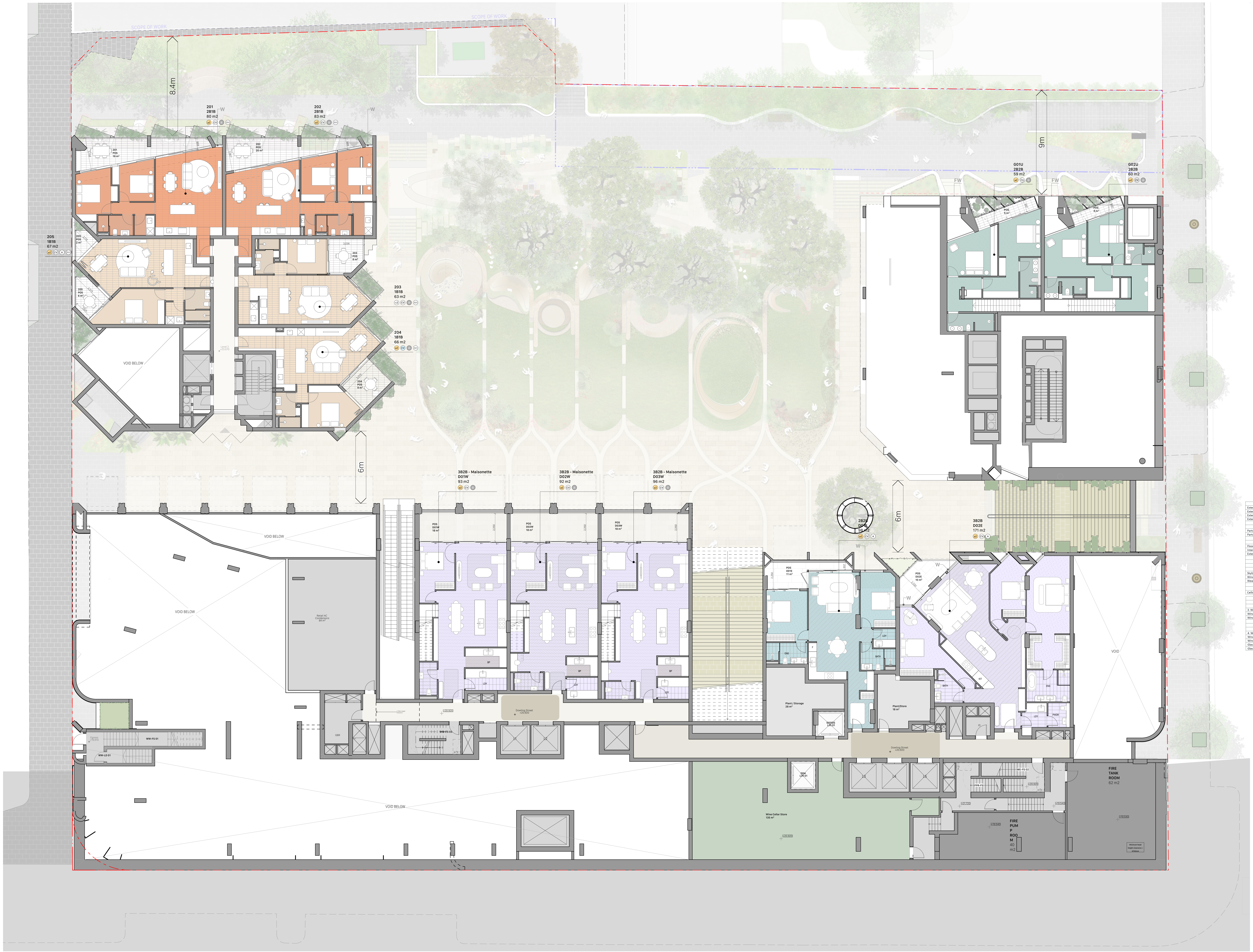
General Arrangement Plans Plaza Level - Forbes Street
Scale 1:150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2001
Rev 1

for BASIX



SCOPE OF WORK
SCOPE OF WORK
8.4m
201
2B1B
80 m2
≥2 CV A AH
201
POS
19 m²
202
2B1B
83 m2
≥2 CV A AH
202
POS
20 m²
W
W
205
1B1B
67 m2
≥2 CV A AH
205
POS
2 m²
205
POS
6 m²
203
1B1B
63 m2
<2 CV A AH
203
POS
8 m²
204
1B1B
66 m2
≥2 CV A AH
204
POS
9 m²
Level 2
+23.070
VOID BELOW
6m
9m
G01U
2B2B
59 m2
≥2 CV A
G02U
2B2B
60 m2
≥2 CV A
FW
FW
POS
5 m²
POS
4 m²
3B2B - Maisonette
D01W
93 m2
≥2 CV A
3B2B - Maisonette
D02W
92 m2
≥2 CV A
3B2B - Maisonette
D03W
96 m2
≥2 CV A
POS
D01W
18 m²
POS
D02W
18 m²
POS
D03W
18 m²
2,350
2B2B
D01E
98 m2
≥2 CV A
6m
3B2B
D02E
171 m2
≥2 CV A
POS
D01E
11 m²
POS
D02E
10 m²
W
VOID BELOW
VOID BELOW
Retail AC
Condensors
84 m²
BP
LDY
ENS
BATH
KIT
PWDR
F
ID
Egress
+19.910
WW-FS 01
WW-LD 01
GBR
WW-FS 03
Dowling Street
+20.920
L1
L2
L3
L4
L5
Plant / Storage
28 m²
GOODS
Lift 01
Plant/Store
18 m²
DDA
Lift 01
Wine Cellar Store
135 m²
+20.920
WE-FS 02
FPR-FS
+21.720
+19.540
FIRE
TANK
ROOM
62 m2
FIRE
PUMP
ROOM
40
m2
Minimum head
height clearance =
4700mm
VOID
VOID BELOW

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Legend

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- ▨ 2 Bedroom

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- ▨ 2 Bedroom
- ▨ 3 Bedroom
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- ▨ Retail

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Windows – SHGC	0.49 ± 5%
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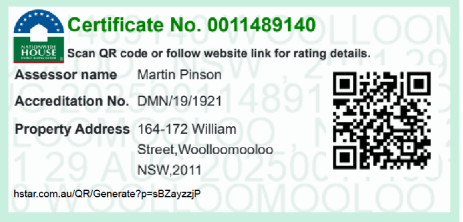
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
Glass 4 simulated in all sliders for 13 units - ne901, M07w, 605w, 706w, 1305e, 1602e... and 105e to 705e	
Glass 4 simulated in all sliders + all guillotine for unit 903w (also fixed glass in 903w is: u <2.2 and SHGC = 0.39 ± 5%)	

SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
0 CV A AH
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM


Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

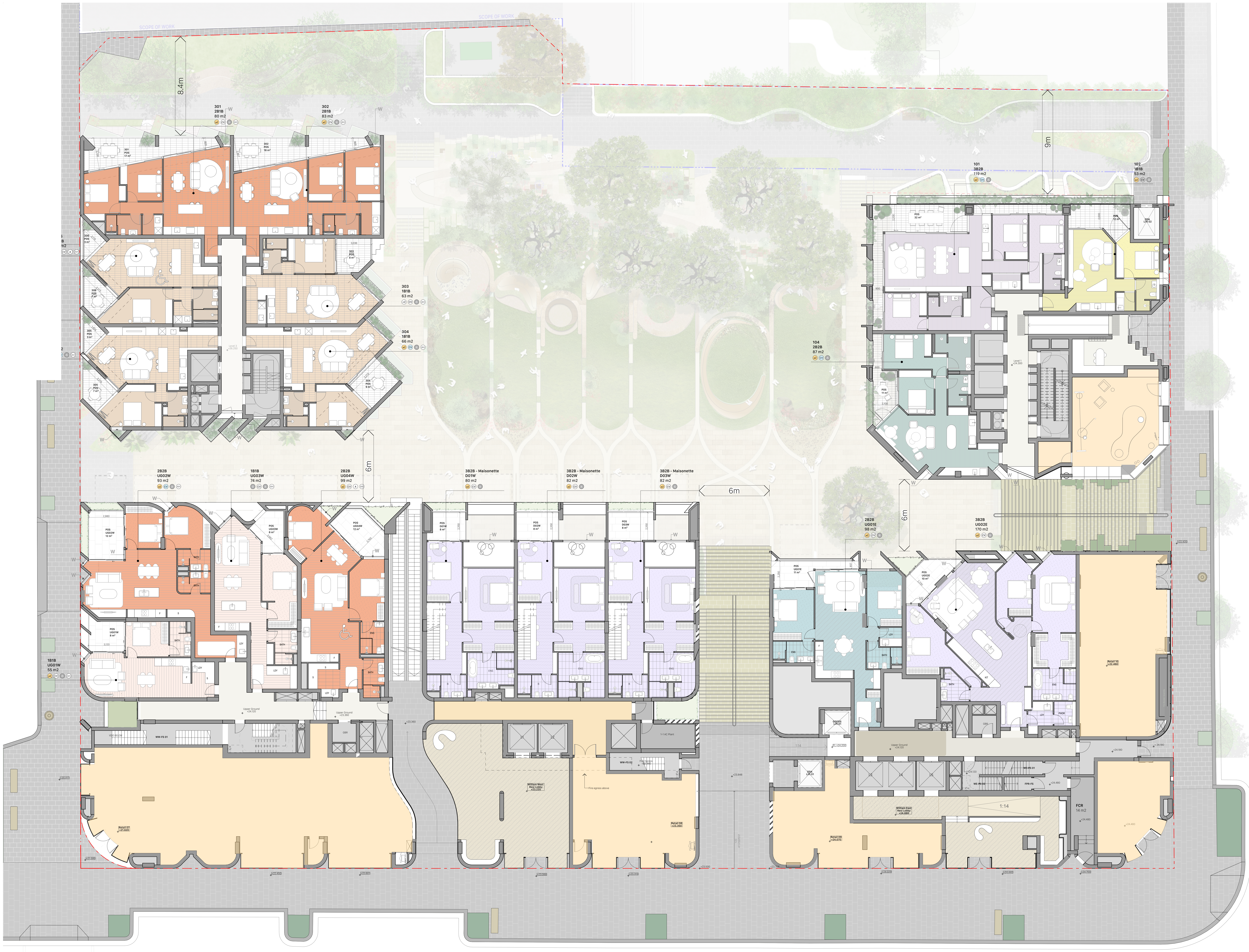
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans — **Scale**
Retail Laneway - Dowling Street — 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2002
Rev 1

for BASIX


SCOPE OF WORK
8.4m
9m
6m
6m
6m
301
2B1B
80 m2
≥2 CV A AH
301 POS 17 m²
302
2B1B
83 m2
≥2 CV A AH
302 POS 18 m²
303
1B1B
63 m2
<2 CV A AH
303 POS 8 m²
304
1B1B
66 m2
≥2 CV A AH
304 POS 9 m²
305 POS 3 m²
305 POS 7 m²
306 POS 3 m²
306 POS 7 m²
Level 3 +26.250
101
3B2B
119 m2
≥2 CV A
POS 32 m²
102
1B1B
53 m2
≥2 CV A
POS 12 m²
DDA Lift 02
104
2B2B
87 m2
≥2 CV A
POS 11 m²
Level 1 +24.300
2B2B
UG02W
93 m2
≥2 CV A AH
POS UG02W 12 m²
1B1B
UG03W
74 m2
0 CV A AH
POS UG03W 8 m²
2B2B
UG04W
99 m2
≥2 CV A AH
POS UG04W 12 m²
3B2B - Maisonette
D01W
80 m2
≥2 CV A
POS D01W 8 m²
3B2B - Maisonette
D02W
82 m2
≥2 CV A
POS D02W 8 m²
3B2B - Maisonette
D03W
82 m2
≥2 CV A
POS D03W 8 m²
1B1B
UG01W
55 m2
2B2B
UG01E
98 m2
≥2 CV A
POS UG01E 11 m²
3B2B
UG02E
170 m2
≥2 CV A
POS UG02E 10 m²
Upper Ground
William West Resi Lobby
William East Resi Lobby
FCR 14 m2
1:14
+22.420
W

Tribe Studio Architects
STUDIO BRIGHT
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General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Unit Type - Affordable Housing

- ▢ 1 Bedroom
- ▢ 2 Bedroom

Unit Type - BTS

- ▢ 1 Bedroom
- ▢ 2 Bedroom
- ▢ 3 Bedroom
- ▢ Penthouse
- ▢ Communal
- ▢ Retail

Cross Ventilation

- CV Compliant
- CV Non-Compliant
- CV Not Counted

Solar

- ≥2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
External Walls 2	Metal cladding +R2.5 added (Metal studs +R0.2 break)
External Walls 3	Colorback glass +R2.5 added (Metal studs +R0.2 break)
External Walls 4	Brick Veneer +R2.5 added (Metal studs +R0.2 break)
Unit Walls next to halls/lobbies 1	Hebel 75mm and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R2.0 insulation
Party walls 1	Hebel 75mm and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard
Internal Walls	Plasterboard on Studs and concrete
Floor Finishes (as shown)	Tiles - wet areas, carpet - bedrooms, floating timber – living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2 under rooms over basement/air
Roofs 1 - below balconies/terraces	Concrete + R2.5 added (Metal studs +R0.2 break)
Roofs 2 - penthouse roofs	Concrete + R3.5 (and R0.2 break) except R4.3 and foil NE901 + 607w + 903w
Roof 3 - Metal roof	Roof has R1.8 & foil + R3.5 (and R0.2 break) at ceiling except R4.3 & foil for 903w
Roof Colour	Light and medium roofs (much with PV or vegetation)
Skylights for units	Double glaze/tint, U ≤ 2.7, SHGC =0.24 ±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (1400 diam in some units, living)	ne801, 1501e, 1502e, 1601e, 1602e (2 zones) +706w, 801w, 903w (3 zones) +105e to 705e

1. Window (AWNING / BIFOLD / HINGED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 4.1
Windows – SHGC	0.47 ± 5%
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SITE BOUNDARY

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m2 — APARTMENT INTERNAL AREA
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AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▢ ACOUSTIC PLENUM

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Accreditation No. DMN/19/1921
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hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

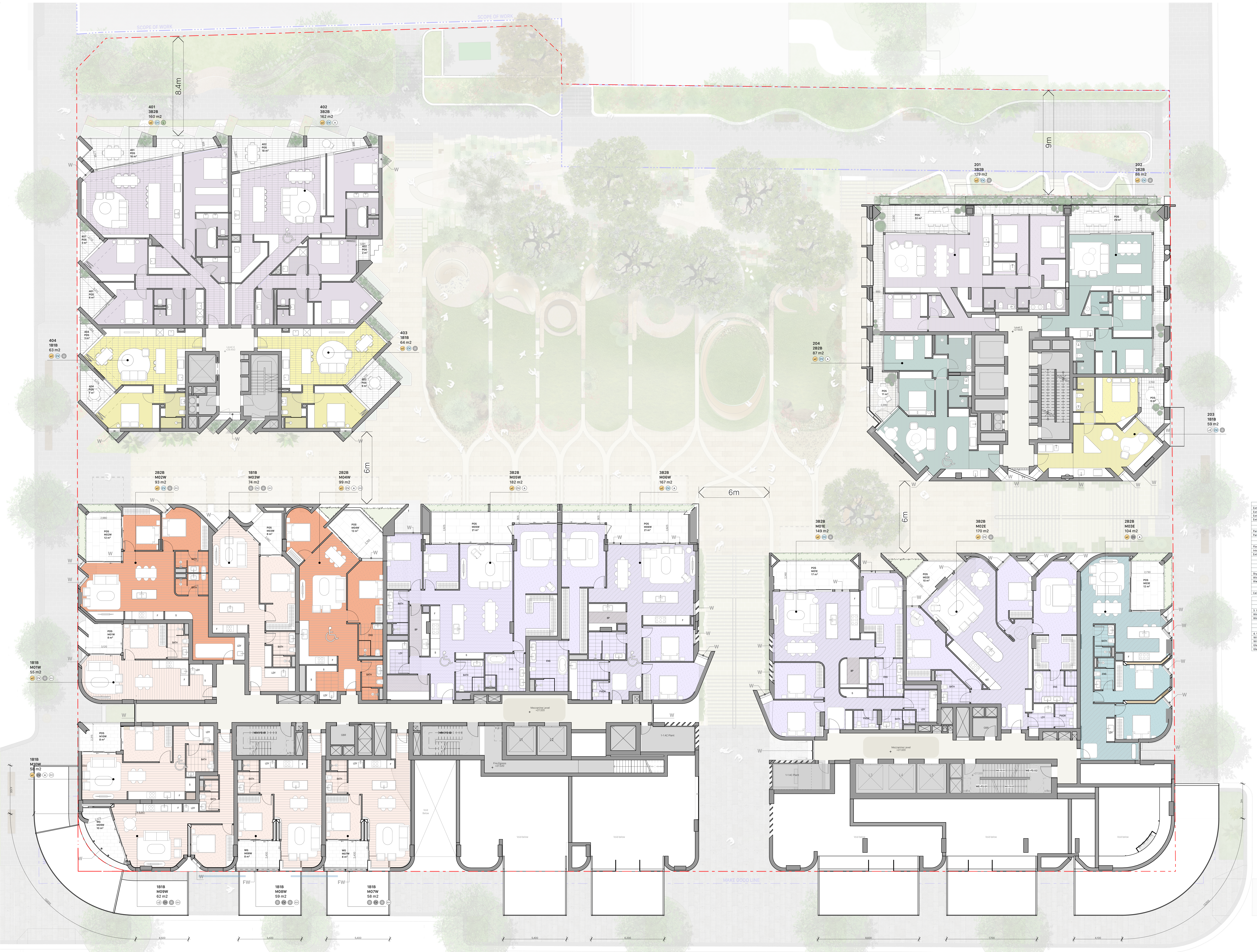
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans	**Scale**
Upper Ground Floor - William Street	150 @ A1

Project Code	**First Issued**
H180W	<DD/MM/YYYY>

Sheet No.	**Rev**
2003	1

for BASIX



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⬜ 1 Bedroom
🟧 2 Bedroom

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🟨 1 Bedroom
🟦 2 Bedroom
🟪 3 Bedroom
🟫 Penthouse
🟩 Communal

🟨 Retail

Cross Ventilation

CV Compliant
CV Non-Compliant
CV Not Counted

Solar

≥2 Compliant
<2 Non-Compliant
0 0 Hours

Adaptable Unit

A Adaptable Units
A Non-adaptable Units

Window Types

W Operable Window
FW Fixed Window

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External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
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Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
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SITE BOUNDARY
ENVELOPE OUTLINE

Room No. APP. NUMBER OF THE FLOOR
B BEDROOM NUMBER INSIDE APARTMENT
m2 APARTMENT INTERNAL AREA
0 CV A AH
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Certificate No. 0011489140
NATIONWIDE HOUSE
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
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Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

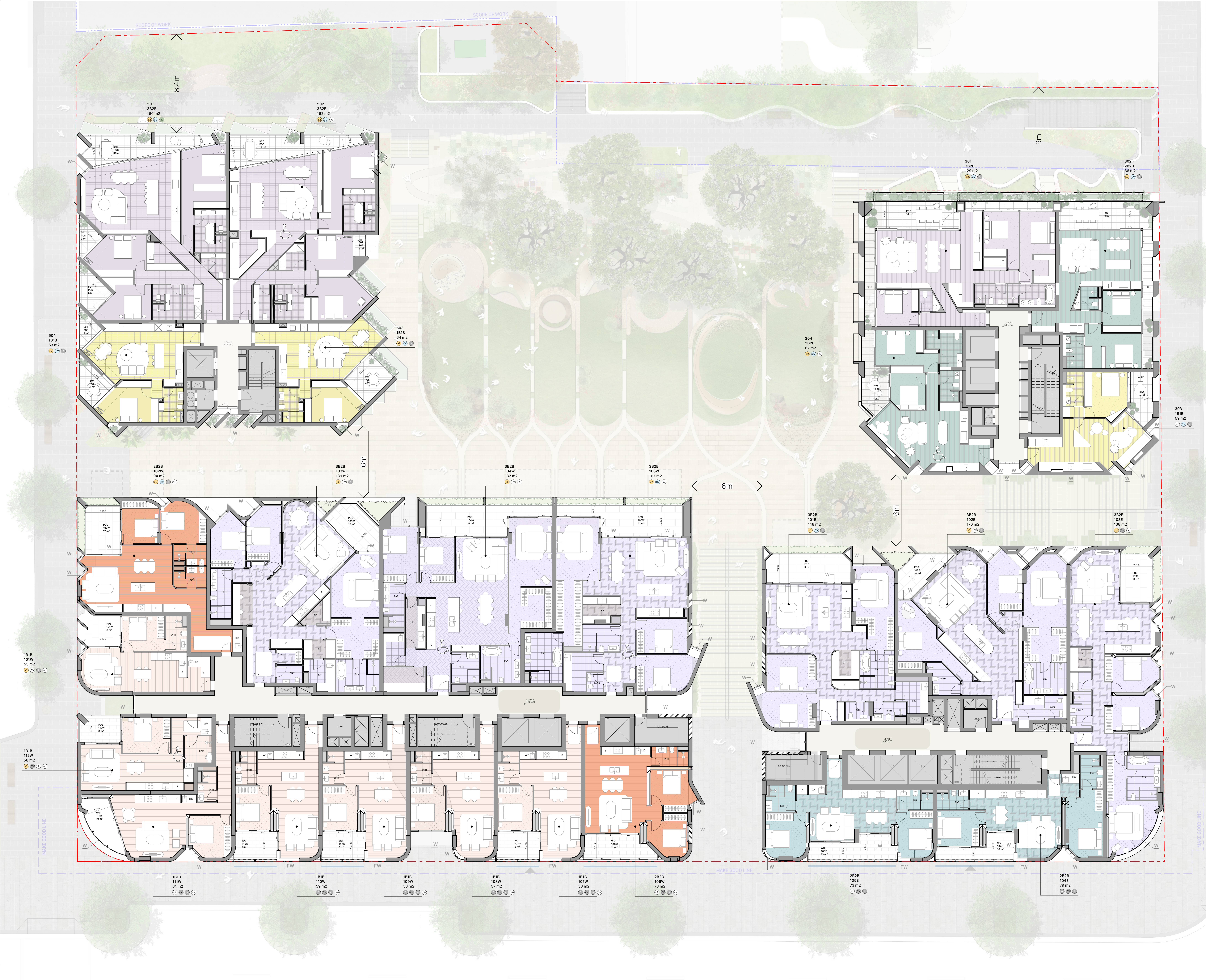
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans **Scale**
Mezzanine Level 150 @ A1

Project Code **First Issued**
H180W <DD/MM/YYYY>

Sheet No. **Rev**
2004 1

for BASIX


SCOPE OF WORK
8.4m
9m
6m
6m
6m
501
3B2B
160 m2
502
3B2B
162 m2
503
1B1B
64 m2
504
1B1B
63 m2
Level 5
+32.650
301
3B2B
129 m2
302
2B2B
86 m2
303
1B1B
59 m2
304
2B2B
87 m2
Level 3
+30.800
2B2B
102W
94 m2
3B2B
103W
189 m2
3B2B
104W
182 m2
3B2B
105W
167 m2
1B1B
101W
55 m2
1B1B
112W
58 m2
1B1B
111W
61 m2
1B1B
110W
59 m2
1B1B
109W
58 m2
1B1B
108W
57 m2
1B1B
107W
58 m2
2B2B
106W
73 m2
3B2B
101E
148 m2
3B2B
102E
170 m2
3B2B
103E
138 m2
2B2B
105E
73 m2
2B2B
104E
79 m2
Level 1
MAKE GOOD LINE
W
FW

Tribe Studio Architects
STUDIO BRIGHT
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Legend

Unit Type - Affordable Housing

▭	1 Bedroom
▭	2 Bedroom

Unit Type - BTS

▭	1 Bedroom
▭	2 Bedroom
▭	3 Bedroom
▭	Penthouse
▭	Communal
▭	Retail

Cross Ventilation

CV	Compliant
CV	Non-Compliant
CV	Not Counted

Solar

≥2	Compliant
<2	Non-Compliant
0	0 Hours

Adaptable Unit

A	Adaptable Units
A	Non-adaptable Units

Window Types

W	Operable Window
FW	Fixed Window

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— · · —	SITE BOUNDARY
- - - - - -	ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH — AH- AFFORDABLE HOUSING UNIT
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▭ ACOUSTIC PLENUM

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Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans
Level 01 - 02

Scale
150 @ A1

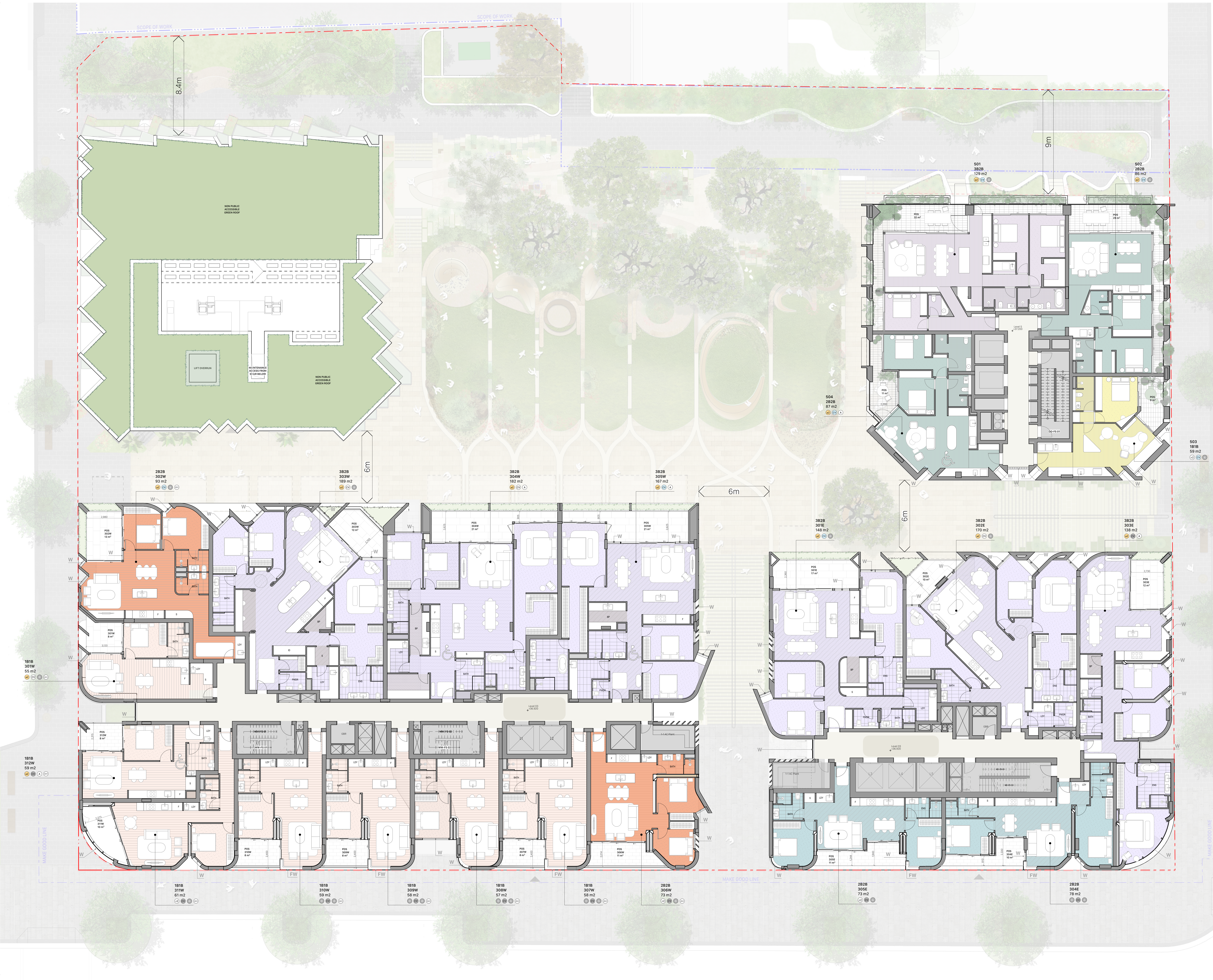
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
2005

Rev
1

for BASIX


SCOPE OF WORK
SCOPE OF WORK
8.4m
9m
6m
6m
6m
NON PUBLIC ACCESSIBLE GREEN ROOF
LIFT OVERRUN
MAINTENANCE ACCESS FROM STAIR BELOW
NON PUBLIC ACCESSIBLE GREEN ROOF
501
3B2B
129 m2
≥2 CV A
502
2B2B
86 m2
≥2 CV A
504
2B2B
87 m2
≥2 CV A
503
1B1B
59 m2
<2 CV A
POS 32 m²
POS 29 m²
POS 11 m²
POS 9 m²
Level 5 +37.200
DO-FS 01
2B2B
302W
93 m2
≥2 CV A AH
3B2B
303W
189 m2
≥2 CV A
3B2B
304W
182 m2
≥2 CV A
3B2B
305W
167 m2
≥2 CV A
3B2B
301E
148 m2
≥2 CV A
3B2B
302E
170 m2
≥2 CV A
3B2B
303E
138 m2
≥2 CV A
1B1B
301W
55 m2
≥2 CV A AH
1B1B
312W
59 m2
≥2 CV A AH
1B1B
311W
61 m2
<2 CV A AH
1B1B
310W
59 m2
0 CV A AH
1B1B
309W
58 m2
0 CV A AH
1B1B
308W
57 m2
0 CV A AH
1B1B
307W
58 m2
0 CV A AH
2B2B
306W
73 m2
<2 CV A AH
2B2B
305E
73 m2
<2 CV A
2B2B
304E
78 m2
0 CV A
Level 03 +36.920
Level 03 +36.920
L1
L2
L3
L4
L5
WW-FS 01
WW-FS 02
1-1 AC Plant
1-1 AC Plant
MAKE GOOD LINE
MAKE GOOD LINE
W
FW

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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Legend

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🟧	2 Bedroom

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Windows - U-value	≤ 4.1
Windows – SHGC	0.47 ± 5%
3. Windows (FIXED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
2. Windows (SLIDERS/ GUILLOTINE)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 3.1
Windows – SHGC	0.49 ± 5%
4. Windows (See list -Few Problem Unit sliders)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
Glass 4 simulated in all sliders for 13 units - ne901, M07w, 605w, 706w, 1305e, 1602e... and 105e to 705e	
Glass 4 simulated in all sliders + all guillotine for unit 903w (also fixed glass in 903w is: u <2.2 and SHGC = 0.39 ± 5%)	

— · · — SITE BOUNDARY

- - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
0 CV A AH
AH— AFFORDABLE HOUSING UNIT
A— ADAPTABLE UNIT
CV— CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

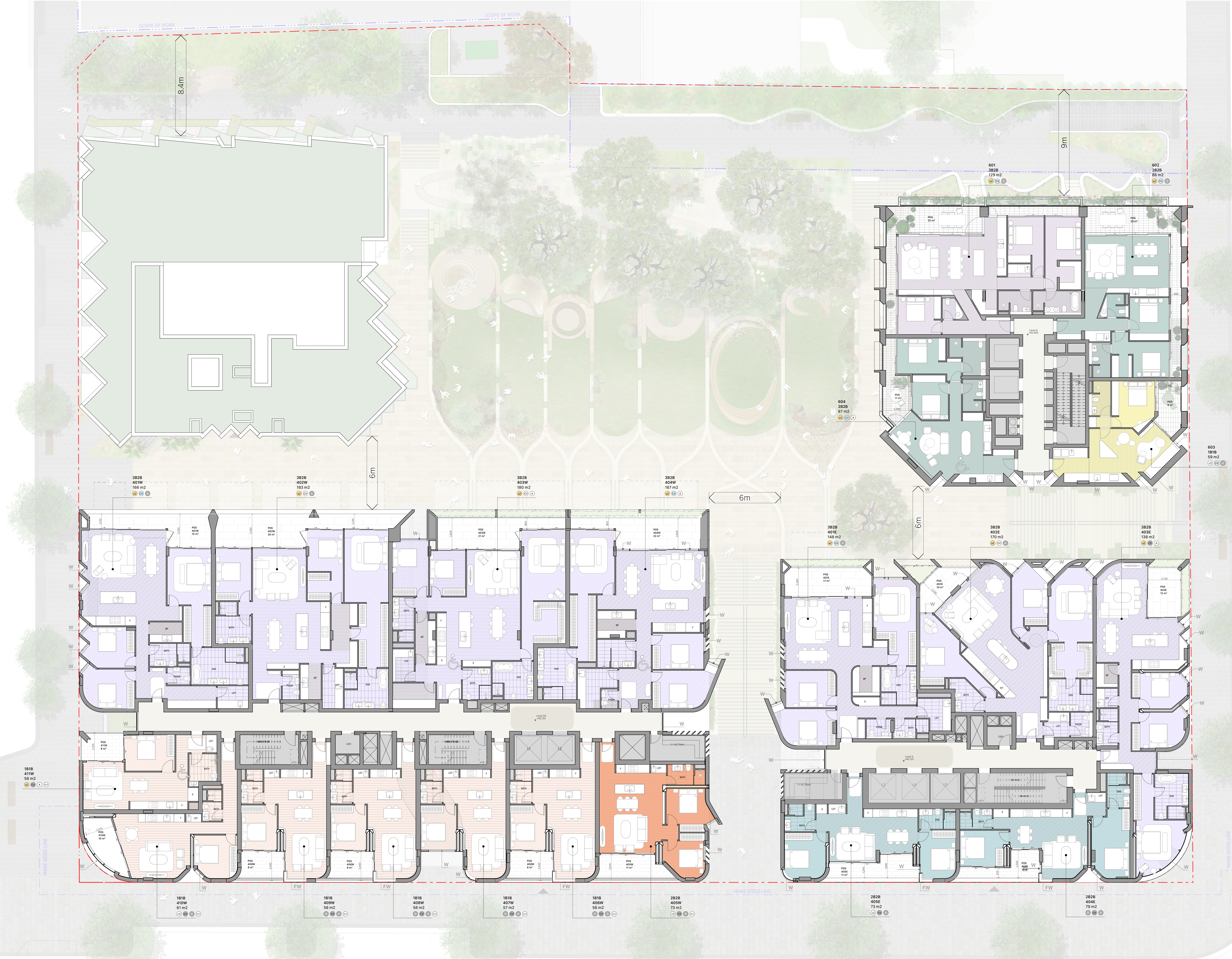
Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans	**Scale**
Level 03	150 @ A1
Project Code	**First Issued**
H180W	<DD/MM/YYYY>
Sheet No.	**Rev**
2006	1

for BASIX


SCOPE OF WORK
8.4m
9m
6m
6m
6m
601
3B2B
129 m2
≥2 CV A
602
2B2B
86 m2
≥2 CV A
604
2B2B
87 m2
603
1B1B
59 m2
3B2B
401W
166 m2
≥2 CV A
3B2B
402W
183 m2
≥2 CV A
3B2B
403W
180 m2
≥2 CV A
3B2B
404W
167 m2
≥2 CV A
3B2B
401E
148 m2
≥2 CV A
3B2B
402E
170 m2
≥2 CV A
3B2B
403E
138 m2
≥2 CV A
1B1B
411W
58 m2
1B1B
410W
61 m2
<2 CV A AH
1B1B
409W
58 m2
0 CV A AH
1B1B
408W
58 m2
0 CV A AH
1B1B
407W
57 m2
0 CV A AH
1B1B
406W
58 m2
0 CV A AH
2B2B
405W
73 m2
<2 CV A AH
2B2B
405E
73 m2
<2 CV A
2B2B
404E
79 m2
0 CV A
POS 401W 15 m²
POS 402W 26 m²
POS 403W 21 m²
POS 404W 22 m²
POS 401E 17 m²
POS 402E 10 m²
POS 403E 12 m²
POS 409W 8 m²
POS 408W 8 m²
POS 406W 8 m²
POS 405W 11 m²
POS 405E 11 m²
POS 404E 10 m²
POS 32 m²
POS 29 m²
W
FW
MAKE GOOD LINE

Tribe Studio Architects
STUDIO BRIGHT
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General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Unit Type - Affordable Housing

- ▨ 1 Bedroom
- ▨ 2 Bedroom

Unit Type - BTS

- ▨ 1 Bedroom
- ▨ 2 Bedroom
- ▨ 3 Bedroom
- ▨ Penthouse
- ▨ Communal
- ▨ Retail

Cross Ventilation

- CV Compliant
- CV Non-Compliant
- CV Not Counted

Solar

- ≥2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
External Walls 2	Metal cladding +R2.5 added (Metal studs +R0.2 break)
External Walls 3	Colorback glass +R2.5 added (Metal studs +R0.2 break)
External Walls 4	Brick Veneer +R2.5 added (Metal studs +R0.2 break)
Unit Walls next to halls/lobbies 1	Hebel 75mm and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R2.0 insulation
Party walls 1	Hebel 75mm and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard
Internal Walls	Plasterboard on Studs and concrete
Floor Finishes (as shown)	Tiles - wet areas, carpet - bedrooms, floating timber – living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2 under rooms over basement/air
Roofs 1 - below balconies/terraces	Concrete + R2.5 added (Metal studs +R0.2 break)
Roofs 2 - penthouse roofs	Concrete + R3.5 (and R0.2 break) except R4.3 and foil NE901 + 607w + 903w
Roof 3 - Metal roof	Roof has R1.8 & foil + R3.5 (and R0.2 break) at ceiling except R4.3 & foil for 903w
Roof Colour	Light and medium roofs (much with PV or vegetation)
Skylights for units	Double glaze/tint, U ≤ 2.7, SHGC =0.24 ±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (1400 diam in some units, living)	ne801, 1501e, 1502e, 1601e, 1602e (2 zones) +706w, 801w, 903w (3 zones) +105e to 705e

1. Window (AWNING / BIFOLD / HINGED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 4.1
Windows – SHGC	0.47 ± 5%
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Windows - U-value	≤ 2.6
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Glass 4 simulated in all sliders + all guillotine for unit 903w (also fixed glass in 903w is: u <2.2 and SHGC = 0.39 ± 5%)	

SITE BOUNDARY

ENVELOPE OUTLINE

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B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH — AH- AFFORDABLE HOUSING UNIT
A — A- ADAPTABLE UNIT
CV — CV- CROSS VENTILATION
0 — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

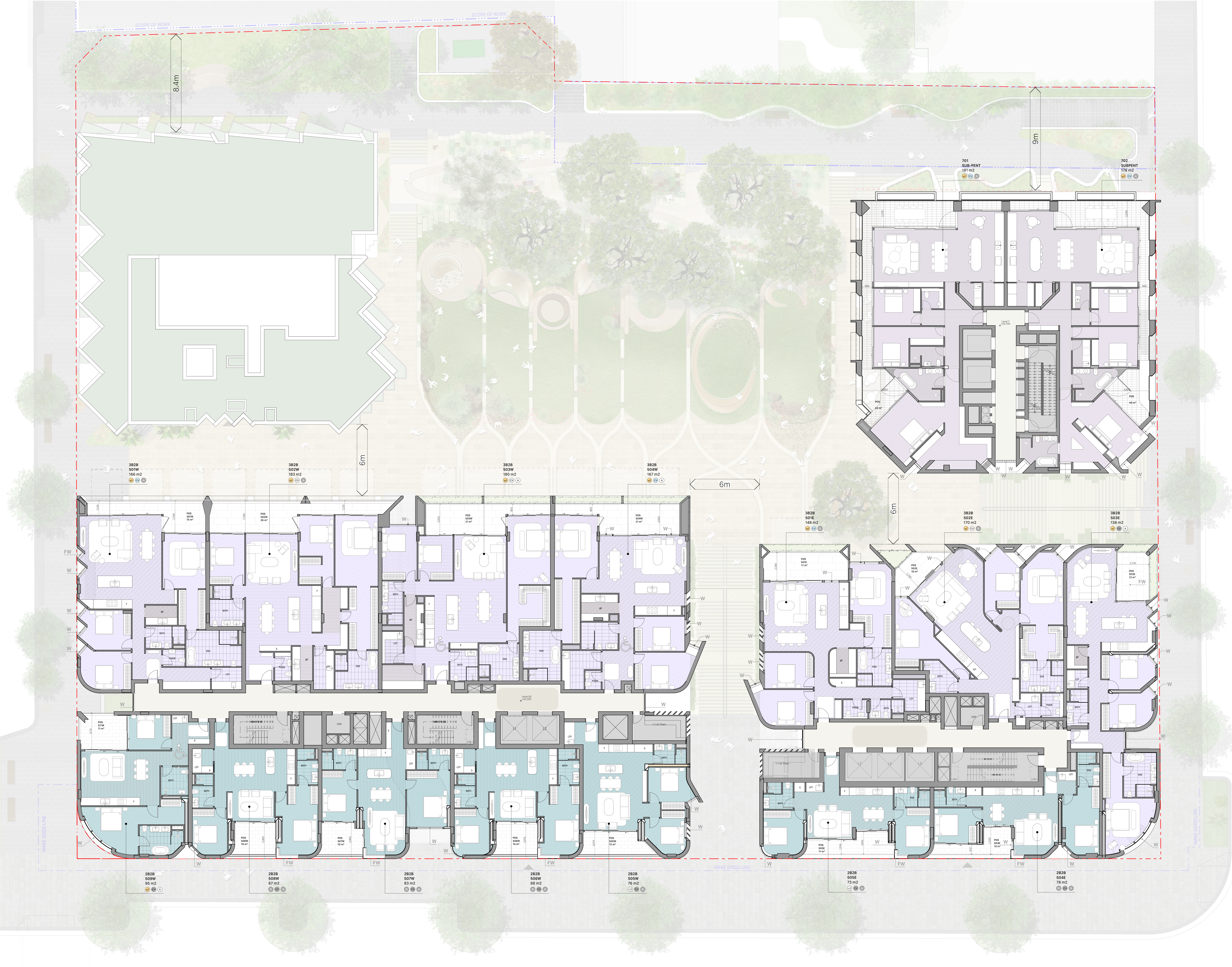
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans Level 04
Scale 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2007
Rev 1

for BASIX


SCOPE OF WORK
SCOPE OF WORK
8.4m
9m
6m
6m
6m
701
SUB-PENT
181 m2
≥2 CV A
702
SUBPENT
178 m2
≥2 CV A
3B2B
501W
166 m2
≥2 CV A
3B2B
502W
183 m2
≥2 CV A
3B2B
503W
180 m2
≥2 CV A
3B2B
504W
167 m2
≥2 CV A
3B2B
501E
148 m2
≥2 CV A
3B2B
502E
170 m2
≥2 CV A
3B2B
503E
138 m2
≥2 CV A
POS 501W 15 m²
POS 502W 26 m²
POS 503W 21 m²
POS 504W 21 m²
POS 501E 17 m²
POS 502E 10 m²
POS 503E 12 m²
2B2B
509W
95 m2
≥2 CV A
2B2B
508W
87 m2
0 CV A
2B2B
507W
83 m2
0 CV A
2B2B
506W
88 m2
0 CV A
2B2B
505W
76 m2
<2 CV A
2B2B
505E
73 m2
<2 CV A
2B2B
504E
78 m2
0 CV A
POS 508W 10 m²
POS 507W 10 m²
POS 506W 10 m²
POS 505W 12 m²
POS 505E 11 m²
POS 504E 10 m²
W
FW
MAKE GOOD LINE
MAKE GOOD LINE

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General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
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Legend

Unit Type - Affordable Housing

- ▭ 1 Bedroom
- ▭ 2 Bedroom

Unit Type - BTS

- ▭ 1 Bedroom
- ▭ 2 Bedroom
- ▭ 3 Bedroom
- ▭ Penthouse
- ▭ Communal
- ▭ Retail

Cross Ventilation

- CV Compliant
- CV Non-Compliant
- CV Not Counted

Solar

- ≥2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
External Walls 2	Metal cladding +R2.5 added (Metal studs +R0.2 break)
External Walls 3	Colorback glass +R2.5 added (Metal studs +R0.2 break)
External Walls 4	Brick Veneer +R2.5 added (Metal studs +R0.2 break)
Unit Walls next to halls/lobbies 1	Hebel 75mm and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R2.0 insulation
Party walls 1	Hebel 75mm and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard
Internal Walls	Plasterboard on Studs and concrete
Floor Finishes (as shown)	Tiles - wet areas, carpet - bedrooms, floating timber – living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2 under rooms over basement/air
Roofs 1 - below balconies/terraces	Concrete + R2.5 added (Metal studs +R0.2 break)
Roofs 2 - penthouse roofs	Concrete + R3.5 (and R0.2 break) except R4.3 and foil NE901 + 607w + 903w
Roof 3 - Metal roof	Roof has R1.8 & foil + R3.5 (and R0.2 break) at ceiling except R4.3 & foil for 903w
Roof Colour	Light and medium roofs (much with PV or vegetation)
Skylights for units	Double glaze/tint, U ≤ 2.7, SHGC =0.24 ±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (1400 diam in some units, living)	ne801, 1501e, 1502e, 1601e, 1602e (2 zones) +706w, 801w, 903w (3 zones) +105e to 705e

1. Window (AWNING / BIFOLD / HINGED)	Aluminium frames and double-glazed with tinting
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Windows – SHGC	0.53 ± 5%
2. Windows (SLIDERS/ GUILLOTINE)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 3.1
Windows – SHGC	0.49 ± 5%
4. Windows (See list -Few Problem Unit sliders)	Aluminium frames and double-glazed with tinting
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Glass 4 simulated in all sliders for 13 units - ne901, M07w, 605w, 706w, 1305e, 1602e... and 105e to 705e	
Glass 4 simulated in all sliders + all guillotine for unit 903w (also fixed glass in 903w is: u <2.2 and SHGC = 0.39 ± 5%)	

SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
0 CV A AH
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▭ ACOUSTIC PLENUM

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name: Martin Pinson
Accreditation No.: DMN/19/1921
Property Address: 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans
Level 05 - 06

Scale
150 @ A1

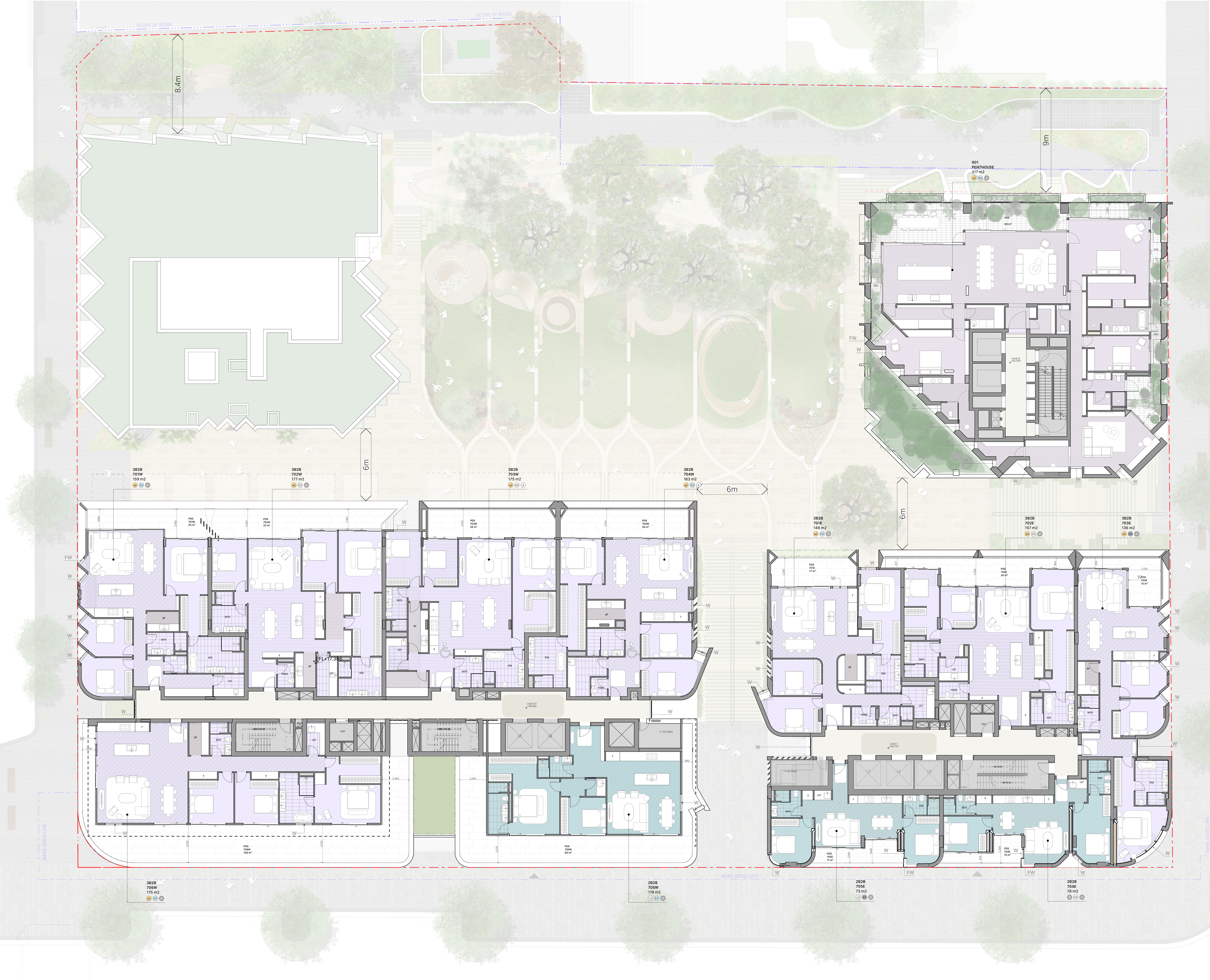
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
2008

Rev
1

for BASIX


SCOPE OF WORK
SCOPE OF WORK
8.4m
9m
6m
6m
6m
901
PENTHOUSE
317 m2
≥2 CV A
POS
89 m²
3B2B
701W
159 m2
≥2 CV A
3B2B
702W
177 m2
≥2 CV A
3B2B
703W
175 m2
≥2 CV A
3B2B
704W
163 m2
≥2 CV A
POS 701W 20 m²
POS 702W 32 m²
POS 703W 26 m²
POS 704W 26 m²
3B2B
701E
149 m2
≥2 CV A
3B2B
702E
157 m2
≥2 CV A
3B2B
703E
136 m2
≥2 CV A
POS 701E 17 m²
POS 702E 26 m²
POS 703E 15 m²
POS 706W 108 m²
POS 705W 60 m²
POS 705E 11 m²
POS 704E 10 m²
3B2B
706W
175 m2
≥2 CV A
2B2B
705W
119 m2
<2 CV A
2B2B
705E
73 m2
<2 CV A
2B2B
704E
78 m2
0 CV A
W
FW
MAKE GOOD LINE
MAKE GOOD LINE

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General notes

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Legend

Unit Type - Affordable Housing

- ▭ 1 Bedroom
- 🟧 2 Bedroom

Unit Type - BTS

- 🟨 1 Bedroom
- 🟦 2 Bedroom
- 🟪 3 Bedroom
- 🟫 Penthouse
- 🟩 Communal
- 🟨 Retail

Cross Ventilation

- CV Compliant
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Solar

- ≥2 Compliant
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Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

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NatHERS - Thermal Comfort	Proposed Specifications for units
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Skylights for units	Double glaze/tint, U ≤ 2.7, SHGC =0.24 ±5% (VELUX, etc)
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- — · · — SITE BOUNDARY
- - - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
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hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans
Level 07

Scale
150 @ A1

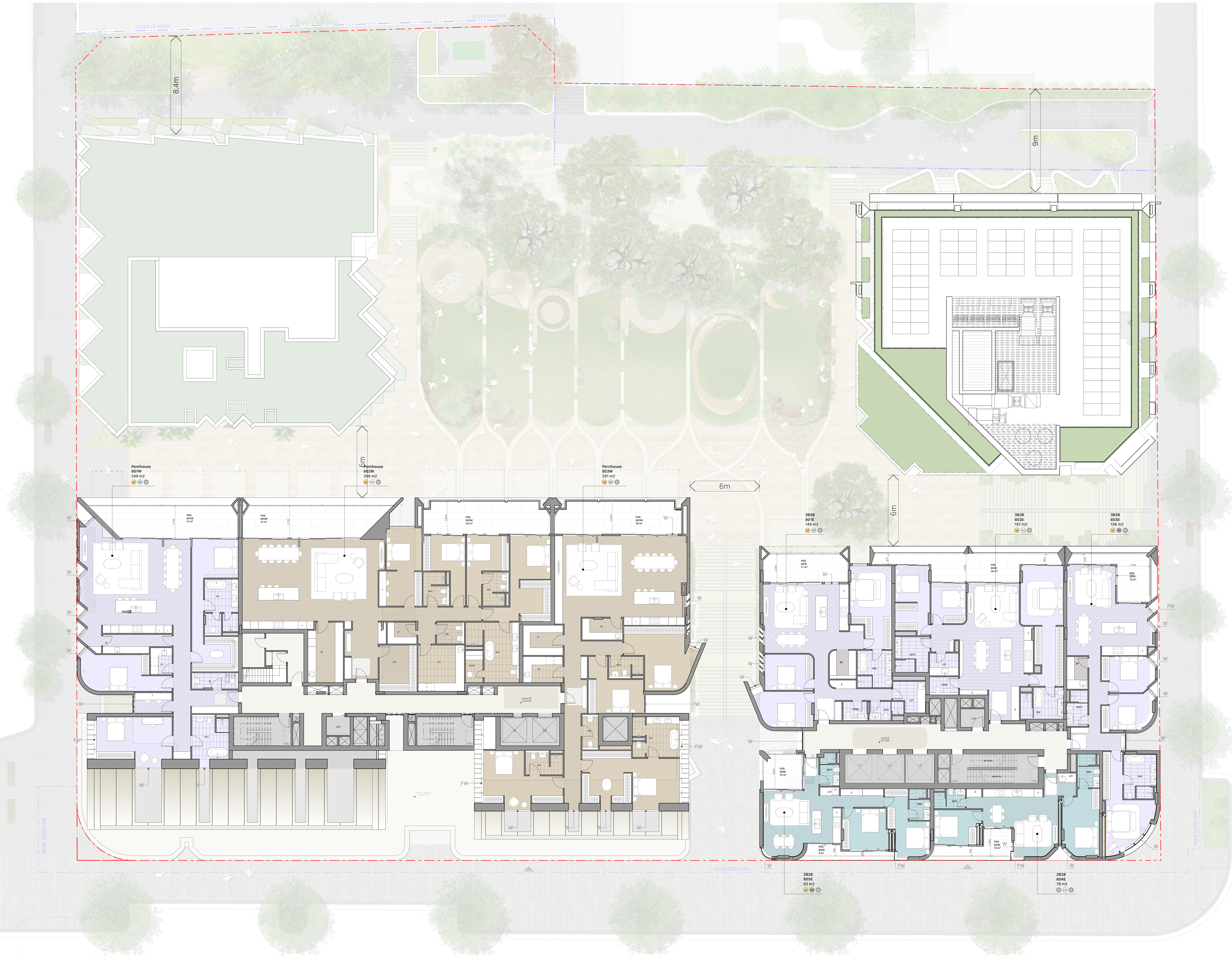
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
2009

Rev
1

for BASIX


SCOPE OF WORK
SCOPE OF WORK
8.4m
9m
6m
6m
6m
Penthouse
801W
249 m2
≥2 CV A
Penthouse
802W
298 m2
≥2 CV A
Penthouse
803W
291 m2
≥2 CV A
POS 801W 31 m²
POS 802W 31 m²
POS 802W 29 m²
POS 803W 29 m²
2,729
2,730
2,800
2,830
3B2B
801E
149 m2
≥2 CV A
3B2B
802E
157 m2
≥2 CV A
3B2B
803E
136 m2
≥2 CV A
POS 801E 17 m²
POS 802E 26 m²
POS 803E 15 m²
2,360
817
2,350
854
820
2,730
POS 805E 4 m²
POS 804E 10 m²
936
355
810
2,330
2B2B
805E
83 m2
≥2 CV A
2B2B
804E
78 m2
0 CV A
W
FW
MAKE GOOD LINE
MAKE GOOD LINE
MAKE GOOD LINE

Tribe Studio Architects
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General notes

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Legend

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- ■ 1 Bedroom
- ■ 2 Bedroom

Unit Type - BTS

- ■ 1 Bedroom
- ■ 2 Bedroom
- ■ 3 Bedroom
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- ■ Communal
- ■ Retail

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- CV Compliant
- CV Non-Compliant
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Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

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External Walls 3	Colorback glass +R2.5 added (Metal studs +R0.2 break)
External Walls 4	Brick Veneer +R2.5 added (Metal studs +R0.2 break)
Unit Walls next to halls/lobbies 1	Hebel 75mm and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R2.0 insulation
Party walls 1	Hebel 75mm and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard
Internal Walls	Plasterboard on Studs and concrete
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Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2 under rooms over basement/air
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Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (1400 diam in some units, living)	ne801, 1501e, 1502e, 1601e, 1602e (2 zones) +706w, 801w, 903w (3 zones) +105e to 705e

1. Window (AWNING / BIFOLD / HINGED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 4.1
Windows – SHGC	0.47 ± 5%
3. Windows (FIXED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
2. Windows (SLIDERS/ GUILLOTINE)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 3.1
Windows – SHGC	0.49 ± 5%
4. Windows (See list -Few Problem Unit sliders)	Aluminium frames and double-glazed with tinting
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Windows – SHGC	0.53 ± 5%
Glass 4 simulated in all sliders for 13 units - ne901, M07w, 605w, 706w, 1305e, 1602e... and 105e to 705e	
Glass 4 simulated in all sliders + all guillotine for unit 903w (also fixed glass in 903w is: u <2.2 and SHGC = 0.39 ± 5%)	

SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH — AH- AFFORDABLE HOUSING UNIT
A — A- ADAPTABLE UNIT
CV — CV- CROSS VENTILATION
0 — SOLAR COMPLIANCE

■ ACOUSTIC PLENUM

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

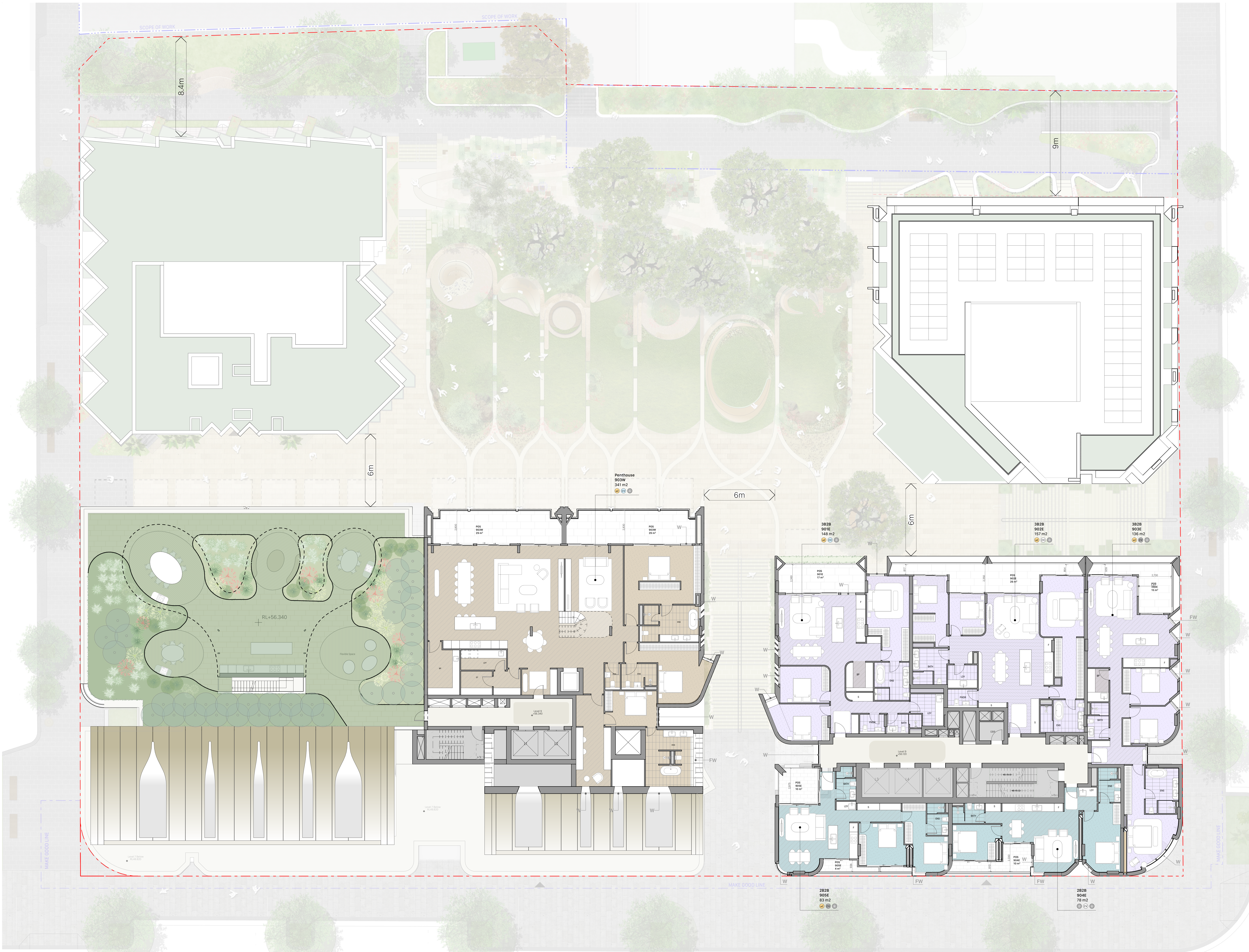
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans Level 08
Scale 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2010
Rev 1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Unit Type - Affordable Housing

▨	1 Bedroom
▨	2 Bedroom

Unit Type - BTS

▨	1 Bedroom
▨	2 Bedroom
▨	3 Bedroom
▨	Penthouse
▨	Communal
▨	Retail

Cross Ventilation

CV	Compliant
CV	Non-Compliant
CV	Not Counted

Solar

≥2	Compliant
<2	Non-Compliant
0	0 Hours

Adaptable Unit

A	Adaptable Units
A	Non-adaptable Units

Window Types

W	Operable Window
FW	Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
External Walls 2	Metal cladding +R2.5 added (Metal studs +R0.2 break)
External Walls 3	Colorback glass +R2.5 added (Metal studs +R0.2 break)
External Walls 4	Brick Veneer +R2.5 added (Metal studs +R0.2 break)
Unit Walls next to halls/lobbies 1	Hebel 75mm and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R2.0 insulation
Party walls 1	Hebel 75mm and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard
Internal Walls	Plasterboard on Studs and concrete
Floor Finishes (as shown)	Tiles - wet areas, carpet - bedrooms, floating timber – living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2 under rooms over basement/air
Roofs 1 - below balconies/terraces	Concrete + R2.5 added (Metal studs +R0.2 break)
Roofs 2 - penthouse roofs	Concrete + R3.5 (and R0.2 break) except R4.3 and foil NE901 + 607w + 903w
Roof 3 - Metal roof	Roof has R1.8 & foil + R3.5 (and R0.2 break) at ceiling except R4.3 & foil for 903w
Roof Colour	Light and medium roofs (much with PV or vegetation)
Skylights for units	Double glaze/tint, U ≤ 2.7, SHGC =0.24 ±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
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SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
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m2 — APARTMENT INTERNAL AREA
AH — AH- AFFORDABLE HOUSING UNIT
A — A- ADAPTABLE UNIT
CV — CV- CROSS VENTILATION
0 — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Certificate No. 0011489140
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Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

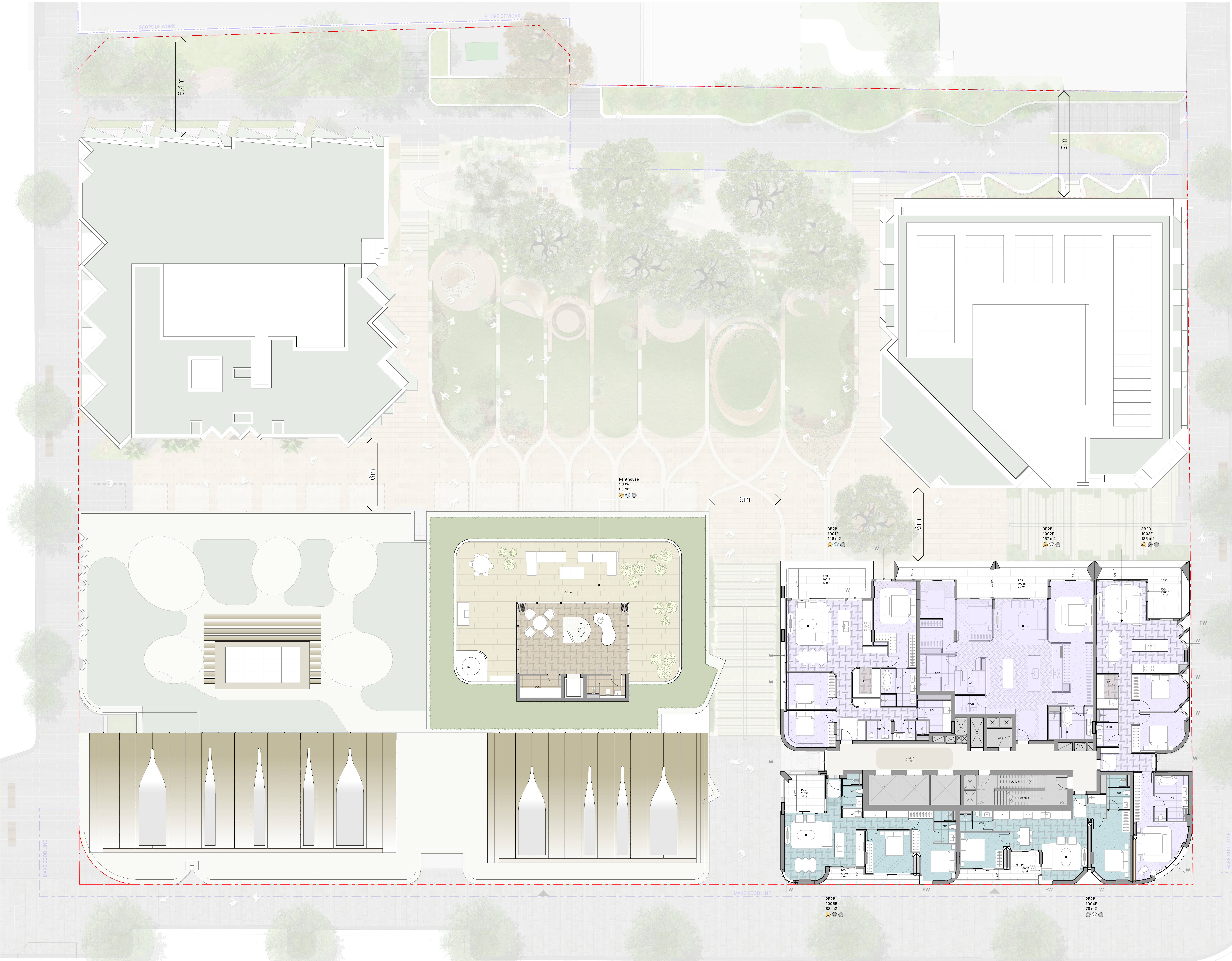
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans Level 09
Scale 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2011
Rev 1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
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Legend

Unit Type - Affordable Housing

- 🟧 1 Bedroom
- 🟧 2 Bedroom

Unit Type - BTS

- 🟨 1 Bedroom
- 🟦 2 Bedroom
- 🟪 3 Bedroom
- 🟫 Penthouse
- 🟩 Communal
- 🟨 Retail

Cross Ventilation

- CV Compliant
- CV Non-Compliant
- CV Not Counted

Solar

- ≥2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
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- SITE BOUNDARY
- ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
0 CV A AH
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

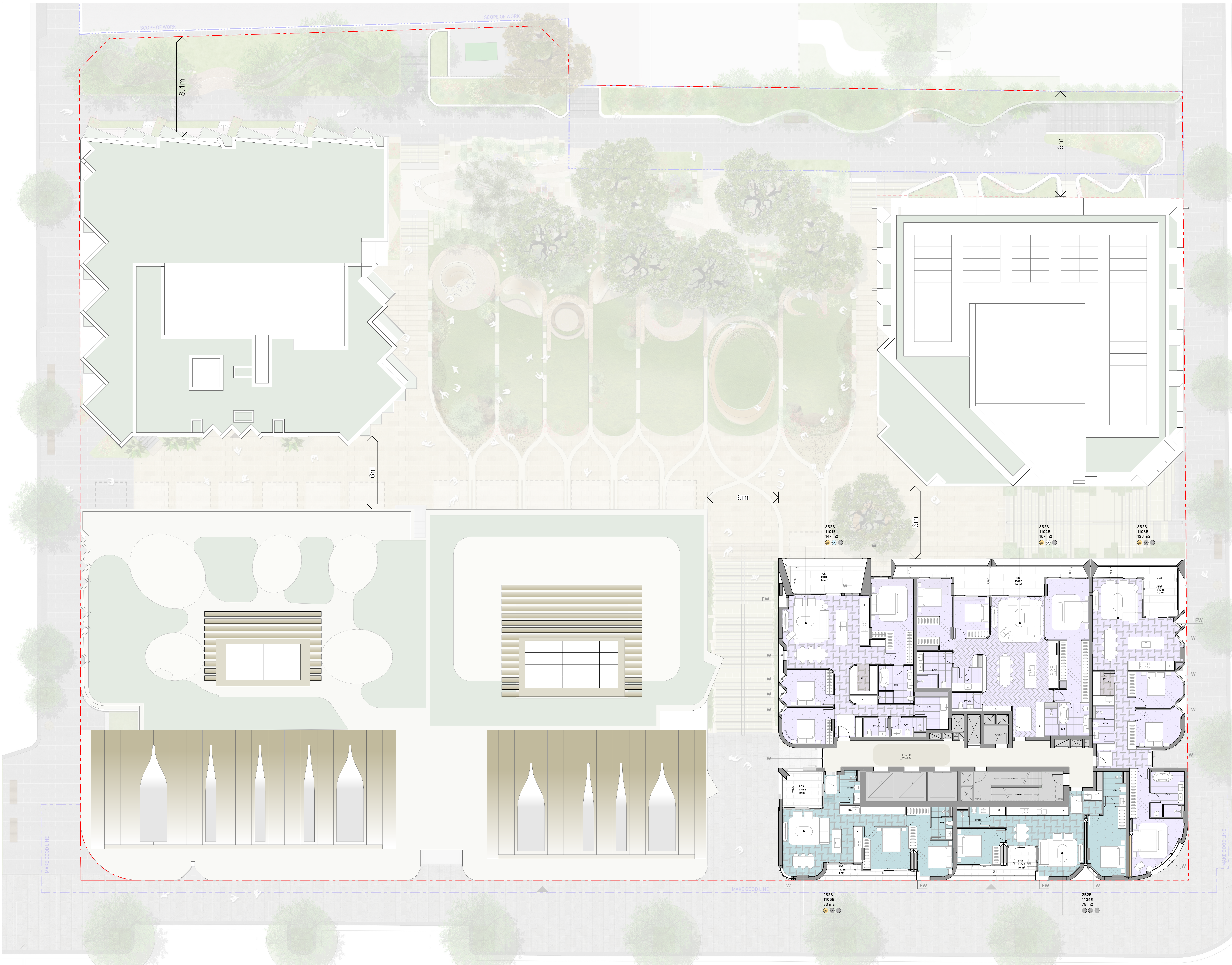
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans Level 10
Scale 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2012
Rev 1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
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General notes

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Legend

Unit Type - Affordable Housing

■ 1 Bedroom
■ 2 Bedroom

Unit Type - BTS

■ 1 Bedroom
■ 2 Bedroom
■ 3 Bedroom
■ Penthouse
■ Communal

■ Retail

Cross Ventilation

CV Compliant
CV Non-Compliant
CV Not Counted

Solar

≥2 Compliant
<2 Non-Compliant
0 0 Hours

Adaptable Unit

A Adaptable Units
A Non-adaptable Units

Window Types

W Operable Window
FW Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
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SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

■ ACOUSTIC PLENUM

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

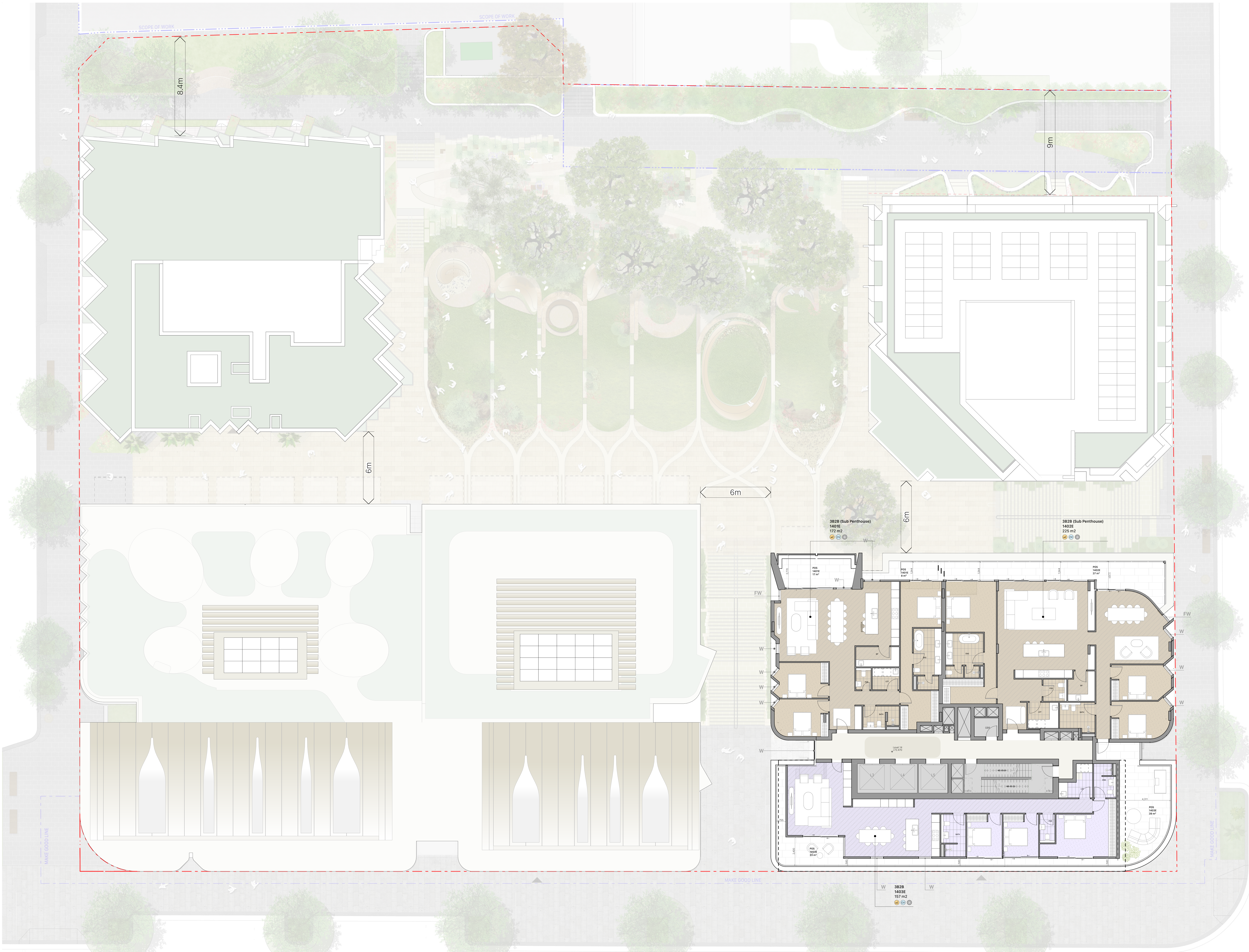
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans Level 11 - 13
Scale 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2013
Rev 1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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Legend

Unit Type - Affordable Housing

▨	1 Bedroom
▨	2 Bedroom

Unit Type - BTS

▨	1 Bedroom
▨	2 Bedroom
▨	3 Bedroom
▨	Penthouse
▨	Communal
▨	Retail

Cross Ventilation

CV	Compliant
CV	Non-Compliant
CV	Not Counted

Solar

≥2	Compliant
<2	Non-Compliant
0	0 Hours

Adaptable Unit

A	Adaptable Units
A	Non-adaptable Units

Window Types

W	Operable Window
FW	Fixed Window

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SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
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0 CV A AH
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CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Certificate No. 0011489140
NATIONWIDE HOUSE
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

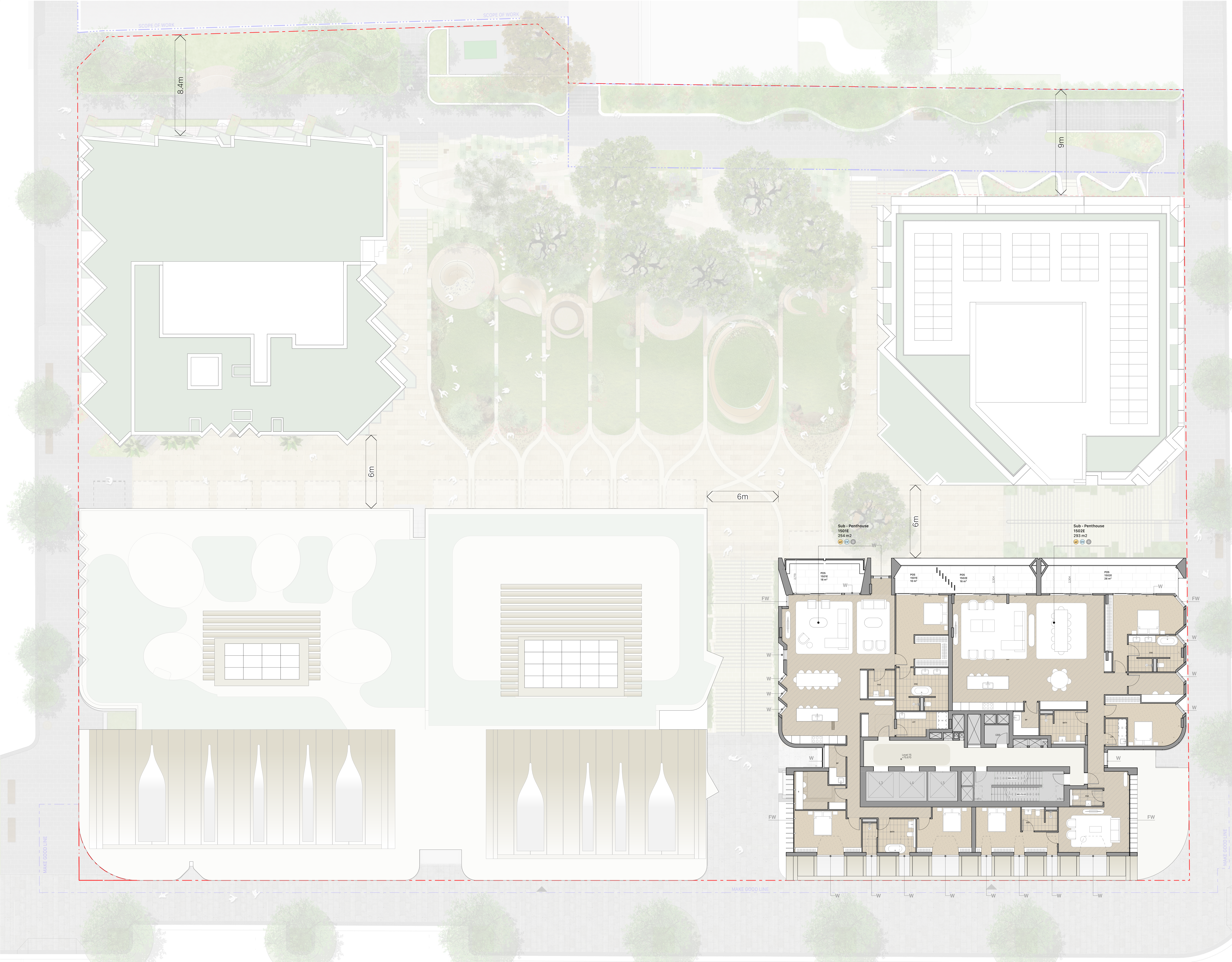
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans Level 14
Scale 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2014
Rev 1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

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Legend

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▨ 1 Bedroom
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Unit Type - BTS

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▨ 3 Bedroom
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▨ Retail

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A Adaptable Units
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Windows – SHGC	0.47 ± 5%
3. Windows (FIXED)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
2. Windows (SLIDERS/ GUILLOTINE)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 3.1
Windows – SHGC	0.49 ± 5%
4. Windows (See list -Few Problem Unit sliders)	Aluminium frames and double-glazed with tinting
Windows - U-value	≤ 2.6
Windows – SHGC	0.53 ± 5%
Glass 4 simulated in all sliders for 13 units - ne901, M07w, 605w, 706w, 1305e, 1602e... and 105e to 705e	
Glass 4 simulated in all sliders + all guillotine for unit 903w (also fixed glass in 903w is: u <2.2 and SHGC = 0.39 ± 5%)	

SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

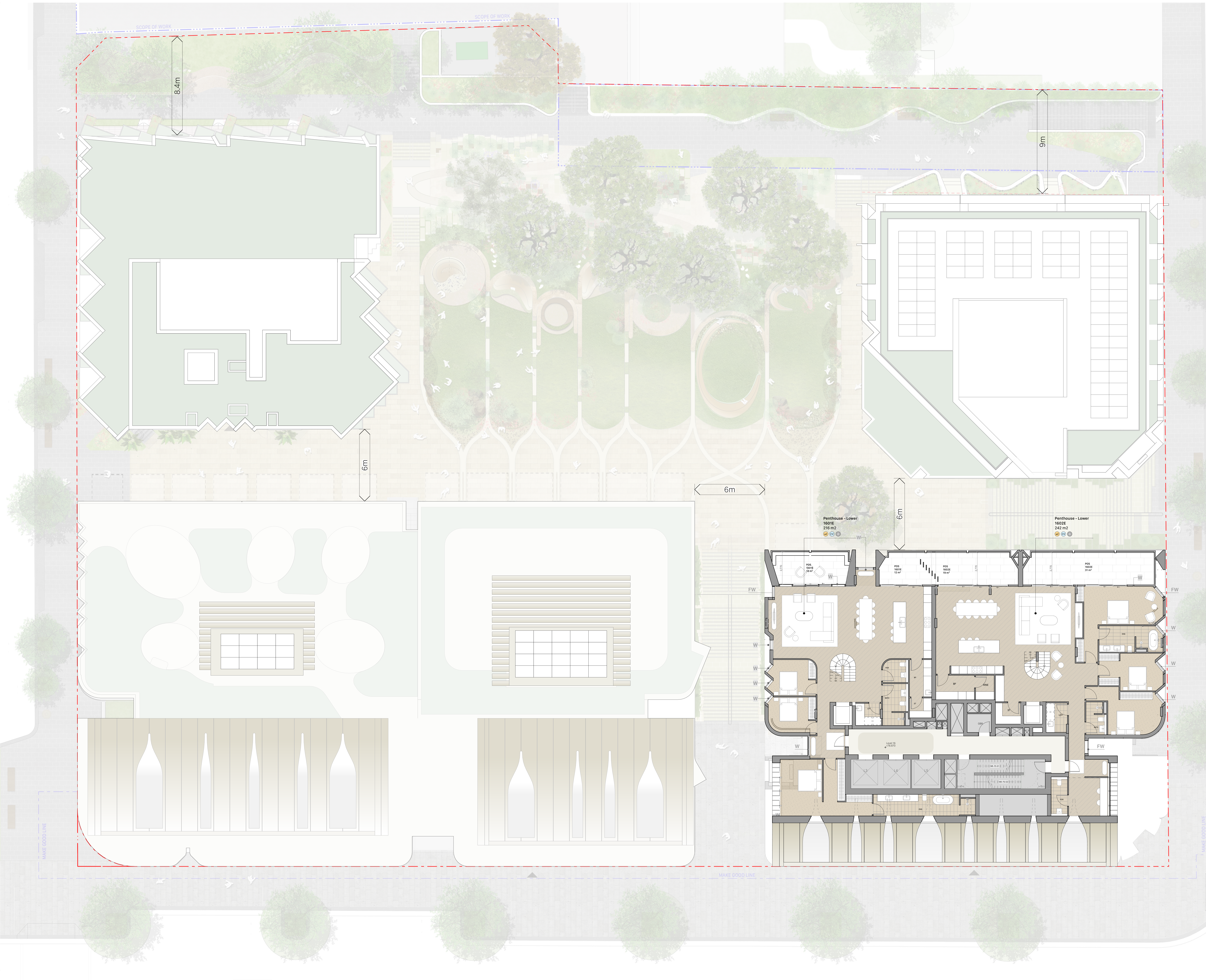
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans Level 15
Scale 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2015
Rev 1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
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General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Unit Type - Affordable Housing

🟥	1 Bedroom
🟧	2 Bedroom

Unit Type - BTS

🟨	1 Bedroom
🟦	2 Bedroom
🟪	3 Bedroom
🟫	Penthouse
🟩	Communal
🟨	Retail

Cross Ventilation

CV	Compliant
CV	Non-Compliant
CV	Not Counted

Solar

≥2	Compliant
<2	Non-Compliant
0	0 Hours

Adaptable Unit

A	Adaptable Units
A	Non-adaptable Units

Window Types

W	Operable Window
FW	Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
External Walls 2	Metal cladding +R2.5 added (Metal studs +R0.2 break)
External Walls 3	Colorback glass +R2.5 added (Metal studs +R0.2 break)
External Walls 4	Brick Veneer +R2.5 added (Metal studs +R0.2 break)
Unit Walls next to halls/lobbies 1	Hebel 75mm and studs + R2 acoustic insulation
Unit Walls next to halls/lobbies 2	Concrete columns +plasterboard +R2.0 insulation
Party walls 1	Hebel 75mm and studs + optional insulation (dictated by acoustic)
Party walls 2	Concrete columns, lined plasterboard + optional insulation
Walls next to lifts/stairs/etc	Concrete or filled block and plasterboard
Internal Walls	Plasterboard on Studs and concrete
Floor Finishes (as shown)	Tiles - wet areas, carpet - bedrooms, floating timber – living/dining
Internal Floors	Concrete floors, with plasterboard below
External Floors (air or basement below)	Concrete slab & basement or air below + R2 under rooms over basement/air
Roofs 1 - below balconies/terraces	Concrete + R2.5 added (Metal studs +R0.2 break)
Roofs 2 - penthouse roofs	Concrete + R3.5 (and R0.2 break) except R4.3 and foil NE901 + 607w + 903w
Roof 3 - Metal roof	Roof has R1.8 & foil + R3.5 (and R0.2 break) at ceiling except R4.3 & foil for 903w
Roof Colour	Light and medium roofs (much with PV or vegetation)
Skylights for units	Double glaze/tint, U ≤ 2.7, SHGC =0.24 ±5% (VELUX, etc)
Window Shading	Eaves and overhangs + Screens as shown
Weather Stripping	All external doors and windows
Ceiling Penetrations Lights	RCP not finalised, so generic holes assumed, as per protocol
Ceiling Penetrations Fans	RCP not finalised, so generic holes assumed, as per protocol
Ceilings fans (1400 diam in some units, living)	ne801, 1501e, 1502e, 1601e, 1602e (2 zones) +706w, 801w, 903w (3 zones) +105e to 705e

1. Window (AWNING / BIFOLD / HINGED)	Aluminium frames and double-glazed with tinting
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SITE BOUNDARY

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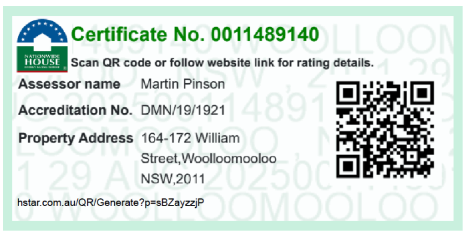
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM


Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

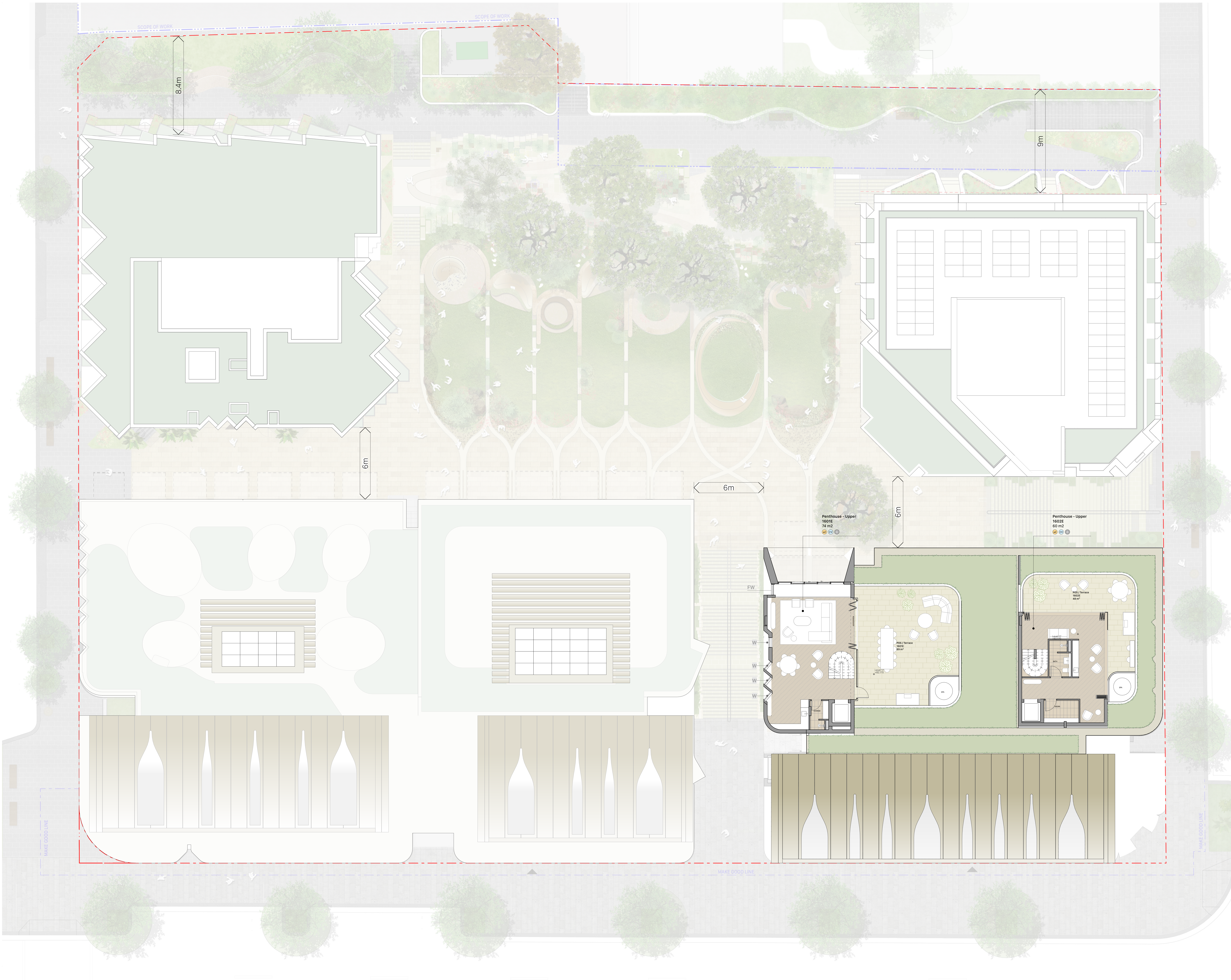
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans — Level 16
Scale — 150 @ A1

Project Code — H180W
First Issued — <DD/MM/YYYY>

Sheet No. — 2016
Rev — 1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

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Legend

Unit Type - Affordable Housing

■ 1 Bedroom
■ 2 Bedroom

Unit Type - BTS

■ 1 Bedroom
■ 2 Bedroom
■ 3 Bedroom
■ Penthouse
■ Communal

■ Retail

Cross Ventilation

CV Compliant
CV Non-Compliant
CV Not Counted

Solar

≥2 Compliant
<2 Non-Compliant
0 0 Hours

Adaptable Unit

A Adaptable Units
A Non-adaptable Units

Window Types

W Operable Window
FW Fixed Window

NatHERS - Thermal Comfort	Proposed Specifications for units
External Walls 1	Concrete wall + R2.5 added (Metal studs +R0.2 break)
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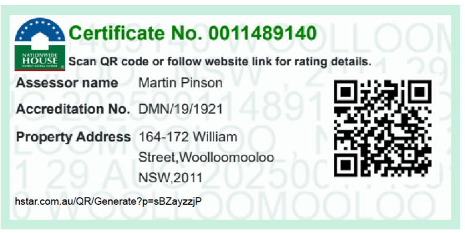
— · · — SITE BOUNDARY
- - - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH — AH- AFFORDABLE HOUSING UNIT
A — A- ADAPTABLE UNIT
CV — CV- CROSS VENTILATION
0 — SOLAR COMPLIANCE

■ ACOUSTIC PLENUM


Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

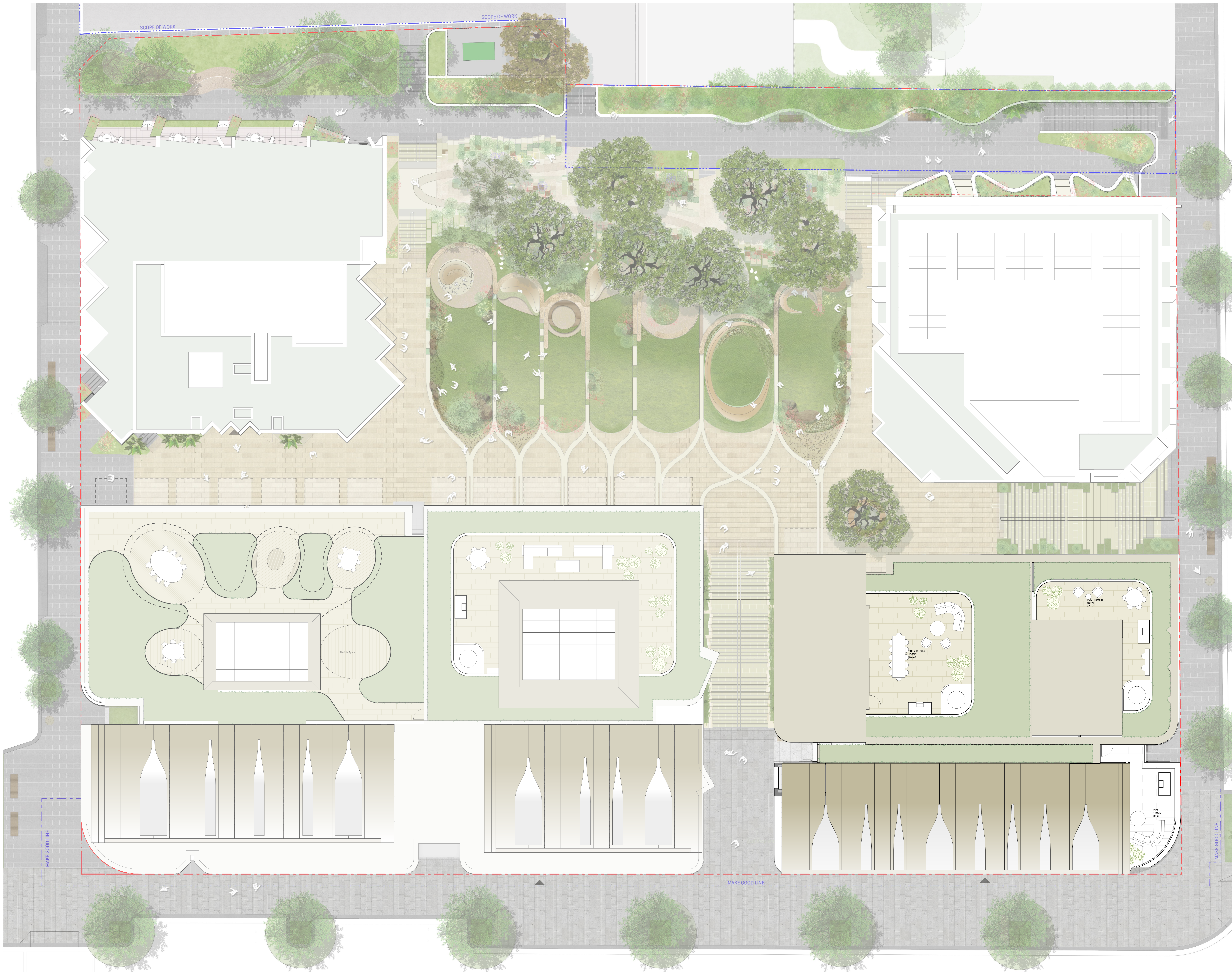
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans — Level 17
Scale — 150 @ A1

Project Code — H180W
First Issued — <DD/MM/YYYY>

Sheet No. — 2017
Rev — 1

for BASIX



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Legend

Unit Type - Affordable Housing

- 1 Bedroom
- 2 Bedroom

Unit Type - BTS

- 1 Bedroom
- 2 Bedroom
- 3 Bedroom
- Penthouse
- Communal
- Retail

Cross Ventilation

- CV Compliant
- CV Non-Compliant
- CV Not Counted

Solar

- ≥2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

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SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
0 CV A AH
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

ACOUSTIC PLENUM

Certificate No. 0011489140
NATIONWIDE HOUSE
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

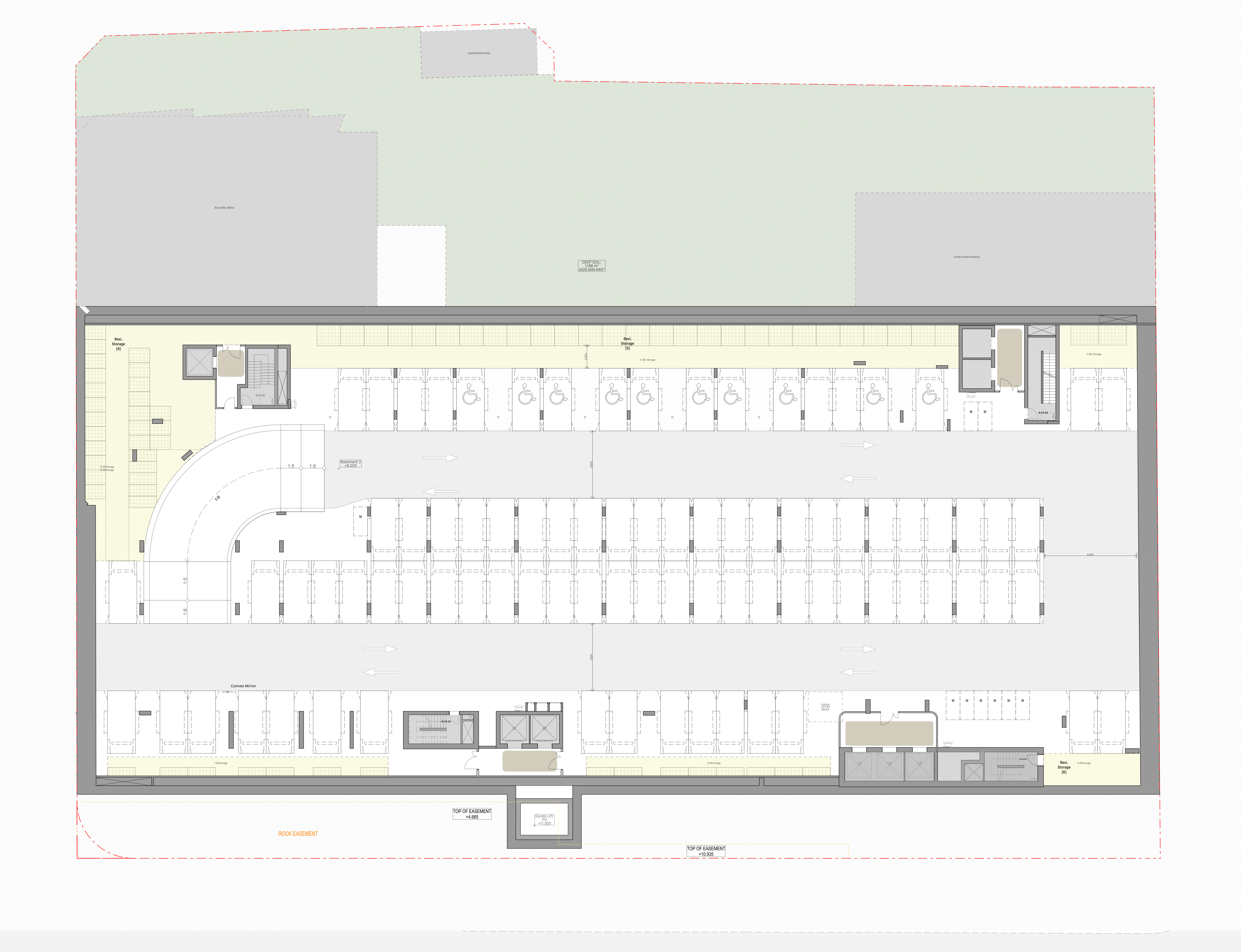
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans — **Scale**
Roof Plan — 150 @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 2018
Rev 1

for BASIX


SUBSTATION KIOSK
BUILDING ABOVE
DEEP SOIL: 1,198 m² (ADG MIN 640²)
Forbes Street Building
Resi. Storage [4]
15 2B Storage
12 1B Storage
B-FS 01
Resi. Storage [5]
2,000
27 3B+ Storage
2 3B+ Storage
B-FS 02
M
1:5
1:8
1:8
Basement 2 +9.200
5,800
6,200
1:5
1:8
Convex Mirror
B-FS 04
L1
L2
7 2B Storage
GOODS LIFT PIT ABOVE
8 2B Storage
L3
L4
L5
B-FS 03
Resi. Storage [6]
6 2B Storage
TOP OF EASEMENT +4.665
Goods Lift Pit +11.300
ROCK EASEMENT
TOP OF EASEMENT +10.935

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

CARPARKING SCHEDULE
Number required for Compliance in basement
Total Car Spaces = 238(HSEPP Rates)
Affordable = 26 (incl. 10 Accessible)
Standard = 212 (incl. 26 Accessible)

Bicycle Parking = 225(DCP Rate)
Motorbike Parking = 25 (DCP Rate)

B99 Service Vehicle (+ Loading Dock #) = 9
Car Share = 5

Current Overall Number shown as per drawing
Total Car Spaces = 340
Affordable = 26 (incl. 10 Accessible)
Standard = 263 (incl. 26 Accessible)
Retail = 32
Residential Visitor = 10
B99 Service Vehicle (+ Loading Dock #) = 9
Car Share = 5

Bicycle Parking = 273
Motorbike Parking = 25

Overall Basement Efficiency = 34.4%

BASEMENT 02 METRICS
Residential Car Parks = 85
85 Standard Housing (incl. 10 Accessible)

Motor Bike = 9

Efficiency = 34.2%

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

—·· — SITE BOUNDARY
- - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
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AH — AH- AFFORDABLE HOUSING UNIT
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0 — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans
Basement 02

Scale
No Scale @ A1

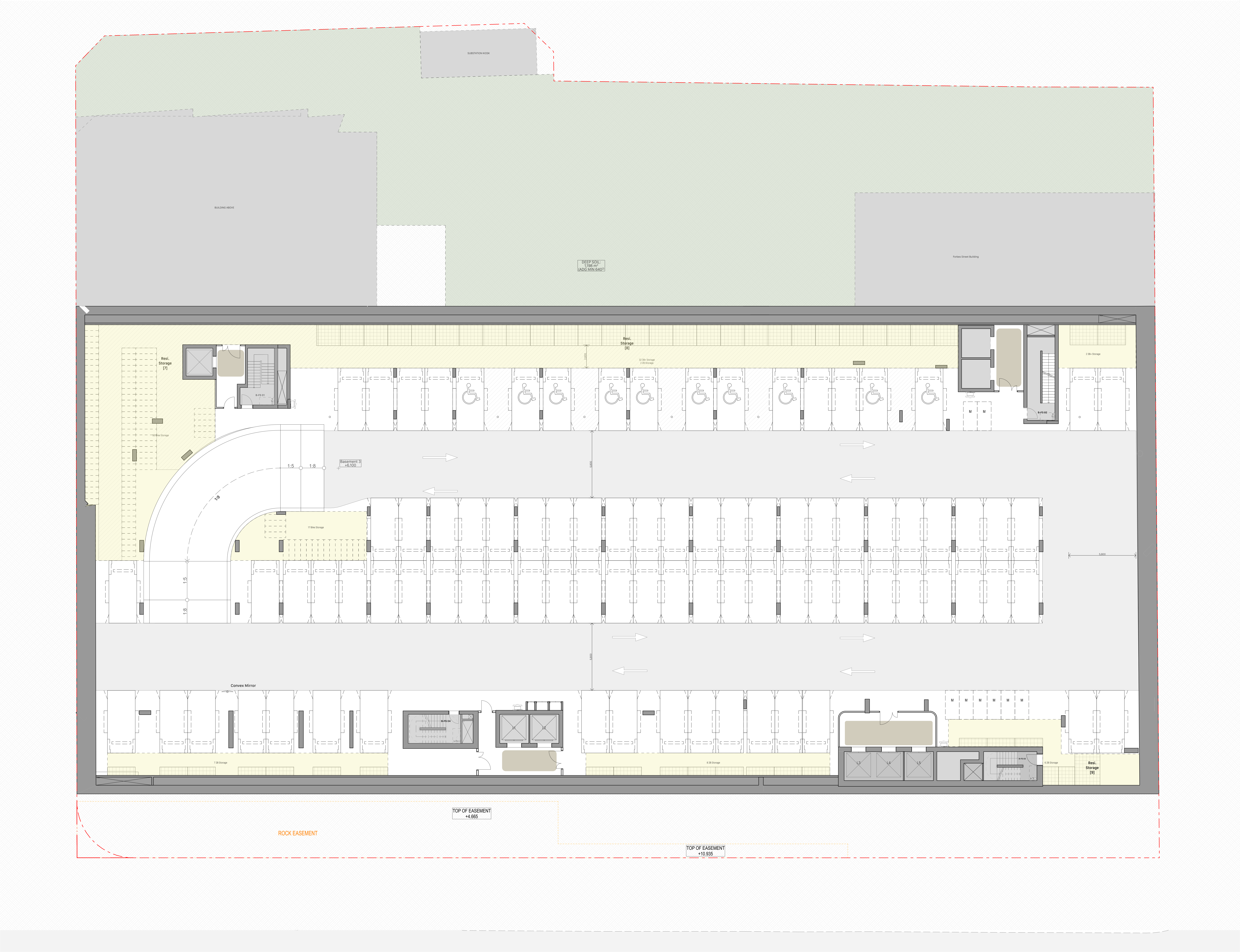
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
2019

Rev
1

for BASIX


SUBSTATION KIOSK
BUILDING ABOVE
DEEP SOIL: 1,198 m² (ADG MIN 640²)
Forbes Street Building
Resi. Storage [7]
95 Bike Storage
B-FS 01
Resi. Storage [8]
32 3B+ Storage
2 2B Storage
2,000
Basement 3 +6.100
1:5
1:8
17 Bike Storage
Convex Mirror
Resi. Storage [9]
TOP OF EASEMENT +4.665
ROCK EASEMENT
TOP OF EASEMENT +10.935

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes
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CARPARKING SCHEDULE
Number required for Compliance in basement
Total Car Spaces = 238(HSEPP Rates)
Affordable = 26 (incl. 10 Accessible)
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Retail = 32
Residential Visitor = 10
B99 Service Vehicle (+ Loading Dock #) = 9
Car Share = 5

Bicycle Parking = 273
Motorbike Parking = 25

Overall Basement Efficiency = 34.4%

BASEMENT 03
Residential Car Park = 86
86 Standard Housing (incl. 10 Accessible)

Motor Bikes = 8

Bike Parking = 112
112 Residential

Efficiency = 33.8%

Certificate No. 0011489140
Scan QR code or follow website link for rating details.

Assessor name	Martin Pinson
Accreditation No.	DMN/19/1921
Property Address	164-172 William Street,Woolloomooloo NSW,2011

hstar.com.au/QR/Generate?p=sBZayzzjP

SITE BOUNDARY
ENVELOPE OUTLINE

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Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans
Basement 03

Scale
No Scale @ A1

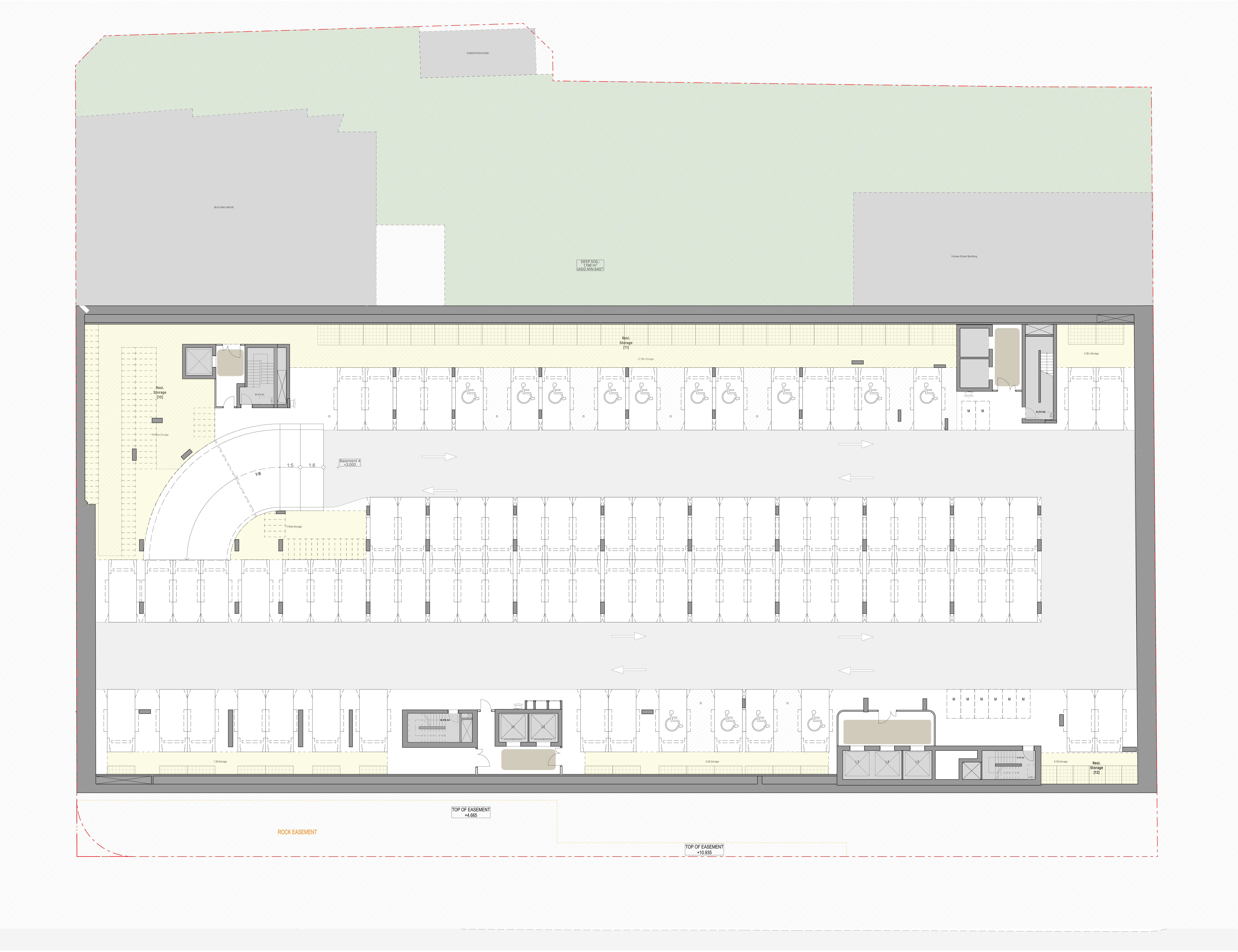
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
2020

Rev
1

for BASIX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BUILDING ABOVE
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M
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Basement 4 +3.000
17 Bike Storage
B-FS 04
L1
L2
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M
M
M
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L3
L4
L5
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Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

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Retail = 32
Residential Visitor = 10
B99 Service Vehicle (+ Loading Dock #) = 9
Car Share = 5

Bicycle Parking = 273
Motorbike Parking = 25

Overall Basement Efficiency = 34.4%

BASEMENT 03
Residential Car Park = 91
 91 Standard Housing (incl. 6 Accessible)

Motor Bikes = 8

Bike Parking = 112
 112 Residential

Efficiency = 30.9%

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
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🟥	SITE BOUNDARY
🟦	ENVELOPE OUTLINE
Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m2	APARTMENT INTERNAL AREA
AH	AH- AFFORDABLE HOUSING UNIT
A	A- ADAPTABLE UNIT
CV	CV- CROSS VENTILATION
0	SOLAR COMPLIANCE
▨	ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

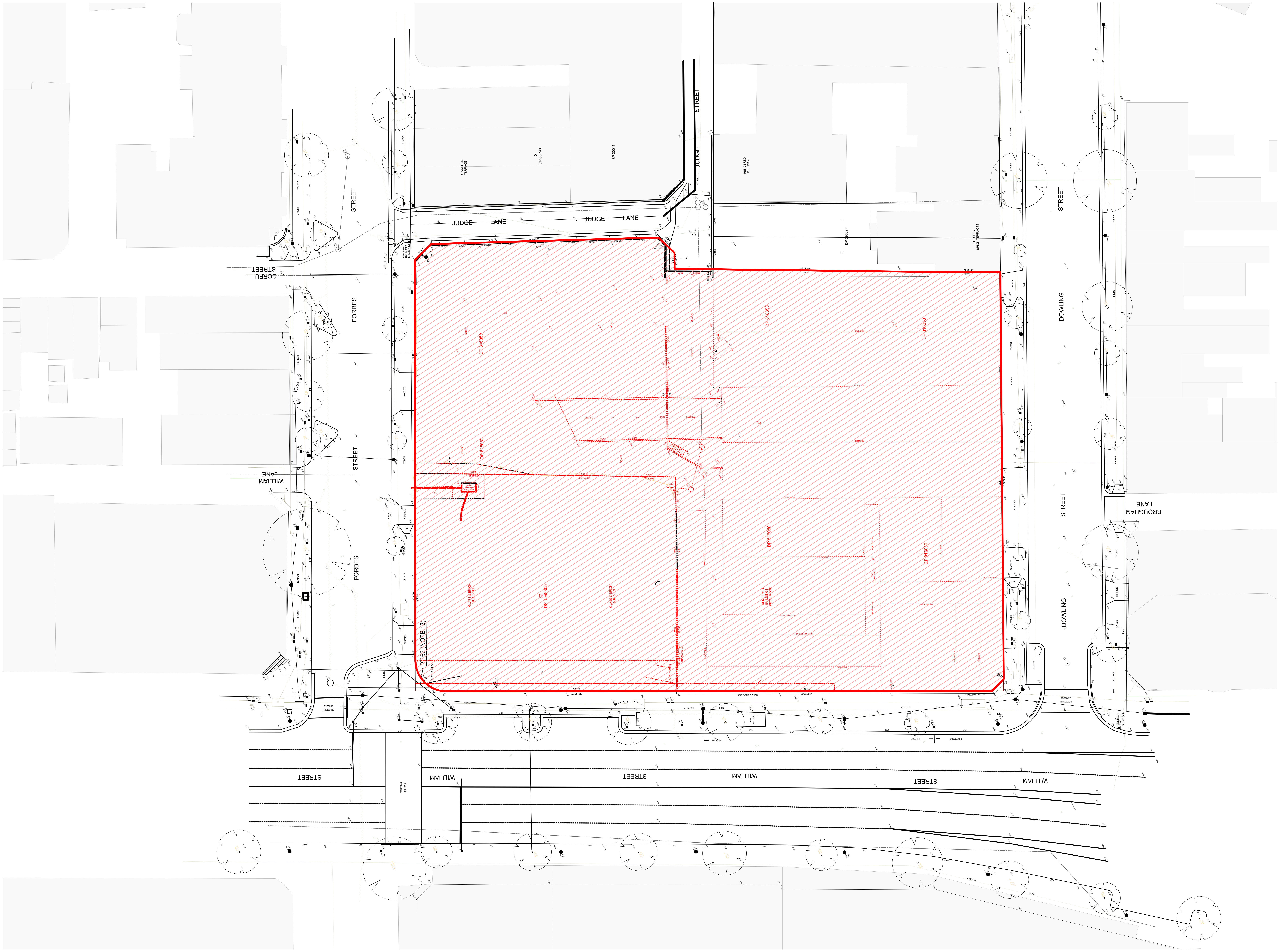
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans **Scale**
Basement 04 No Scale @ A1

Project Code **First Issued**
H180W <DD/MM/YYYY>

Sheet No. **Rev**
2021 1

for BASIX


JUDGE LANE
JUDGE LANE
JUDGE STREET
FORBES STREET
CORFU STREET
WILLIAM LANE
FORBES STREET
DOWLING STREET
DOWLING STREET
BROUGHAM LANE
WILLIAM STREET
WILLIAM STREET
WILLIAM STREET
PT 52 (NOTE 13)
DP 816050
DP 816050
DP 816050
DP 816050
DP 816050

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
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Legend

NATIONWIDE HOUSE
Certificate No. 0011489140
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Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Rev	Date	Description	By
1	20/8/2025	For BASIX	KY

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

Demolition / Bulk Excavation **Scale**
Ground Floor Demolition Plan 1:150 @ A1

Project Code **First Issued**
H180W 20/8/2025

Sheet No. **Rev**
2100 1

For Information

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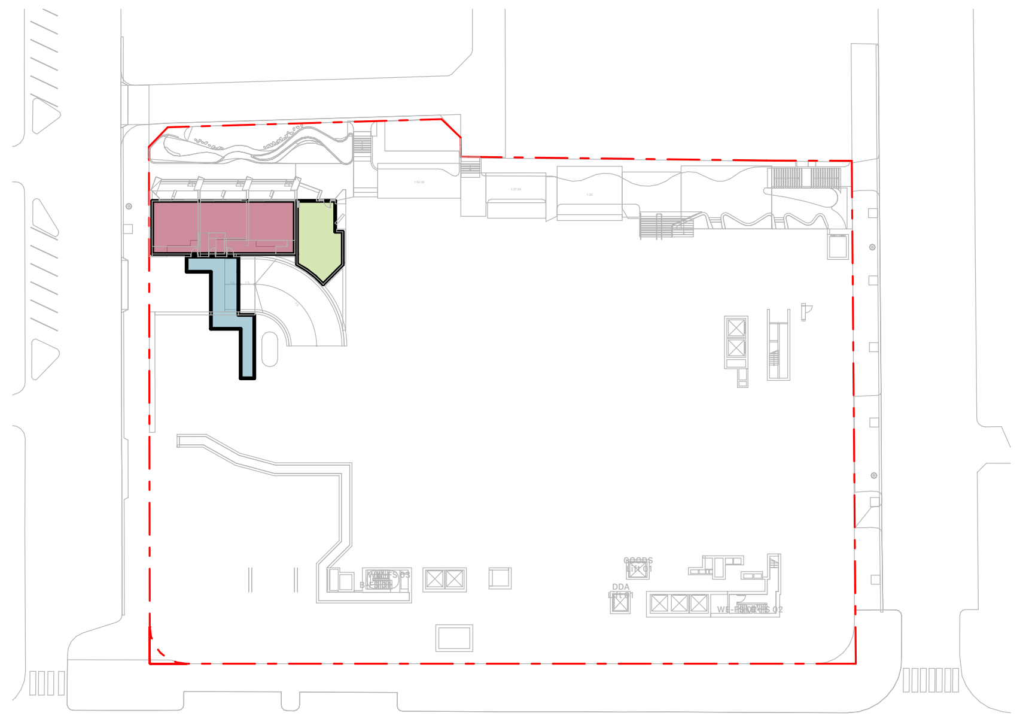
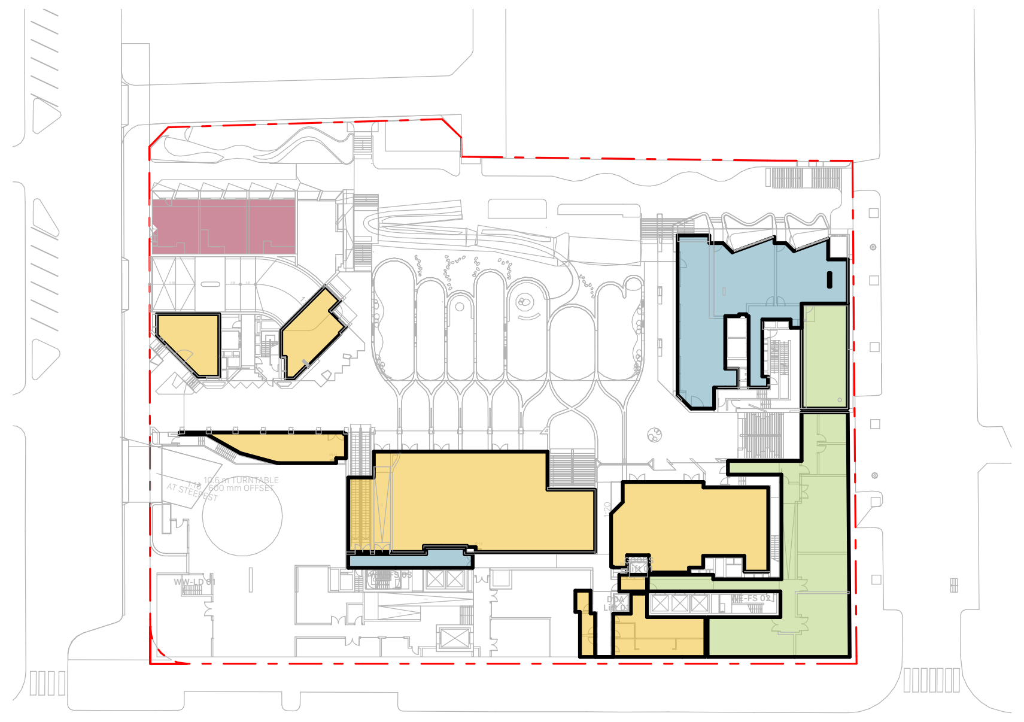
STUDIO BRIGHT
fjcstudio
formerly fjmtstudio



1 PLAN Judge Lane
1:1000

GFA Summary	Area (m²)
Affordable Housing	167
Build to Sell	199
Retail	998
Communal	0



2 PLAN Plaza - [Forbes Street]
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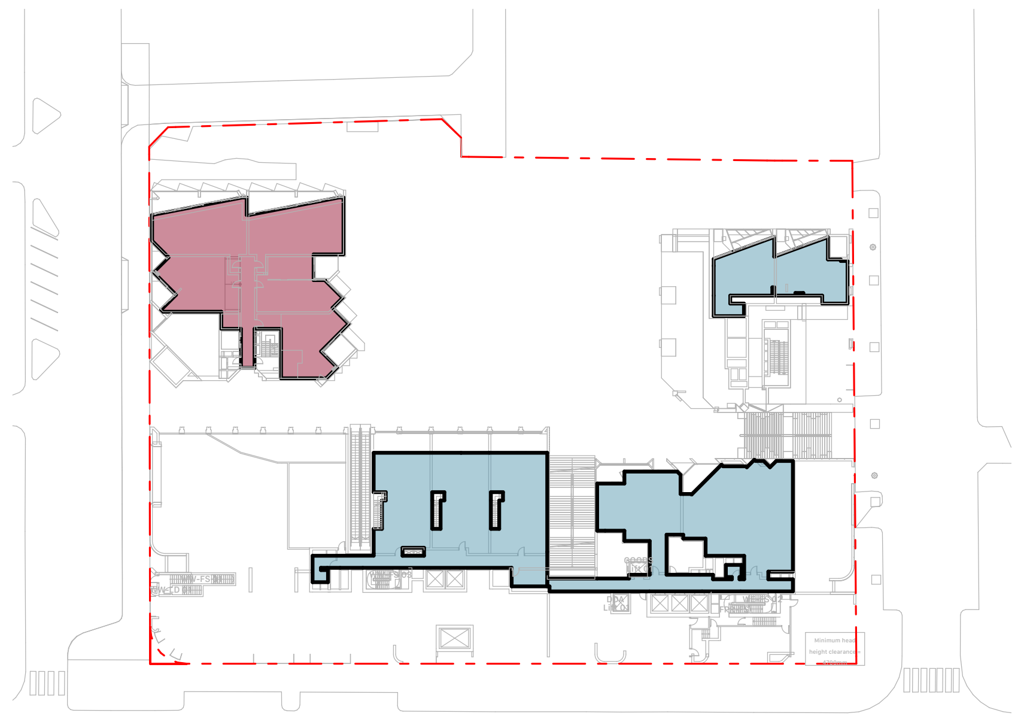
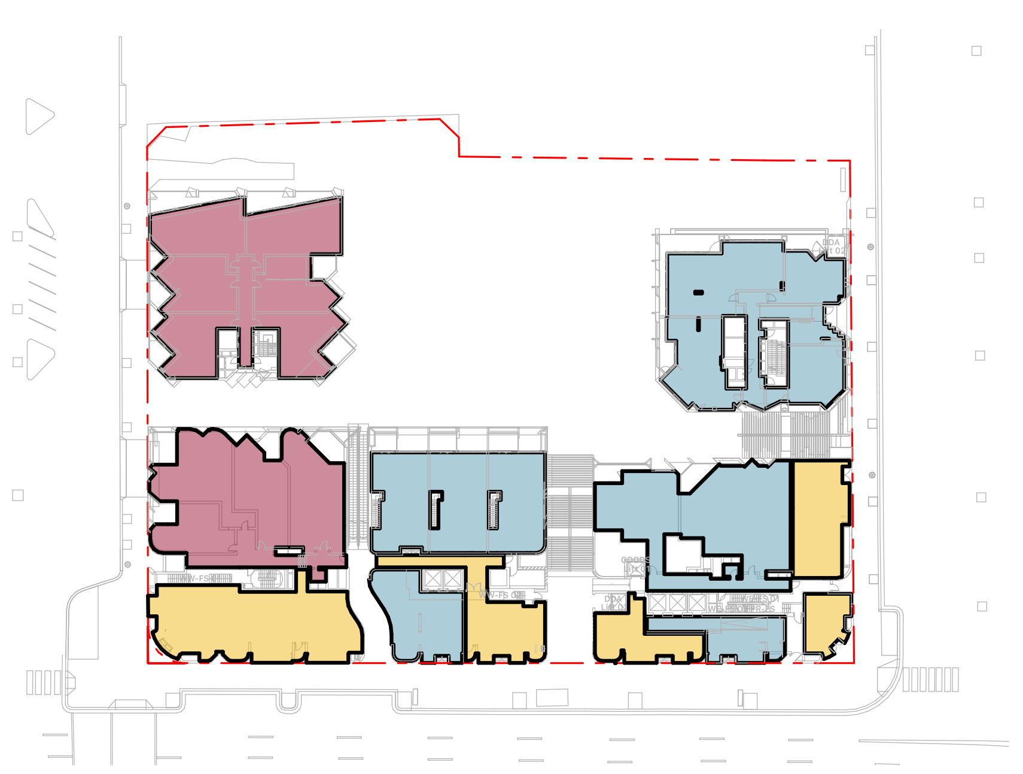


3 PLAN Retail Laneway - [Dowling Street]
1:1000



4 PLAN Upper Ground Floor - [William Street]
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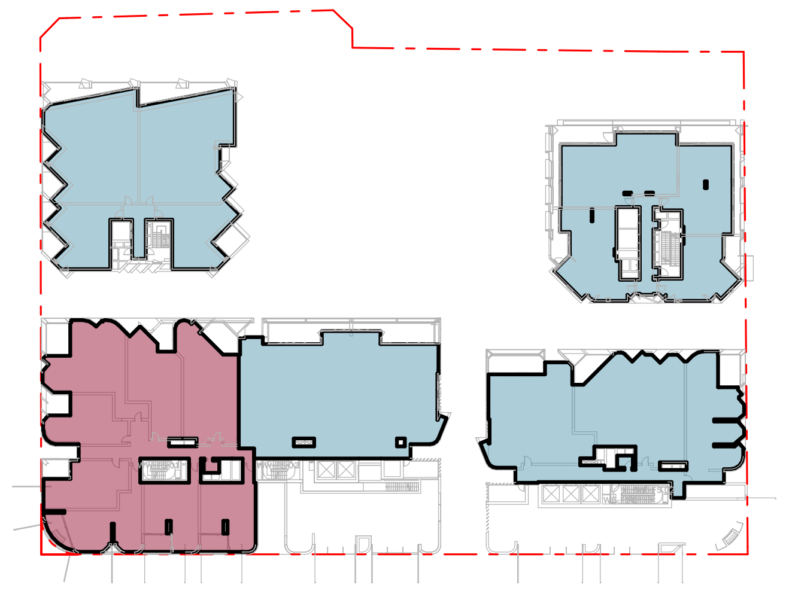

5 PLAN Mezzanine
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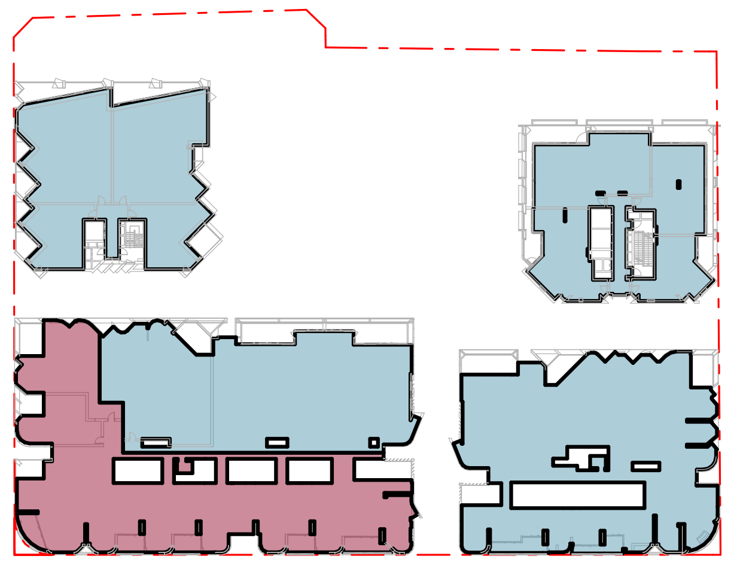

6 PLAN Level 01
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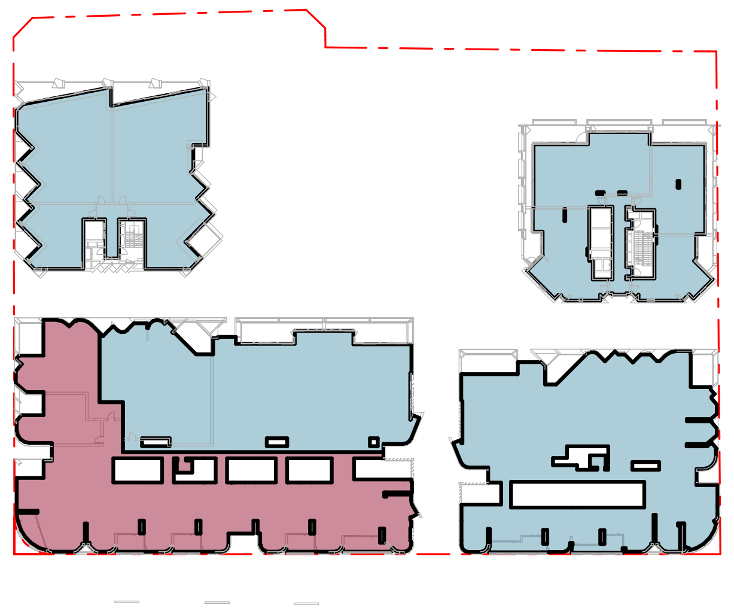

7 PLAN Level 02
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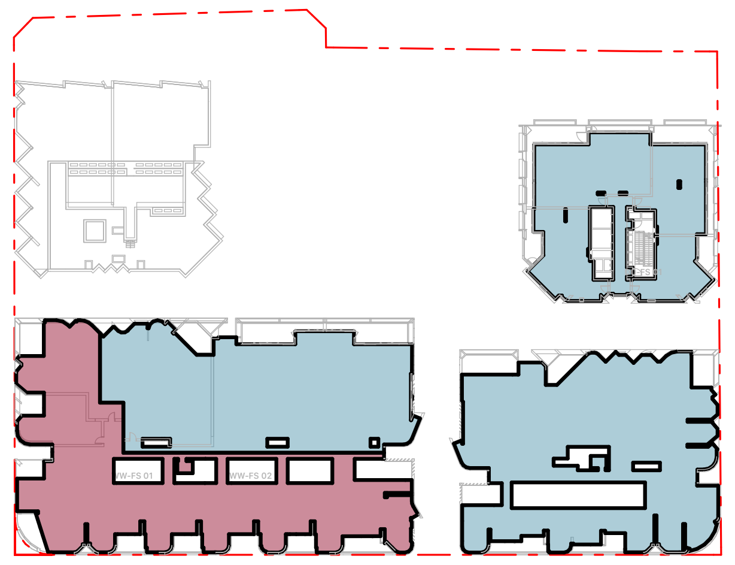

8 PLAN Level 03
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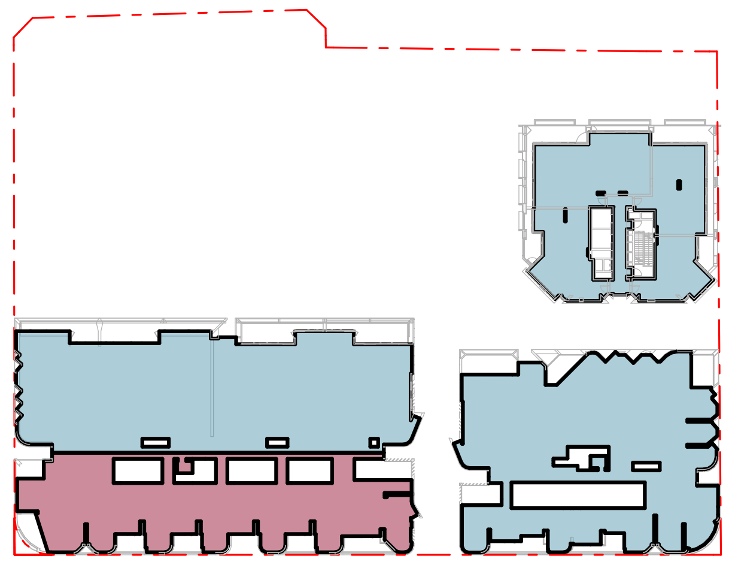

9 PLAN Level 04
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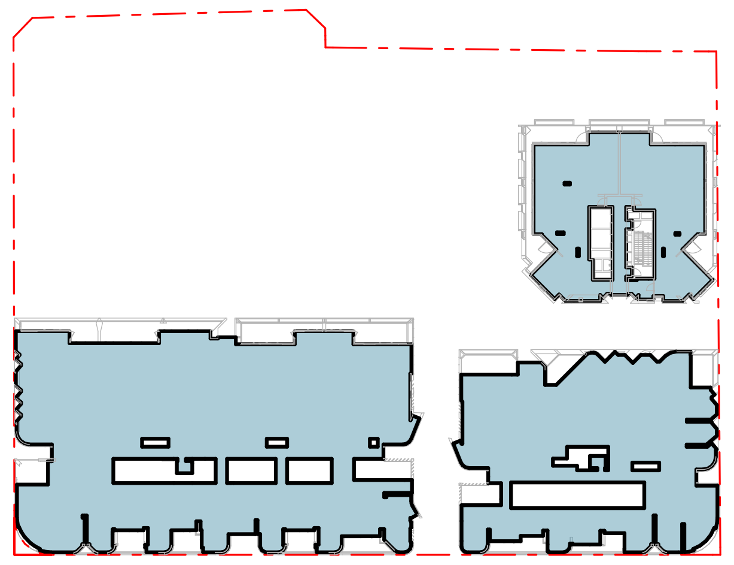
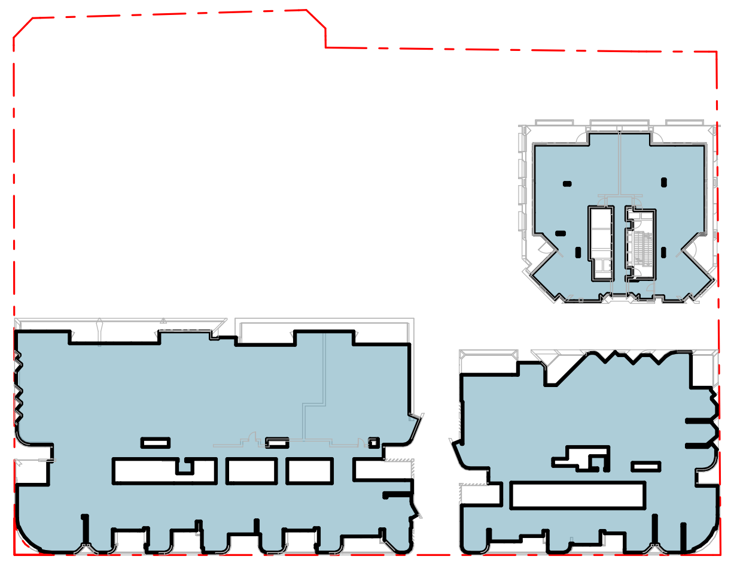


10 PLAN Level 05 - William West - Setback A
1:1000



11 PLAN Level 06
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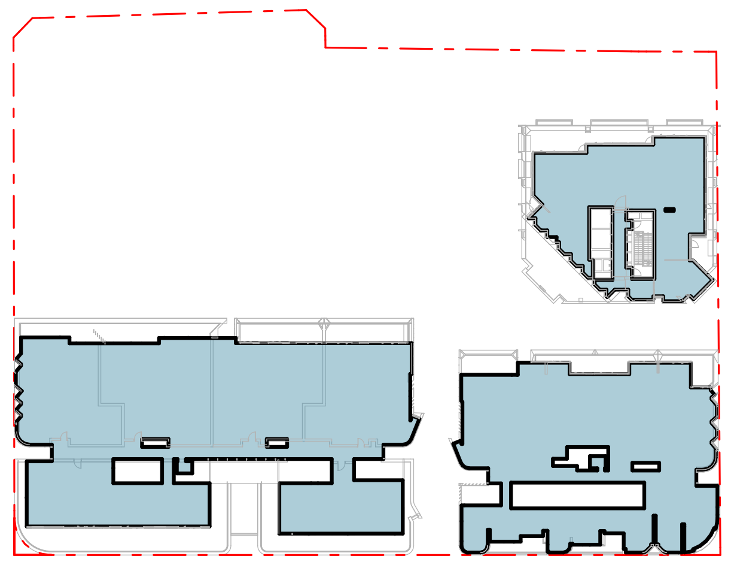

12 PLAN Level 07
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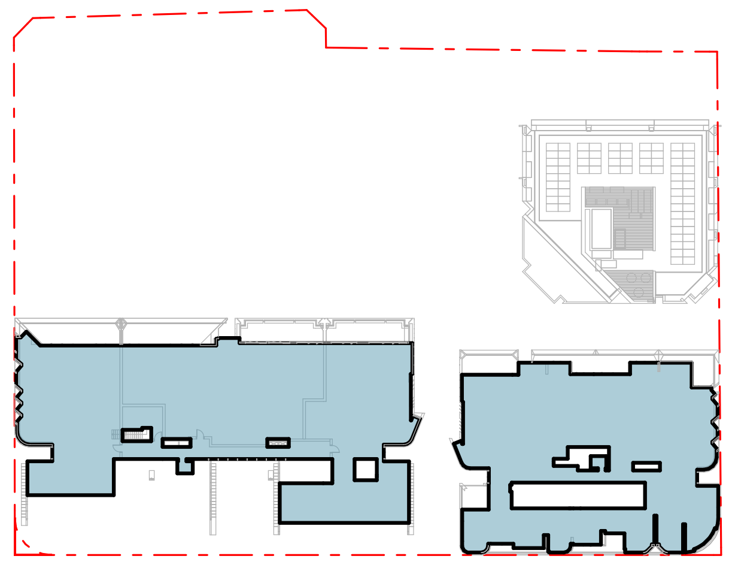

13 PLAN Level 08 - William West - Penthouse
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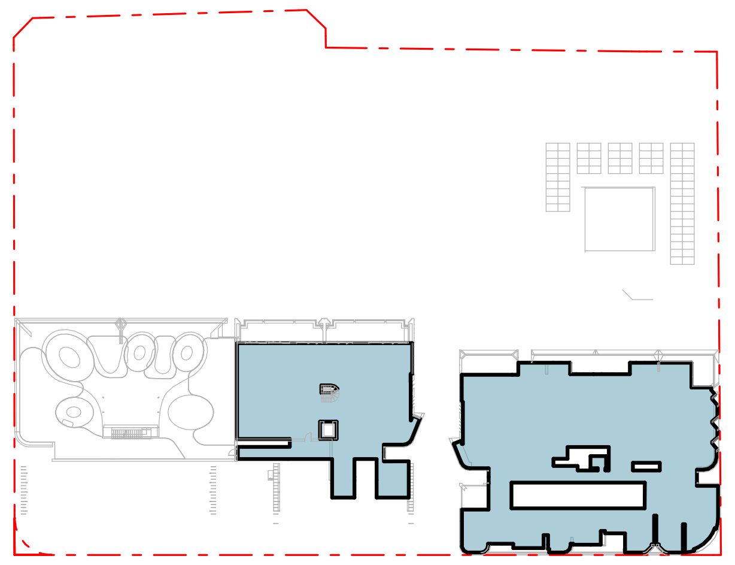

14 PLAN Level 09 - William West - Penthouse | Communal
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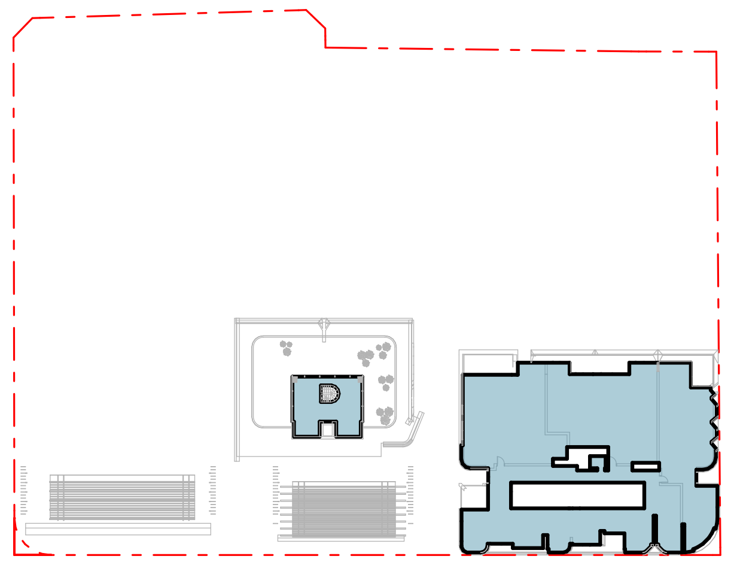

15 PLAN Level 10 - William West - Roof Level
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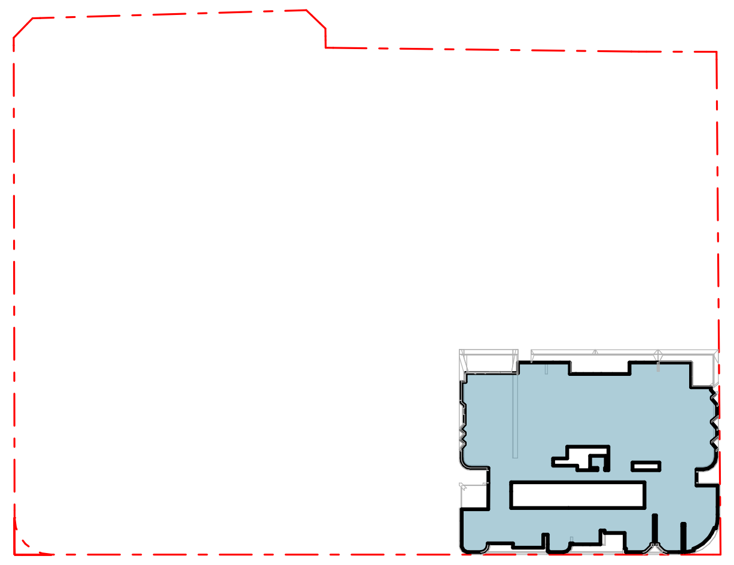

16 PLAN Level 11 - 13
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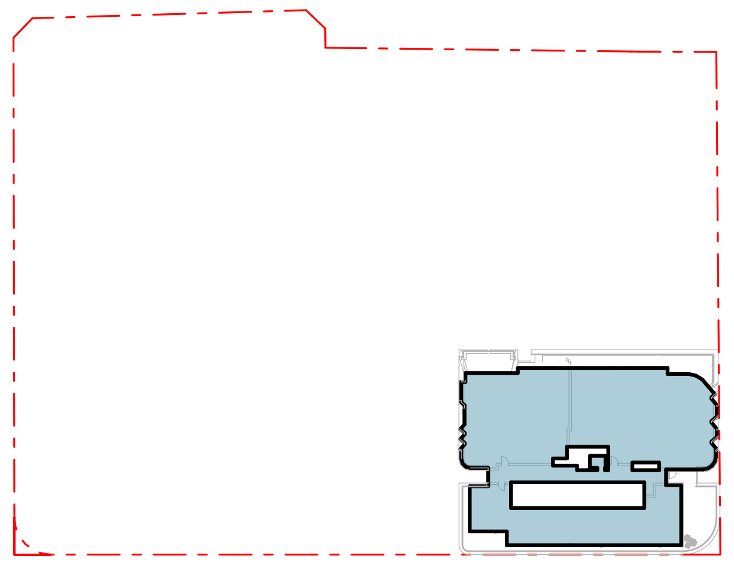

17 PLAN Level 14 - William East Setback B
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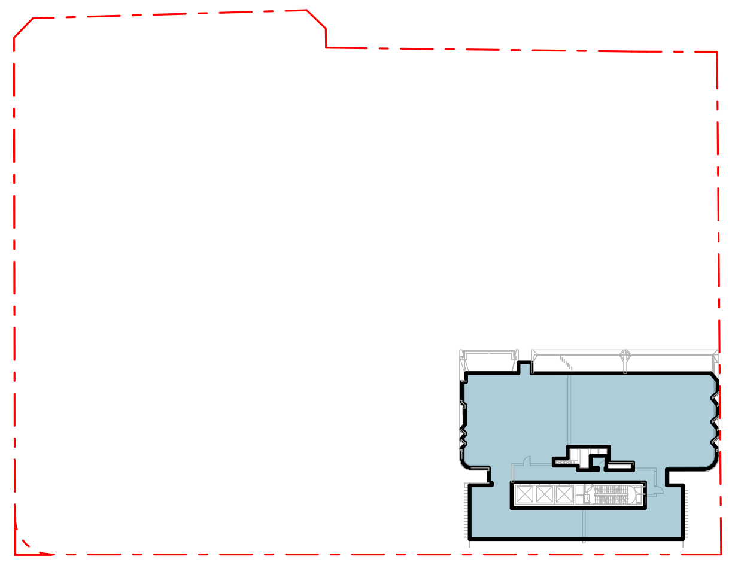
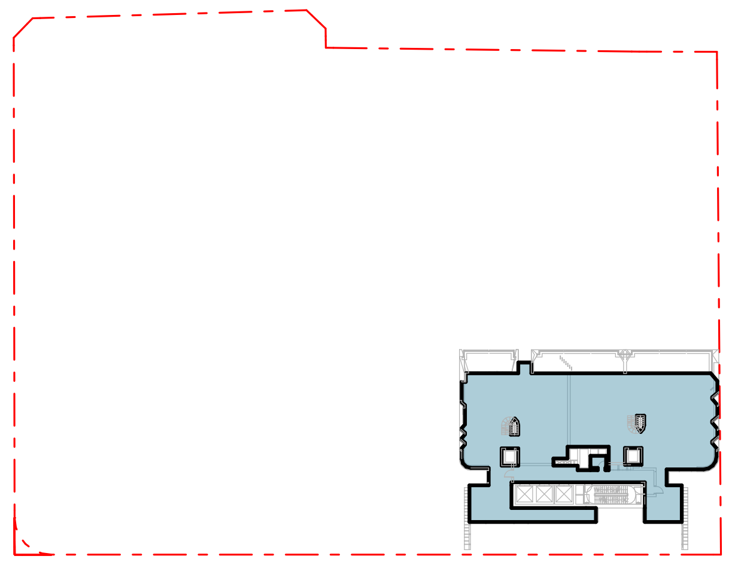


18 PLAN Level 15
1:1000



19 PLAN Level 16 - William East - Penthouse
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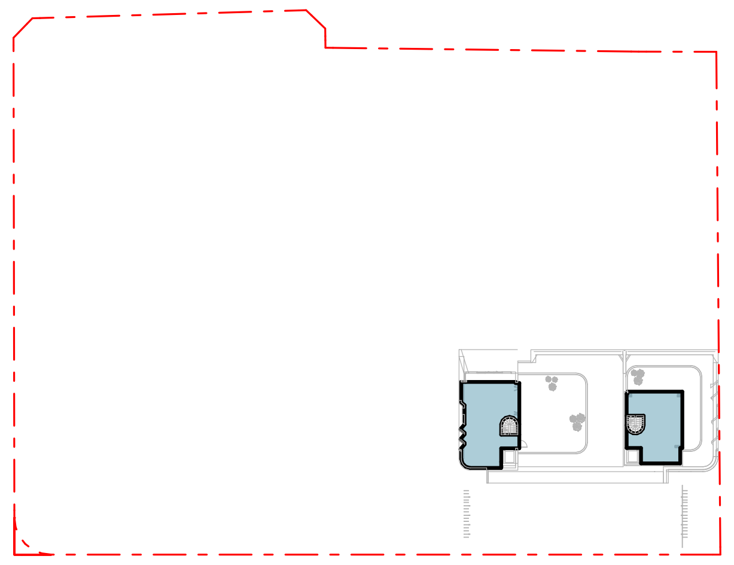

20 PLAN Level 10 - William West - Roof Level
1:1000

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Legend

Certificate No. 0011489140
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Property Address	164-172 William Street,Woolloomooloo NSW,2011

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GFA

- 🟦 Build to Sell
- 🟥 Affordable Housing
- 🟨 Retail
- 🟩 Communal

Rev	Date	Description	By	Chk
1	15/8/2025	For SSDA Approval	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

GFA Plans
GFA Plans

Scale
No Scale @ A1

Project Code
H180W

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Sheet No.
2200

Rev
1

For SSDA Approval

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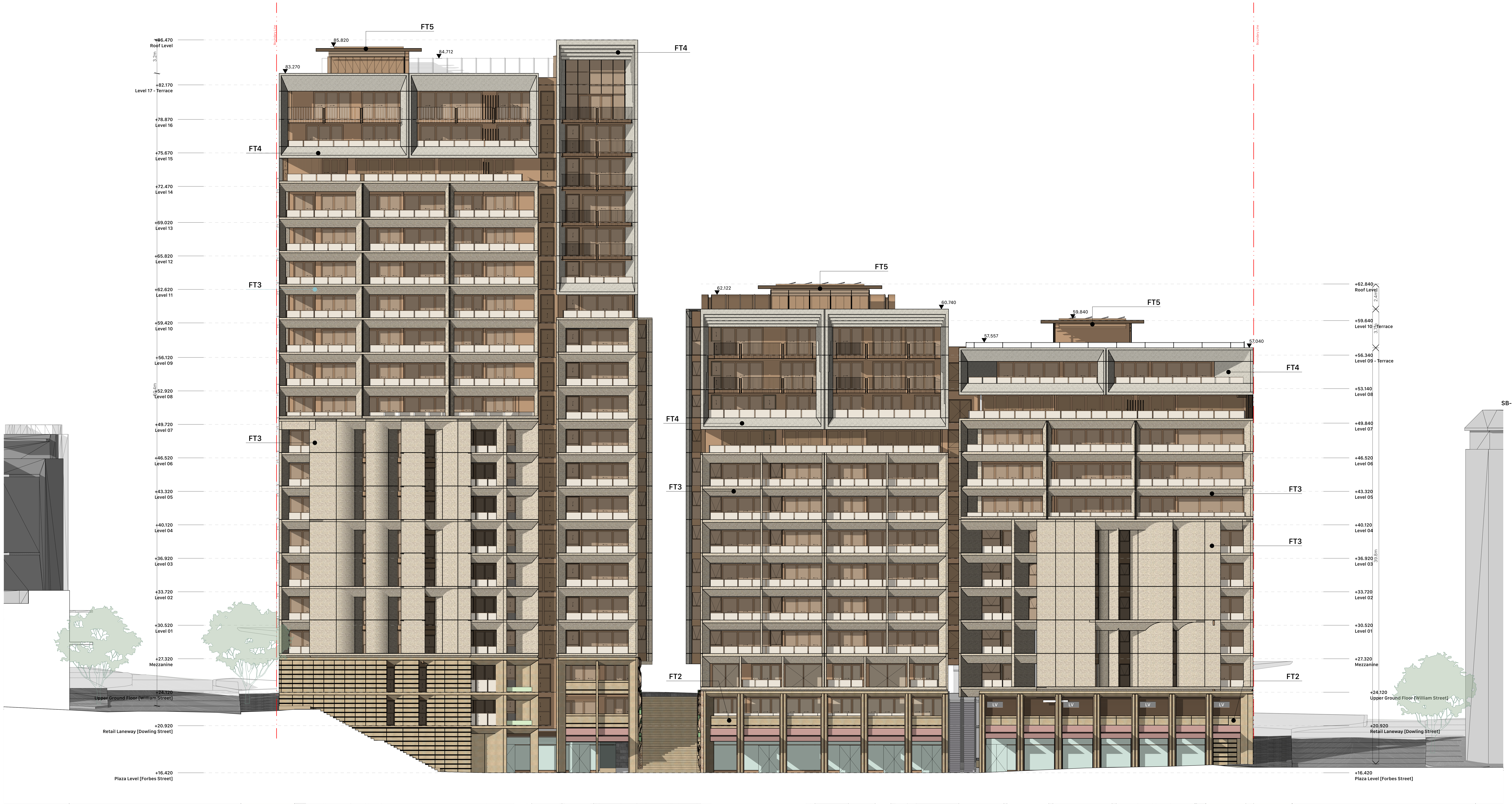
FT5
85.820
84.712
83.270
FT4
+86.470
Roof Level
3.2m
+82.170
Level 17 - Terrace
+78.870
Level 16
+75.670
Level 15
+72.470
Level 14
+69.020
Level 13
+65.820
Level 12
+62.620
Level 11
+59.420
Level 10
+56.120
Level 09
60.4m
+52.920
Level 08
+49.720
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
+20.920
Retail Laneway [Dowling Street]
+16.420
Plaza Level [Forbes Street]
FT4
FT3
FT3
FT5
62.122
60.740
59.840
57.557
57.040
FT5
FT4
FT4
FT3
FT3
FT3
FT2
FT2
LV
LV
LV
LV
+62.840
Roof Level
2.4m
+59.640
Level 10 - Terrace
3.7m
+56.340
Level 09 - Terrace
+53.140
Level 08
+49.840
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
39.8m
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
+20.920
Retail Laneway [Dowling Street]
+16.420
Plaza Level [Forbes Street]

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Property Address 164-172 William Street,Woolloomooloo NSW,2011
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Legend

Facade Types

LV	Active Louvres
FT1	Brick cladding, setback bedroom windows, lower level noise-protected balconies for aluminium awning window to bedrooms, upper level traditional open balconies with solid brick upstand and glazed balustrade.
FT2	Sandstone and GRC panelised cladding, full height setback aluminium windows and sliding doors, Glass Balustrade. Full height aluminium framed shop front glazing with integrated fabric awning
FT3	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade with integrate landscape planter
FT4	Precast and GRC cladding, full height setback aluminium windows and sliding doors, with Bronze body tint glazing Glass and metal Balustrade
FT5	Metal seamed roof with expressed aluminium eaves
FT6	Paneloised GRC and Pre Cast cladding with integrated aluminium's windows
FT7	Glazing Shop front, aluminium framing, Low Iron Glazing. Curved Aluminium awning with integrated skylight
TS-FT1	Fully operable glazing with planted balustrades, precast concrete fascias , stainless steel mesh balustrades, clear anodized aluminum framed double-glazed windows, off-form concrete soffits.
TS-FT2	Stone-rubble armature, planted metal baffle, recessed entry doors, high level windows
TS-FT3	Low-carbon Environa precast concrete gridded facade, fully operable windows, solid precast spandrels to conceal planters, recessed stainless steel mesh balustrades.
TS-FT4	Excavation waste sandstone rubble facing with sponged mortar finish, reclaimed brick floor and hardwood interior.
SB-FT1.1 &1.2	Full height operable glazing, tiled planters and powdercoated aluminium palisade balustrades, inset balconies, structural precast concrete blade walls.
SB-FT1.3	Full height operable glazing with operable sliding doors in powder-coated aluminium frames, tiled planters with tiled soffits, deep precast concrete blade walls.
SB-FT2.1	Full height operable glazed sliding and bifolding doors with precast modular planters with concrete finish, tiled structural precast concrete blade walls.
SB-FT2.2	North-east facing glazing to living spaces and bedrooms spanning between the structural precast tiled blade walls. Operable sliding glazing is located above the external planters.
SB-FT3.1	Deep angled inset balconies set between the tiled precast concrete blade walls with full height glazing, operable sliding bifold doors in anodised aluminium frames. Powdercoated aluminium balustrades with solid aluminium backing plate.
SB-FT3.2	Same as SB-FT3.1, with the exception of the balustrades, which have a solid backing plate to 760ABV FFL providing additional visual privacy and acoustic treatment to the private open spaces on the lower floors from Forbes Street and adjacent apartments.

— · · — SITE BOUNDARY

- - - - - ENVELOPE OUTLINE

Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m2	APARTMENT INTERNAL AREA
AH	AH- AFFORDABLE HOUSING UNIT
A	A- ADAPTABLE UNIT
CV	CV- CROSS VENTILATION
0	SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

1:200 Elevations
North Elevation - William Street Building

Scale
No Scale @ A1

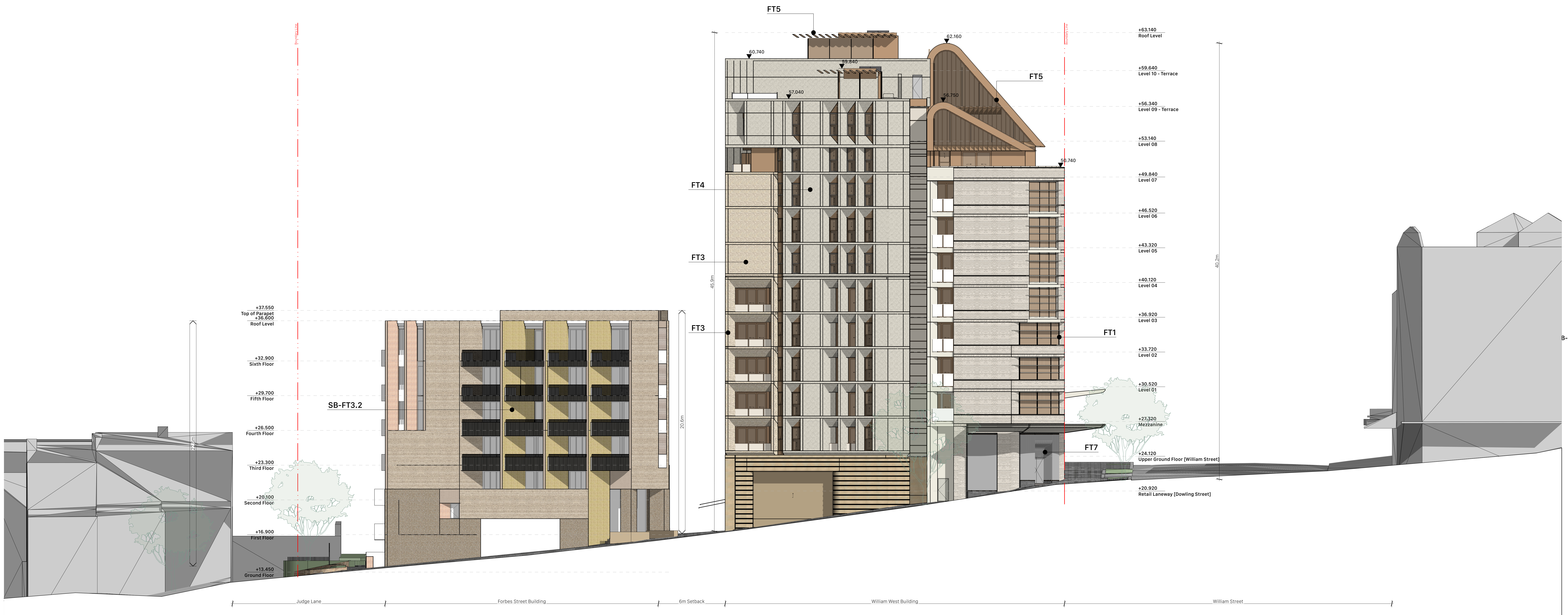
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
3000

Rev
1

for BASIX


FT5
60.740
59.840
57.040
62.160
56.750
FT5
50.740
Boundary Line
FT4
FT3
FT3
FT1
FT7
SB-FT3.2
45.9m
20.6m
22.6m
40.2m
+63.140
Roof Level
+59.640
Level 10 - Terrace
+56.340
Level 09 - Terrace
+53.140
Level 08
+49.840
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
+20.920
Retail Laneway [Dowling Street]
+37.550
Top of Parapet
+36.600
Roof Level
+32.900
Sixth Floor
+29.700
Fifth Floor
+26.500
Fourth Floor
+23.300
Third Floor
+20.100
Second Floor
+16.900
First Floor
+13.450
Ground Floor
Judge Lane
Forbes Street Building
6m Setback
William West Building
William Street

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

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Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Legend

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— · · —	SITE BOUNDARY
- - - - - -	ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
(AH) — AH- AFFORDABLE HOUSING UNIT
(A) — A- ADAPTABLE UNIT
(CV) — CV- CROSS VENTILATION
(0) — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

1:200 Elevations
West Elevation - William Street Building

Scale
No Scale @ A1

Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
3001

Rev
1

for BASIX

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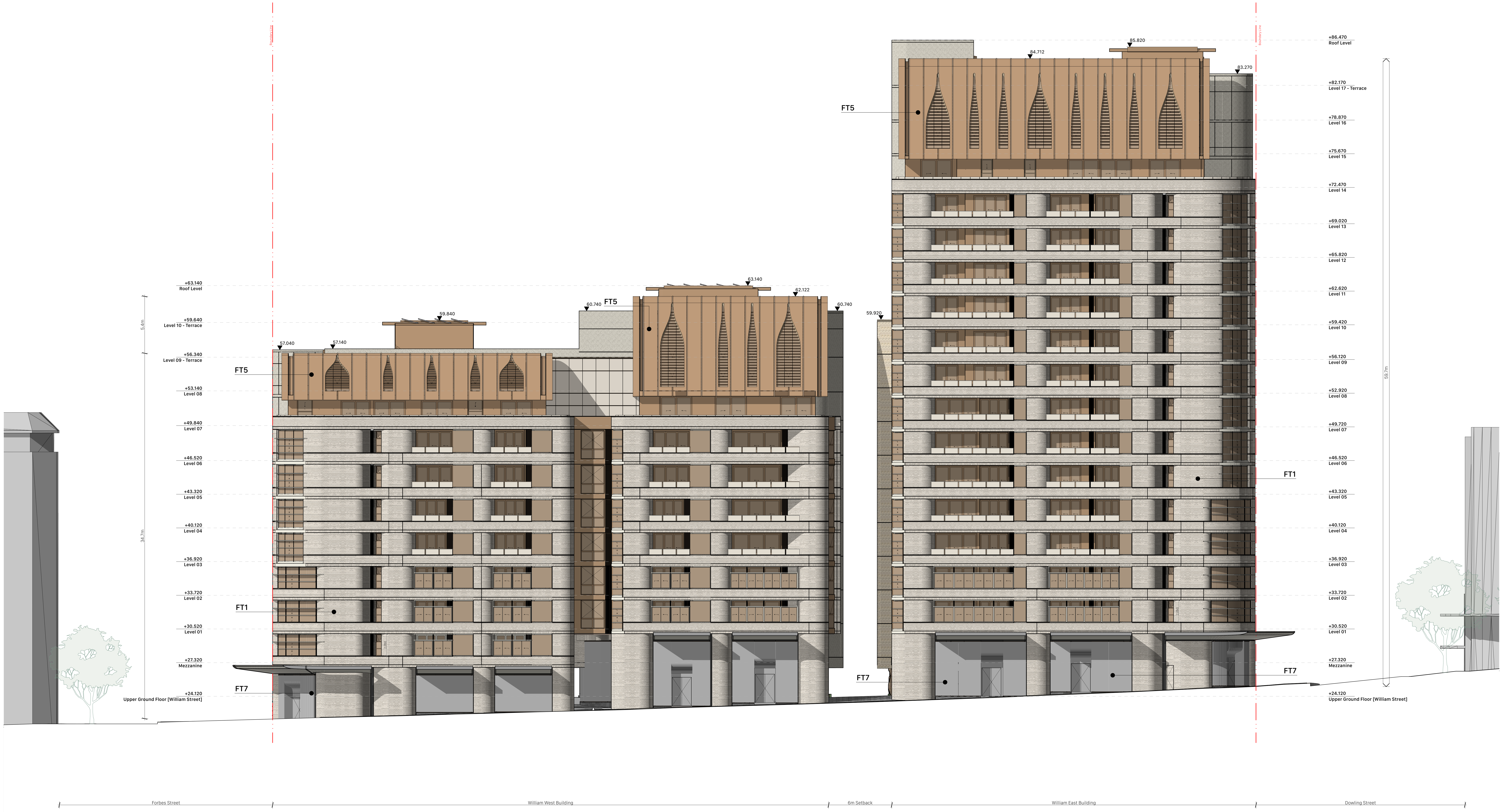
+63.140
Roof Level
+59.640
Level 10 - Terrace
+56.340
Level 09 - Terrace
+53.140
Level 08
+49.840
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
5.4m
34.7m
57.040
57.140
59.840
60.740
63.140
62.122
60.740
59.920
84.712
85.820
83.270
FT5
FT5
FT5
FT1
FT1
FT7
FT7
FT7
+86.470
Roof Level
+82.170
Level 17 - Terrace
+78.870
Level 16
+75.670
Level 15
+72.470
Level 14
+69.020
Level 13
+65.820
Level 12
+62.620
Level 11
+59.420
Level 10
+56.120
Level 09
+52.920
Level 08
+49.720
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
59.7m
Forbes Street
William West Building
6m Setback
William East Building
Dowling Street

General notes

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Legend

Facade Types

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Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

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FT2	Sandstone and GRC panelised cladding, full height setback aluminium windows and sliding doors, Glass Balustrade. Full height aluminium framed shop front glazing with integrated fabric awning
FT3	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade with integrate landscape planter
FT4	Precast and GRC cladding, full height setback aluminium windows and sliding doors, with Bronze body tint glazing Glass and metal Balustrade
FT5	Metal seamed roof with expressed aluminium eaves
FT6	Paneloised GRC and Pre Cast cladding with integrated aluminium's windows
FT7	Glazing Shop front, aluminium framing, Low Iron Glazing. Curved Aluminium awning with integrated skylight
TS-FT1	Fully operable glazing with planted balustrades, precast concrete fascias , stainless steel mesh balustrades, clear anodized aluminum framed double-glazed windows, off-form concrete soffits.
TS-FT2	Stone-rubble armature, planted metal baffle, recessed entry doors, high level windows
TS-FT3	Low-carbon Environa precast concrete gridded facade, fully operable windows, solid precast spandrels to conceal planters, recessed stainless steel mesh balustrades.
TS-FT4	Excavation waste sandstone rubble facing with sponged mortar finish, reclaimed brick floor and hardwood interior.
SB-FT1.1 &1.2	Full height operable glazing, tiled planters and powdercoated aluminium palisade balustrades, inset balconies, structural precast concrete blade walls.
SB-FT1.3	Full height operable glazing with operable sliding doors in powder-coated aluminium frames, tiled planters with tiled soffits, deep precast concrete blade walls.
SB-FT2.1	Full height operable glazed sliding and bifolding doors with precast modular planters with concrete finish, tiled structural precast concrete blade walls.
SB-FT2.2	North-east facing glazing to living spaces and bedrooms spanning between the structural precast tiled blade walls. Operable sliding glazing is located above the external planters.
SB-FT3.1	Deep angled inset balconies set between the tiled precast concrete blade walls with full height glazing, operable sliding bifold doors in anodised aluminium frames. Powdercoated aluminium balustrades with solid aluminium backing plate.
SB-FT3.2	Same as SB-FT3.1, with the exception of the balustrades, which have a solid backing plate to 760ABV FFL providing additional visual privacy and acoustic treatment to the private open spaces on the lower floors from Forbes Street and adjacent apartments.

— · · — SITE BOUNDARY

- - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
(AH) AH- AFFORDABLE HOUSING UNIT
(A) A- ADAPTABLE UNIT
(CV) CV- CROSS VENTILATION
(0) SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

1:200 Elevations
South Elevation - William Street Building

Scale
No Scale @ A1

Project Code
H180W

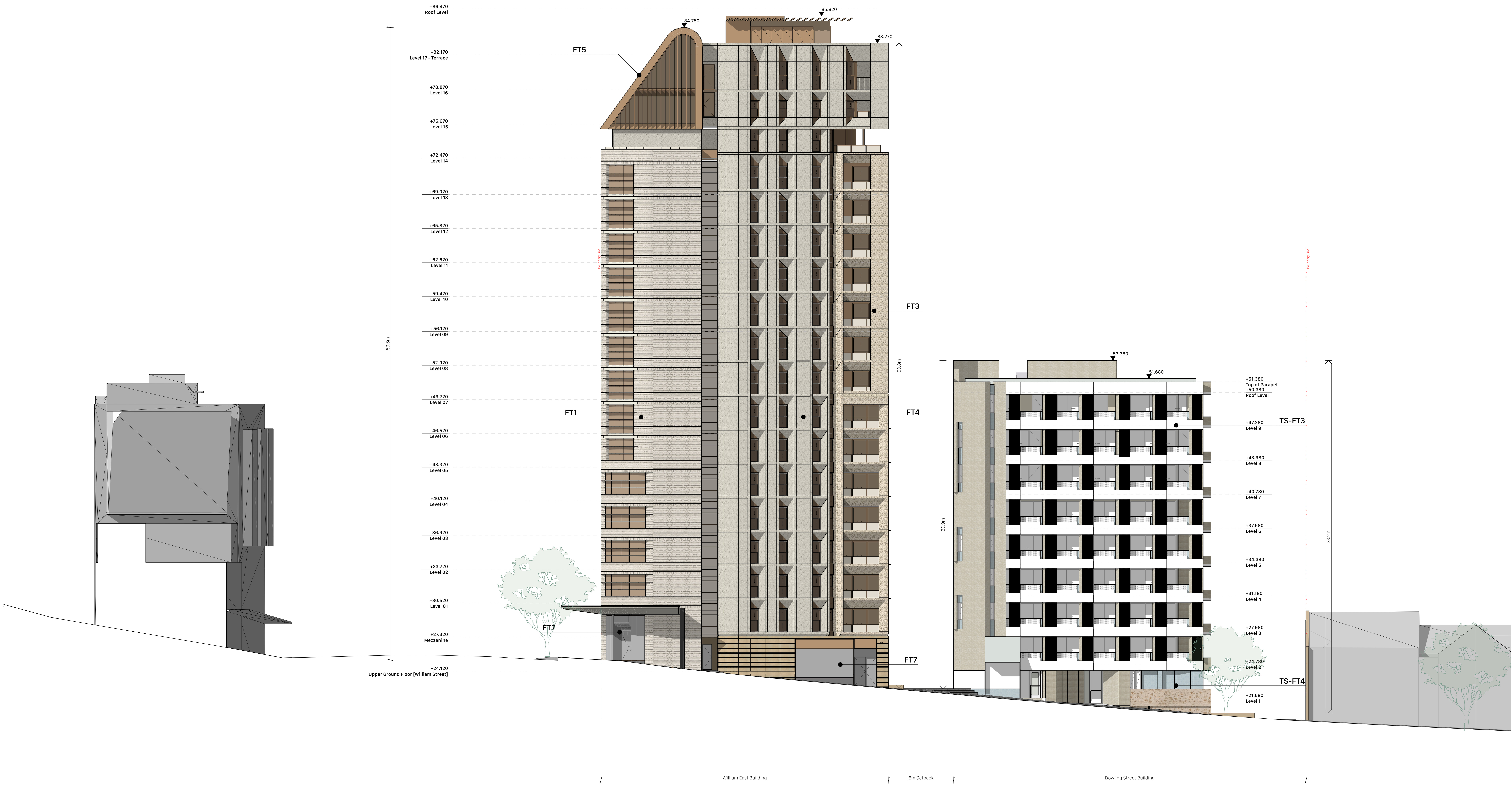
First Issued
<DD/MM/YYYY>

Sheet No.
3002

Rev
1

for BASIX

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio


+86.470
Roof Level
+82.170
Level 17 - Terrace
+78.870
Level 16
+75.670
Level 15
+72.470
Level 14
+69.020
Level 13
+65.820
Level 12
+62.620
Level 11
+59.420
Level 10
+56.120
Level 09
+52.920
Level 08
+49.720
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
59.6m
Boundary Line
84.750
85.820
83.270
60.8m
FT5
FT1
FT7
FT3
FT4
FT7
53.380
51.680
30.9m
+51.380
Top of Parapet
+50.380
Roof Level
+47.280
Level 9
+43.980
Level 8
+40.780
Level 7
+37.580
Level 6
+34.380
Level 5
+31.180
Level 4
+27.980
Level 3
+24.780
Level 2
+21.580
Level 1
TS-FT3
TS-FT4
33.2m
William East Building
6m Setback
Dowling Street Building

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Facade Types

LV	Active Louvres
FT1	Brick cladding, setback bedroom windows, lower level noise-protected balconies for aluminium awning window to bedrooms, upper level traditional open balconies with solid brick upstand and glazed balustrade.
FT2	Sandstone and GRC panelised cladding, full height setback aluminium windows and sliding doors, Glass Balustrade. Full height aluminium framed shop front glazing with integrated fabric awning
FT3	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade with integrate landscape planter
FT4	Precast and GRC cladding, full height setback aluminium windows and sliding doors, with Bronze body tint glazing Glass and metal Balustrade
FT5	Metal seamed roof with expressed aluminium eaves
FT6	Paneloised GRC and Pre Cast cladding with integrated aluminium's windows
FT7	Glazing Shop front, aluminium framing, Low Iron Glazing. Curved Aluminium awning with integrated skylight
TS-FT1	Fully operable glazing with planted balustrades, precast concrete fascias , stainless steel mesh balustrades, clear anodized aluminum framed double-glazed windows, off-form concrete soffits.
TS-FT2	Stone-rubble armature, planted metal baffle, recessed entry doors, high level windows
TS-FT3	Low-carbon Environa precast concrete gridded facade, fully operable windows, solid precast spandrels to conceal planters, recessed stainless steel mesh balustrades.
TS-FT4	Excavation waste sandstone rubble facing with sponged mortar finish, reclaimed brick floor and hardwood interior.
SB-FT1.1 &1.2	Full height operable glazing, tiled planters and powdercoated aluminium palisade balustrades, inset balconies, structural precast concrete blade walls.
SB-FT1.3	Full height operable glazing with operable sliding doors in powder-coated aluminium frames, tiled planters with tiled soffits, deep precast concrete blade walls.
SB-FT2.1	Full height operable glazed sliding and bifolding doors with precast modular planters with concrete finish, tiled structural precast concrete blade walls.
SB-FT2.2	North-east facing glazing to living spaces and bedrooms spanning between the structural precast tiled blade walls. Operable sliding glazing is located above the external planters.
SB-FT3.1	Deep angled inset balconies set between the tiled precast concrete blade walls with full height glazing, operable sliding bifold doors in anodised aluminium frames. Powdercoated aluminium balustrades with solid aluminium backing plate.
SB-FT3.2	Same as SB-FT3.1, with the exception of the balustrades, which have a solid backing plate to 760ABV FFL providing additional visual privacy and acoustic treatment to the private open spaces on the lower floors from Forbes Street and adjacent apartments.

— · · — SITE BOUNDARY

- - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH — AH- AFFORDABLE HOUSING UNIT
A — A- ADAPTABLE UNIT
CV — CV- CROSS VENTILATION
0 — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

1:200 Elevations
East Elevation - William Street Building

Scale
No Scale @ A1

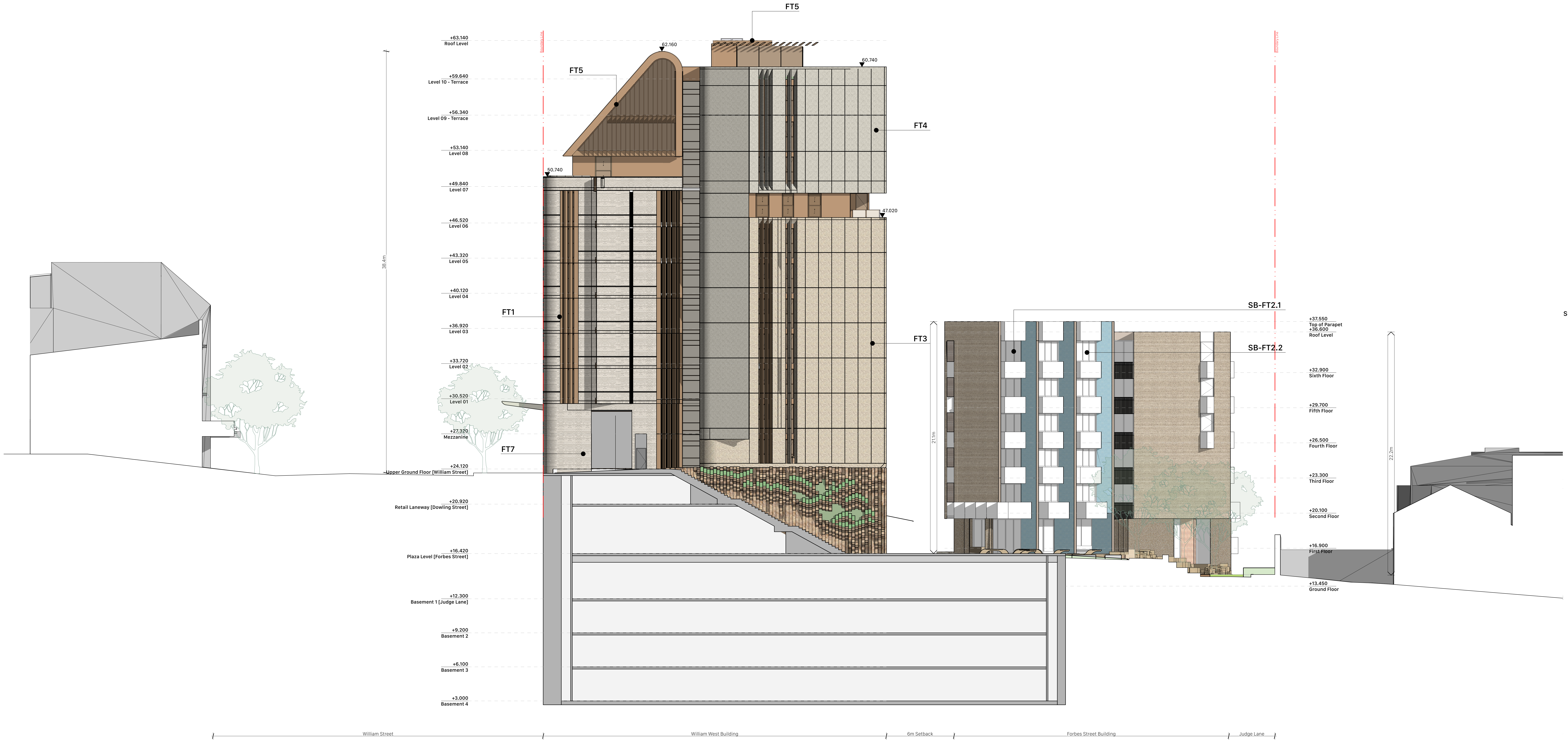
Project Code
H180W

First Issued
<DD/MM/YYYY>

Sheet No.
3003

Rev
1

for BASIX


FT5
FT5
FT4
FT1
FT3
FT7
SB-FT2.1
SB-FT2.2
62.160
60.740
50.740
47.020
+63.140 Roof Level
+59.640 Level 10 - Terrace
+56.340 Level 09 - Terrace
+53.140 Level 08
+49.840 Level 07
+46.520 Level 06
+43.320 Level 05
+40.120 Level 04
+36.920 Level 03
+33.720 Level 02
+30.520 Level 01
+27.320 Mezzanine
+24.120 Upper Ground Floor [William Street]
+20.920 Retail Laneway [Dowling Street]
+16.420 Plaza Level [Forbes Street]
+12.300 Basement 1 [Judge Lane]
+9.200 Basement 2
+6.100 Basement 3
+3.000 Basement 4
38.4m
21.1m
22.2m
Boundary Line
+37.550 Top of Parapet
+36.600 Roof Level
+32.900 Sixth Floor
+29.700 Fifth Floor
+26.500 Fourth Floor
+23.300 Third Floor
+20.100 Second Floor
+16.900 First Floor
+13.450 Ground Floor
William Street
William West Building
6m Setback
Forbes Street Building
Judge Lane

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Legend

Facade Types

LV	Active Louvres
FT1	Brick cladding, setback bedroom windows, lower level noise-protected balconies for aluminium awning window to bedrooms, upper level traditional open balconies with solid brick upstand and glazed balustrade.
FT2	Sandstone and GRC panelised cladding, full height setback aluminium windows and sliding doors, Glass Balustrade. Full height aluminium framed shop front glazing with integrated fabric awning
FT3	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade with integrate landscape planter
FT4	Precast and GRC cladding, full height setback aluminium windows and sliding doors, with Bronze body tint glazing Glass and metal Balustrade
FT5	Metal seamed roof with expressed aluminium eaves
FT6	Paneloised GRC and Pre Cast cladding with integrated aluminium's windows
FT7	Glazing Shop front, aluminium framing, Low Iron Glazing. Curved Aluminium awning with integrated skylight
TS-FT1	Fully operable glazing with planted balustrades, precast concrete fascias , stainless steel mesh balustrades, clear anodized aluminum framed double-glazed windows, off-form concrete soffits.
TS-FT2	Stone-rubble armature, planted metal baffle, recessed entry doors, high level windows
TS-FT3	Low-carbon Environa precast concrete gridded facade, fully operable windows, solid precast spandrels to conceal planters, recessed stainless steel mesh balustrades.
TS-FT4	Excavation waste sandstone rubble facing with sponged mortar finish, reclaimed brick floor and hardwood interior.
SB-FT1.1 &1.2	Full height operable glazing, tiled planters and powdercoated aluminium palisade balustrades, inset balconies, structural precast concrete blade walls.
SB-FT1.3	Full height operable glazing with operable sliding doors in powder-coated aluminium frames, tiled planters with tiled soffits, deep precast concrete blade walls.
SB-FT2.1	Full height operable glazed sliding and bifolding doors with precast modular planters with concrete finish, tiled structural precast concrete blade walls.
SB-FT2.2	North-east facing glazing to living spaces and bedrooms spanning between the structural precast tiled blade walls. Operable sliding glazing is located above the external planters.
SB-FT3.1	Deep angled inset balconies set between the tiled precast concrete blade walls with full height glazing, operable sliding bifold doors in anodised aluminium frames. Powdercoated aluminium balustrades with solid aluminium backing plate.
SB-FT3.2	Same as SB-FT3.1, with the exception of the balustrades, which have a solid backing plate to 760ABV FFL providing additional visual privacy and acoustic treatment to the private open spaces on the lower floors from Forbes Street and adjacent apartments.

— · · — SITE BOUNDARY

- - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
AH — AH- AFFORDABLE HOUSING UNIT
A — A- ADAPTABLE UNIT
CV — CV- CROSS VENTILATION
0 — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

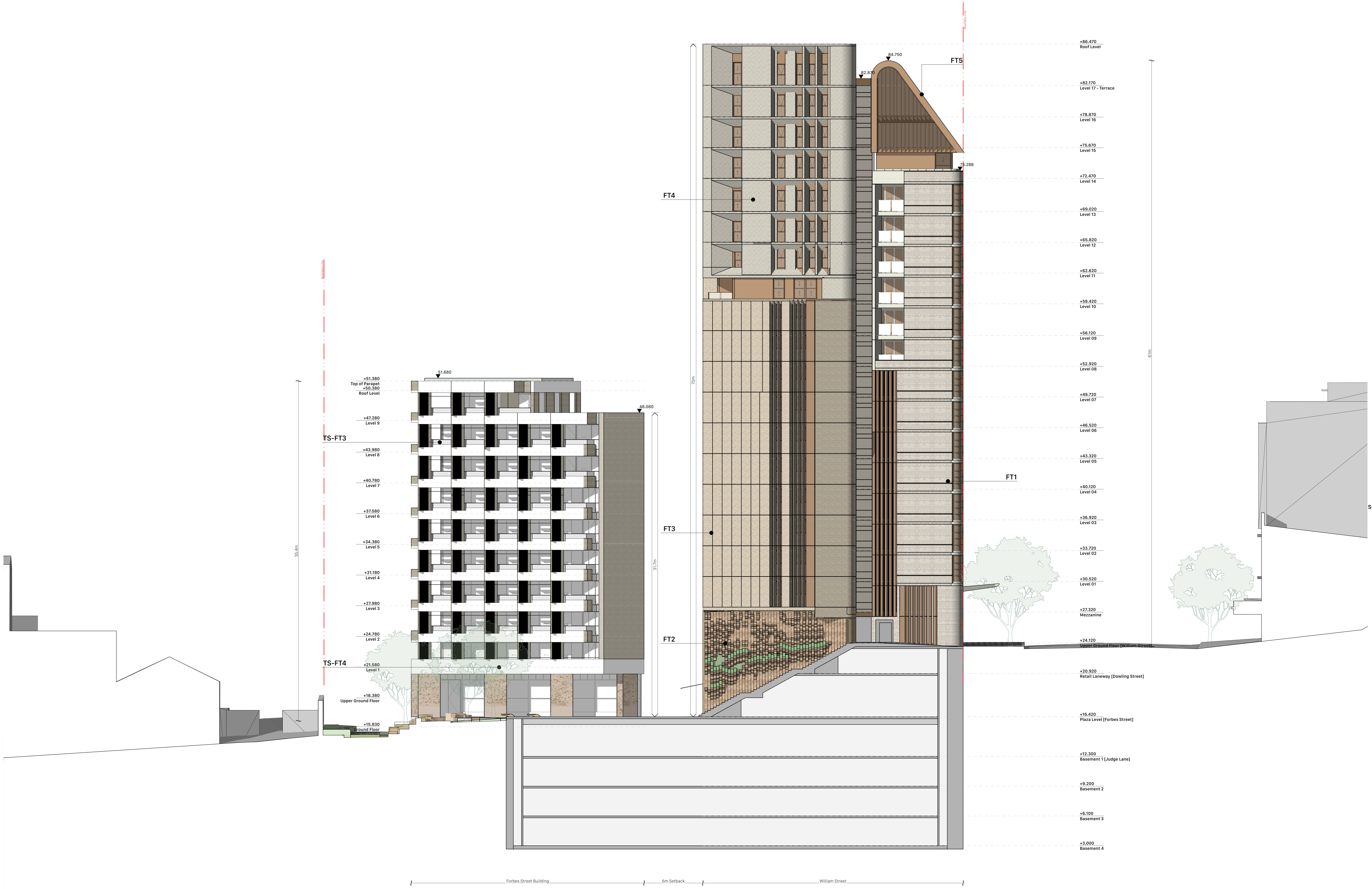
1:200 Elevations — **Scale**
East Elevation - Through Site Link — No Scale @ A1

Project Code H180W — **First Issued** <DD/MM/YYYY>

Sheet No. 3004 — **Rev** 1

for BASIX

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio


Boundary Line
84.750
82.870
73.288
FT5
FT4
FT3
FT2
FT1
70m
61m
51.680
48.080
35.4m
35.7m
TS-FT3
TS-FT4
+51.380
Top of Parapet
+50.380
Roof Level
+47.280
Level 9
+43.980
Level 8
+40.780
Level 7
+37.580
Level 6
+34.380
Level 5
+31.180
Level 4
+27.980
Level 3
+24.780
Level 2
+21.580
Level 1
+18.380
Upper Ground Floor
+15.830
Ground Floor
+86.470
Roof Level
+82.170
Level 17 - Terrace
+78.870
Level 16
+75.670
Level 15
+72.470
Level 14
+69.020
Level 13
+65.820
Level 12
+62.620
Level 11
+59.420
Level 10
+56.120
Level 09
+52.920
Level 08
+49.720
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
+20.920
Retail Laneway [Dowling Street]
+16.420
Plaza Level [Forbes Street]
+12.300
Basement 1 [Judge Lane]
+9.200
Basement 2
+6.100
Basement 3
+3.000
Basement 4
Forbes Street Building
6m Setback
William Street

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Certificate No. 0011489140
NATIONWIDE HOUSE
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Legend

Facade Types

LV	Active Louvres
FT1	Brick cladding, setback bedroom windows, lower level noise-protected balconies for aluminium awning window to bedrooms, upper level traditional open balconies with solid brick upstand and glazed balustrade.
FT2	Sandstone and GRC panelised cladding, full height setback aluminium windows and sliding doors, Glass Balustrade. Full height aluminium framed shop front glazing with integrated fabric awning
FT3	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade with integrate landscape planter
FT4	Precast and GRC cladding, full height setback aluminium windows and sliding doors, with Bronze body tint glazing Glass and metal Balustrade
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TS-FT2	Stone-rubble armature, planted metal baffle, recessed entry doors, high level windows
TS-FT3	Low-carbon Environa precast concrete gridded facade, fully operable windows, solid precast spandrels to conceal planters, recessed stainless steel mesh balustrades.
TS-FT4	Excavation waste sandstone rubble facing with sponged mortar finish, reclaimed brick floor and hardwood interior.
SB-FT1.1 &1.2	Full height operable glazing, tiled planters and powdercoated aluminium palisade balustrades, inset balconies, structural precast concrete blade walls.
SB-FT1.3	Full height operable glazing with operable sliding doors in powder-coated aluminium frames, tiled planters with tiled soffits, deep precast concrete blade walls.
SB-FT2.1	Full height operable glazed sliding and bifolding doors with precast modular planters with concrete finish, tiled structural precast concrete blade walls.
SB-FT2.2	North-east facing glazing to living spaces and bedrooms spanning between the structural precast tiled blade walls. Operable sliding glazing is located above the external planters.
SB-FT3.1	Deep angled inset balconies set between the tiled precast concrete blade walls with full height glazing, operable sliding bifold doors in anodised aluminium frames. Powdercoated aluminium balustrades with solid aluminium backing plate.
SB-FT3.2	Same as SB-FT3.1, with the exception of the balustrades, which have a solid backing plate to 760ABV FFL providing additional visual privacy and acoustic treatment to the private open spaces on the lower floors from Forbes Street and adjacent apartments.

SITE BOUNDARY

ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
ⓐⒽ — AH- AFFORDABLE HOUSING UNIT
Ⓐ — A- ADAPTABLE UNIT
ⒸⓋ — CV- CROSS VENTILATION
⓪ — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

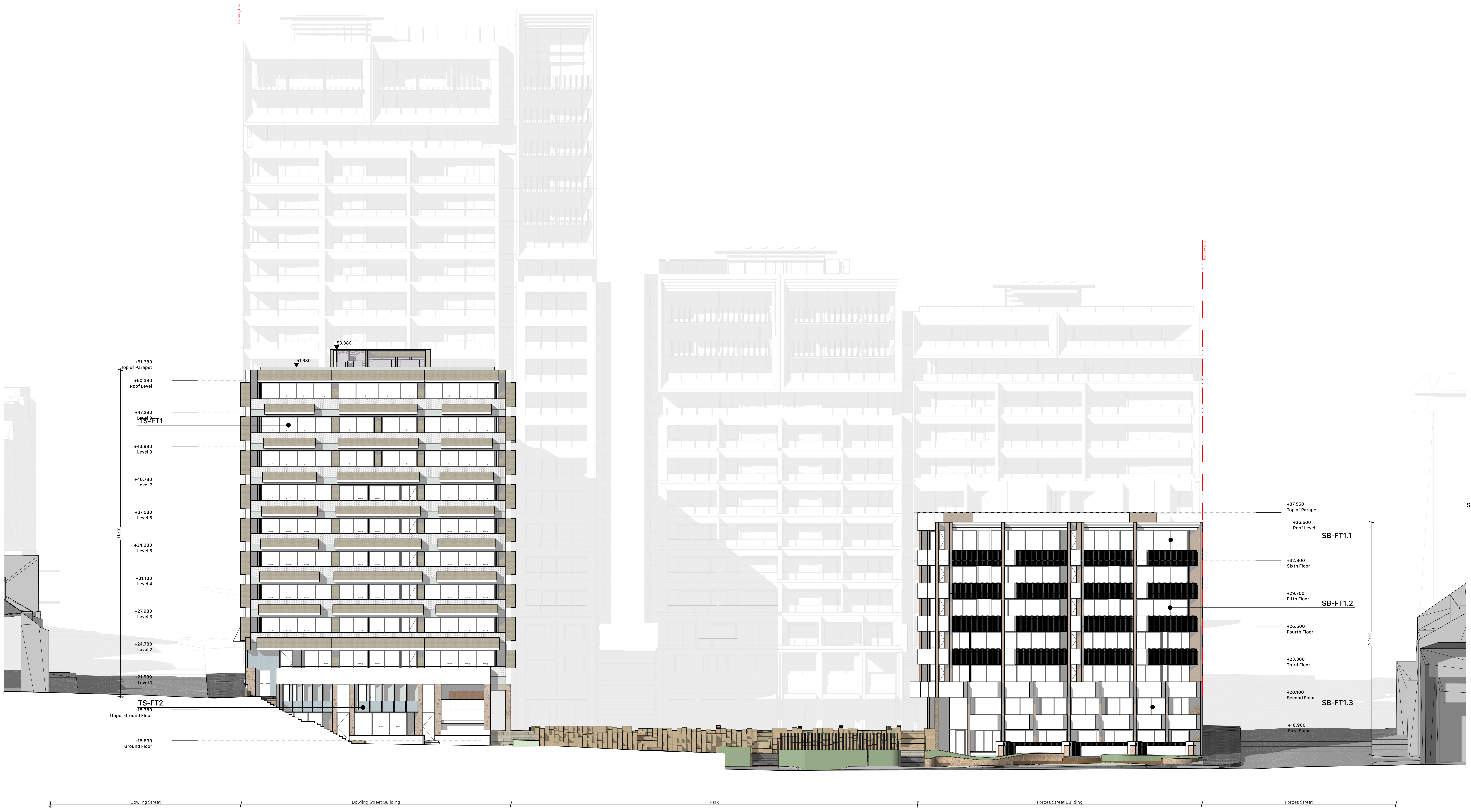
1:200 Elevations **Scale**
West Elevation - Through Site Link No Scale @ A1

Project Code **First Issued**
H180W <DD/MM/YYYY>

Sheet No. **Rev**
3005 1

for BASIX

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio


53.380
51.680
+51.380
Top of Parapet
+50.380
Roof Level
+47.280
Level 9
TS-FT1
+43.980
Level 8
+40.780
Level 7
+37.580
Level 6
+34.380
Level 5
+31.180
Level 4
+27.980
Level 3
+24.780
Level 2
+21.580
Level 1
TS-FT2
+18.380
Upper Ground Floor
+15.830
Ground Floor
31.7m
+37.550
Top of Parapet
+36.600
Roof Level
SB-FT1.1
+32.900
Sixth Floor
+29.700
Fifth Floor
SB-FT1.2
+26.500
Fourth Floor
+23.300
Third Floor
+20.100
Second Floor
SB-FT1.3
+16.900
First Floor
22.6m
Dowling Street
Dowling Street Building
Park
Forbes Street Building
Forbes Street

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
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Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Legend

Facade Types

LV	Active Louvres
FT1	Brick cladding, setback bedroom windows, lower level noise-protected balconies for aluminium awning window to bedrooms, upper level traditional open balconies with solid brick upstand and glazed balustrade.
FT2	Sandstone and GRC panelised cladding, full height setback aluminium windows and sliding doors, Glass Balustrade. Full height aluminium framed shop front glazing with integrated fabric awning
FT3	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade with integrate landscape planter
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TS-FT1	Fully operable glazing with planted balustrades, precast concrete fascias , stainless steel mesh balustrades, clear anodized aluminum framed double-glazed windows, off-form concrete soffits.
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TS-FT4	Excavation waste sandstone rubble facing with sponged mortar finish, reclaimed brick floor and hardwood interior.
SB-FT1.1 &1.2	Full height operable glazing, tiled planters and powdercoated aluminium palisade balustrades, inset balconies, structural precast concrete blade walls.
SB-FT1.3	Full height operable glazing with operable sliding doors in powder-coated aluminium frames, tiled planters with tiled soffits, deep precast concrete blade walls.
SB-FT2.1	Full height operable glazed sliding and bifolding doors with precast modular planters with concrete finish, tiled structural precast concrete blade walls.
SB-FT2.2	North-east facing glazing to living spaces and bedrooms spanning between the structural precast tiled blade walls. Operable sliding glazing is located above the external planters.
SB-FT3.1	Deep angled inset balconies set between the tiled precast concrete blade walls with full height glazing, operable sliding bifold doors in anodised aluminium frames. Powdercoated aluminium balustrades with solid aluminium backing plate.
SB-FT3.2	Same as SB-FT3.1, with the exception of the balustrades, which have a solid backing plate to 760ABV FFL providing additional visual privacy and acoustic treatment to the private open spaces on the lower floors from Forbes Street and adjacent apartments.

— · · — SITE BOUNDARY

- - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
(0) (CV) (A) (AH)
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

1:200 Elevations
North Elevation - Forbes and Dowling Street Building

Scale
No Scale @ A1

Project Code
H180W

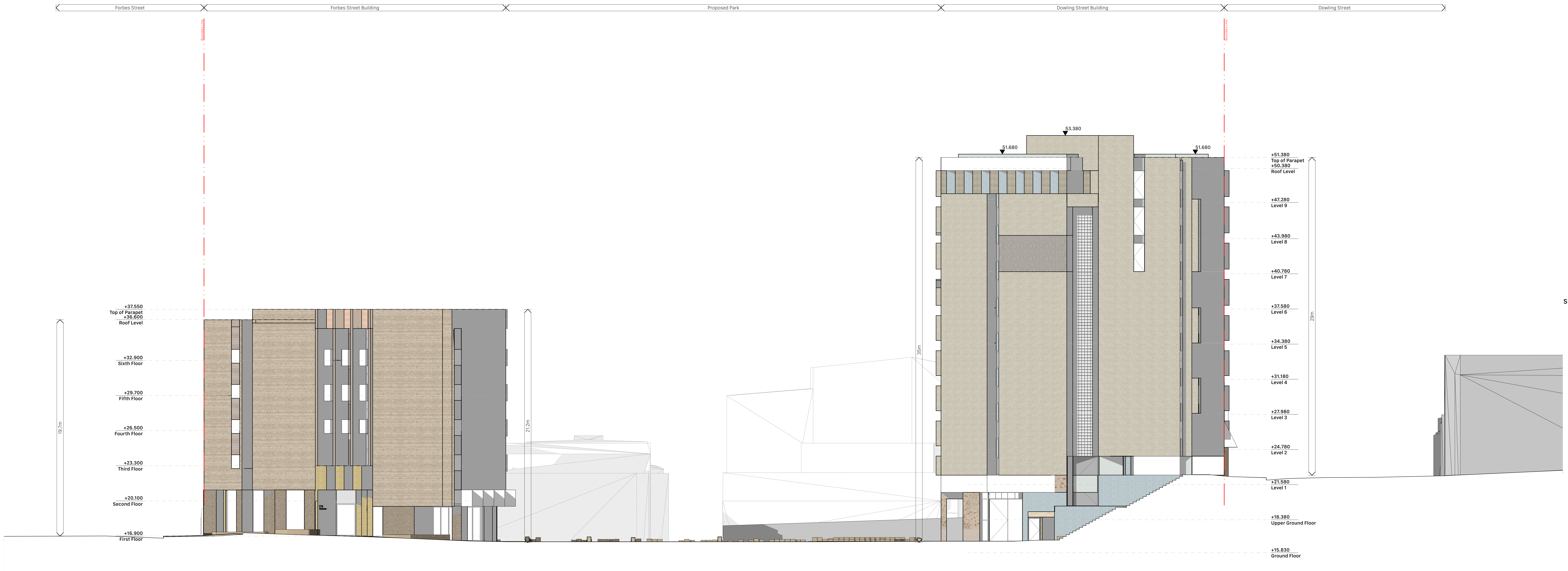
First Issued
<DD/MM/YYYY>

Sheet No.
3006

Rev
1

for BASIX

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio


Forbes Street
Forbes Street Building
Proposed Park
Dowling Street Building
Dowling Street
+37.550
Top of Parapet
+36.600
Roof Level
+32.900
Sixth Floor
+29.700
Fifth Floor
+26.500
Fourth Floor
+23.300
Third Floor
+20.100
Second Floor
+16.900
First Floor
19.7m
21.2m
35m
53.380
51.680
51.680
+51.380
Top of Parapet
+50.380
Roof Level
+47.280
Level 9
+43.980
Level 8
+40.780
Level 7
+37.580
Level 6
+34.380
Level 5
+31.180
Level 4
+27.980
Level 3
+24.780
Level 2
+21.580
Level 1
+18.380
Upper Ground Floor
+15.830
Ground Floor
29m

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
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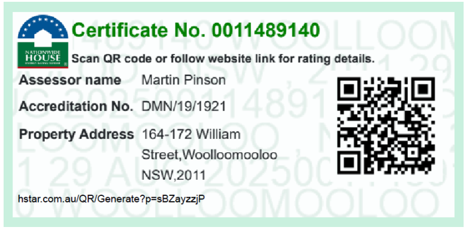
- Use figured dimensions only.

Legend


Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

Facade Types

LV	Active Louvres
FT1	Brick cladding, setback bedroom windows, lower level noise-protected balconies for aluminium awning window to bedrooms, upper level traditional open balconies with solid brick upstand and glazed balustrade.
FT2	Sandstone and GRC panelised cladding, full height setback aluminium windows and sliding doors, Glass Balustrade. Full height aluminium framed shop front glazing with integrated fabric awning
FT3	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade with integrate landscape planter
FT4	Precast and GRC cladding, full height setback aluminium windows and sliding doors, with Bronze body tint glazing Glass and metal Balustrade
FT5	Metal seamed roof with expressed aluminium eaves
FT6	Paneloised GRC and Pre Cast cladding with integrated aluminium's windows
FT7	Glazing Shop front, aluminium framing, Low Iron Glazing. Curved Aluminium awning with integrated skylight
TS-FT1	Fully operable glazing with planted balustrades, precast concrete fascias , stainless steel mesh balustrades, clear anodized aluminum framed double-glazed windows, off-form concrete soffits.
TS-FT2	Stone-rubble armature, planted metal baffle, recessed entry doors, high level windows
TS-FT3	Low-carbon Environa precast concrete gridded facade, fully operable windows, solid precast spandrels to conceal planters, recessed stainless steel mesh balustrades.
TS-FT4	Excavation waste sandstone rubble facing with sponged mortar finish, reclaimed brick floor and hardwood interior.
SB-FT1.1 &1.2	Full height operable glazing, tiled planters and powdercoated aluminium palisade balustrades, inset balconies, structural precast concrete blade walls.
SB-FT1.3	Full height operable glazing with operable sliding doors in powder-coated aluminium frames, tiled planters with tiled soffits, deep precast concrete blade walls.
SB-FT2.1	Full height operable glazed sliding and bifolding doors with precast modular planters with concrete finish, tiled structural precast concrete blade walls.
SB-FT2.2	North-east facing glazing to living spaces and bedrooms spanning between the structural precast tiled blade walls. Operable sliding glazing is located above the external planters.
SB-FT3.1	Deep angled inset balconies set between the tiled precast concrete blade walls with full height glazing, operable sliding bifold doors in anodised aluminium frames. Powdercoated aluminium balustrades with solid aluminium backing plate.
SB-FT3.2	Same as SB-FT3.1, with the exception of the balustrades, which have a solid backing plate to 760ABV FFL providing additional visual privacy and acoustic treatment to the private open spaces on the lower floors from Forbes Street and adjacent apartments.

— · · — SITE BOUNDARY

- - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
(AH) — AH- AFFORDABLE HOUSING UNIT
(A) — A- ADAPTABLE UNIT
(CV) — CV- CROSS VENTILATION
(0) — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

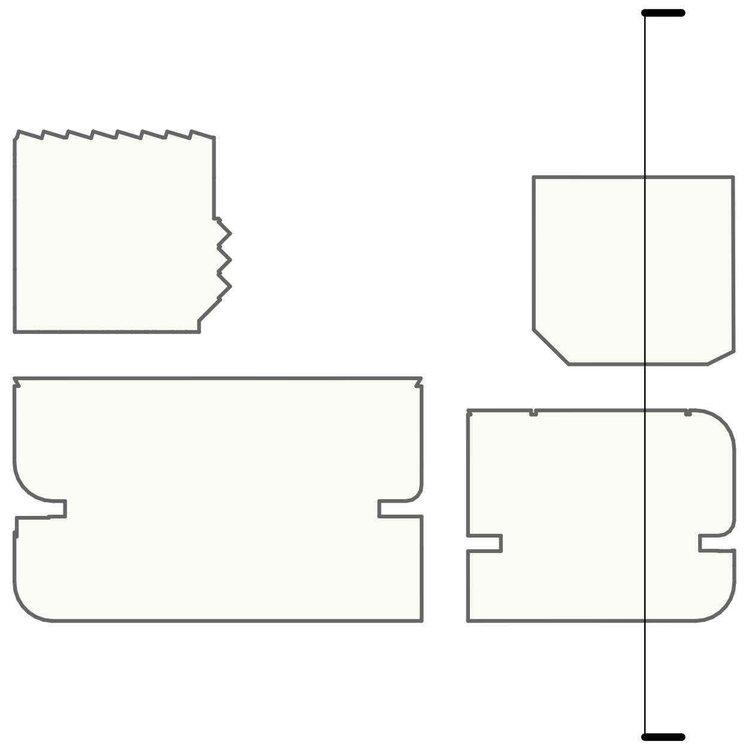
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

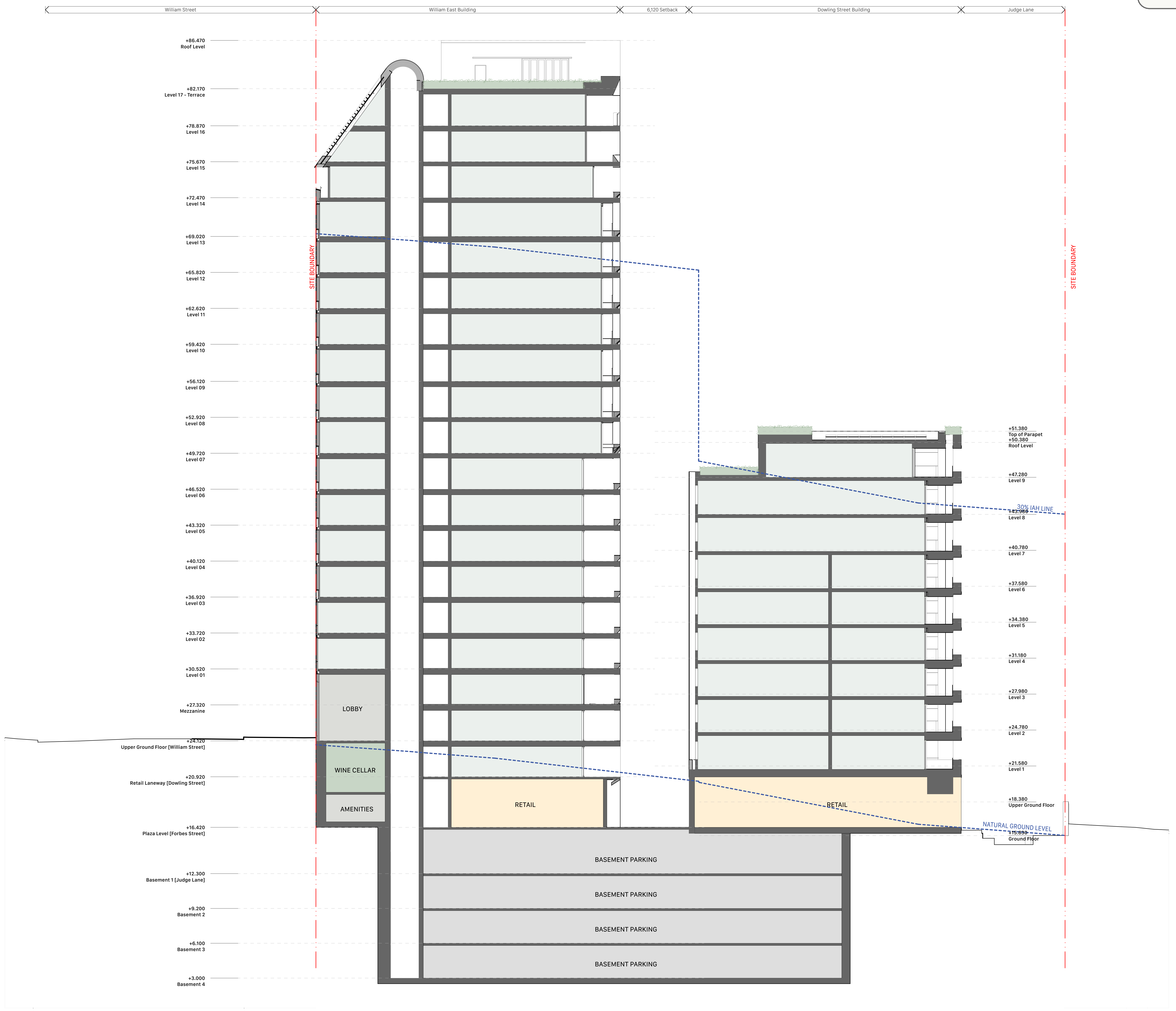
1:200 Elevations — **Scale**
South Elevation - Forbes and Dowling Street Building — No Scale @ A1

Project Code H180W
First Issued <DD/MM/YYYY>

Sheet No. 3007
Rev 1

for BASIX




William Street
William East Building
6,120 Setback
Dowling Street Building
Judge Lane
+86.470
Roof Level
+82.170
Level 17 - Terrace
+78.870
Level 16
+75.670
Level 15
+72.470
Level 14
+69.020
Level 13
+65.820
Level 12
+62.620
Level 11
+59.420
Level 10
+56.120
Level 09
+52.920
Level 08
+49.720
Level 07
+46.520
Level 06
+43.320
Level 05
+40.120
Level 04
+36.920
Level 03
+33.720
Level 02
+30.520
Level 01
+27.320
Mezzanine
+24.120
Upper Ground Floor [William Street]
+20.920
Retail Laneway [Dowling Street]
+16.420
Plaza Level [Forbes Street]
+12.300
Basement 1 [Judge Lane]
+9.200
Basement 2
+6.100
Basement 3
+3.000
Basement 4
SITE BOUNDARY
SITE BOUNDARY
LOBBY
WINE CELLAR
AMENITIES
RETAIL
RETAIL
BASEMENT PARKING
BASEMENT PARKING
BASEMENT PARKING
BASEMENT PARKING
+51.380
Top of Parapet
+50.380
Roof Level
+47.280
Level 9
30% IAH LINE
+43.980
Level 8
+40.780
Level 7
+37.580
Level 6
+34.380
Level 5
+31.180
Level 4
+27.980
Level 3
+24.780
Level 2
+21.580
Level 1
+18.380
Upper Ground Floor
NATURAL GROUND LEVEL
+15.830
Ground Floor

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

0 2 5 10m

General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Unit Type - Affordable Housing
- ▭ 1 Bedroom
- 🟧 2 Bedroom

Unit Type - BTS
- 🟨 1 Bedroom
- 🟦 2 Bedroom
- 🟪 3 Bedroom
- 🟫 Penthouse
- 🟩 Communal

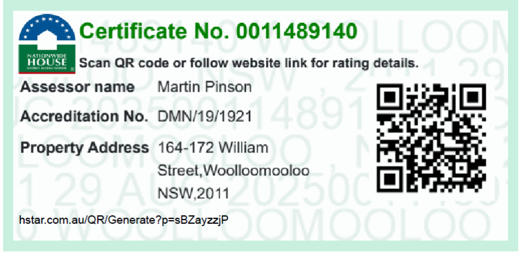
- 🟨 Retail

Cross Ventilation
- (CV) Compliant
- (CV) Non-Compliant
- (CV) Not Counted

Solar
- (≥2) Compliant
- (<2) Non-Compliant
- (0) 0 Hours

Adaptable Unit
- (A) Adaptable Units
- (A) Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window


Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

— · · — SITE BOUNDARY
- - - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
0 CV A AH
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

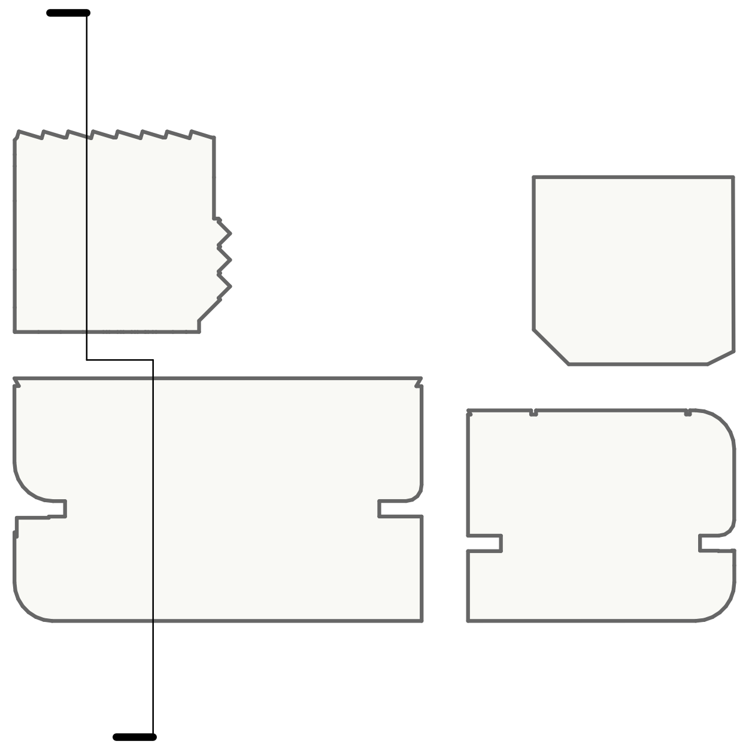
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

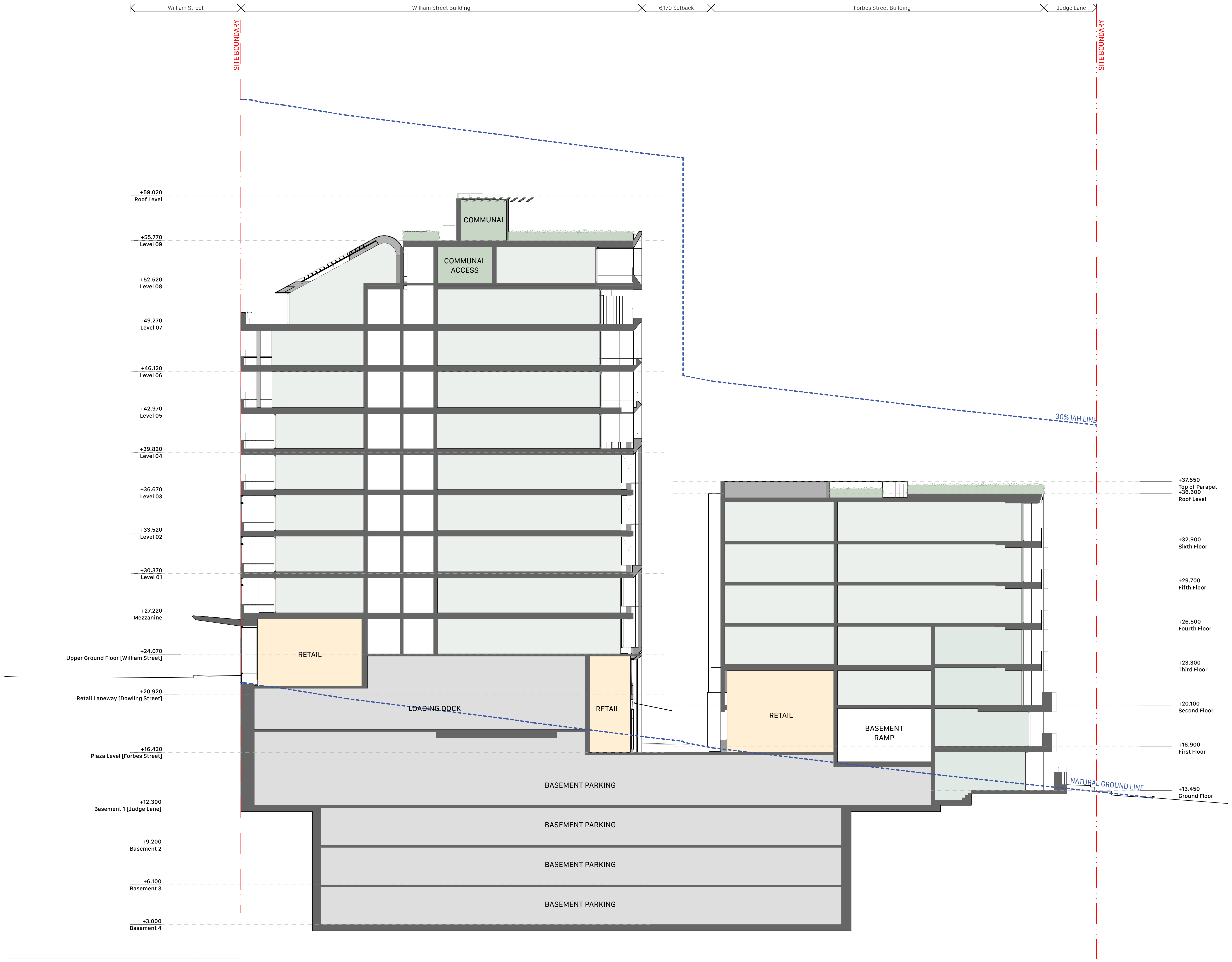
1:200 Sections **Scale**
East Section 1:200 @ A1

Project Code **First Issued**
H180W <04/08/2025>

Sheet No. **Rev**
4001 1

for BASIX




William Street
William Street Building
6,170 Setback
Forbes Street Building
Judge Lane
SITE BOUNDARY
SITE BOUNDARY
+59.020
Roof Level
+55.770
Level 09
+52.520
Level 08
+49.270
Level 07
+46.120
Level 06
+42.970
Level 05
+39.820
Level 04
+36.670
Level 03
+33.520
Level 02
+30.370
Level 01
+27.220
Mezzanine
+24.070
Upper Ground Floor [William Street]
+20.920
Retail Laneway [Dowling Street]
+16.420
Plaza Level [Forbes Street]
+12.300
Basement 1 [Judge Lane]
+9.200
Basement 2
+6.100
Basement 3
+3.000
Basement 4
COMMUNAL
COMMUNAL ACCESS
RETAIL
LOADING DOCK
RETAIL
RETAIL
BASEMENT RAMP
BASEMENT PARKING
BASEMENT PARKING
BASEMENT PARKING
BASEMENT PARKING
30% IAH LINE
NATURAL GROUND LINE
+37.550
Top of Parapet
+36.600
Roof Level
+32.900
Sixth Floor
+29.700
Fifth Floor
+26.500
Fourth Floor
+23.300
Third Floor
+20.100
Second Floor
+16.900
First Floor
+13.450
Ground Floor

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

0 2 5 10m

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Unit Type - Affordable Housing

▨ 1 Bedroom
▨ 2 Bedroom

Unit Type - BTS

▨ 1 Bedroom
▨ 2 Bedroom
▨ 3 Bedroom
▨ Penthouse
▨ Communal

▨ Retail

Cross Ventilation

(CV) Compliant
(CV) Non-Compliant
(CV) Not Counted

Solar

(≥2) Compliant
(<2) Non-Compliant
(0) 0 Hours

Adaptable Unit

(A) Adaptable Units
(A) Non-adaptable Units

Window Types

W Operable Window
FW Fixed Window

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SITE BOUNDARY
ENVELOPE OUTLINE

Room No. APP. NUMBER OF THE FLOOR
B BEDROOM NUMBER INSIDE APARTMENT
m2 APARTMENT INTERNAL AREA
(0) (CV) (A) (AH) AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

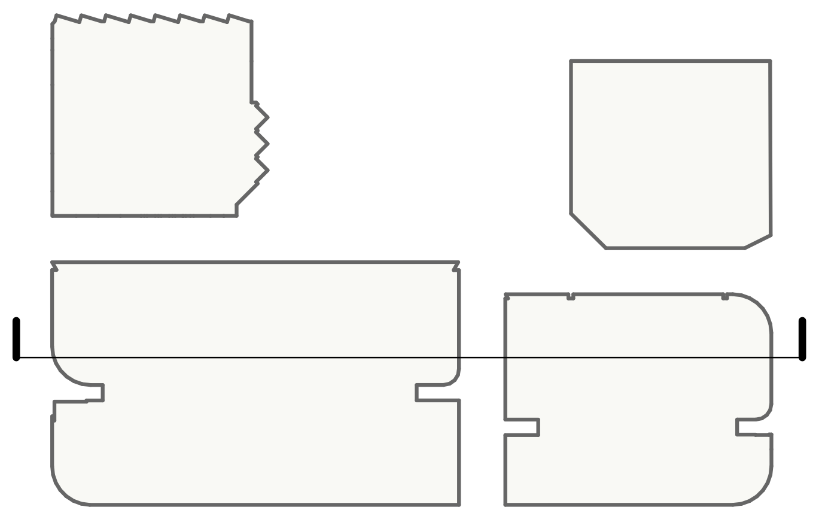
164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

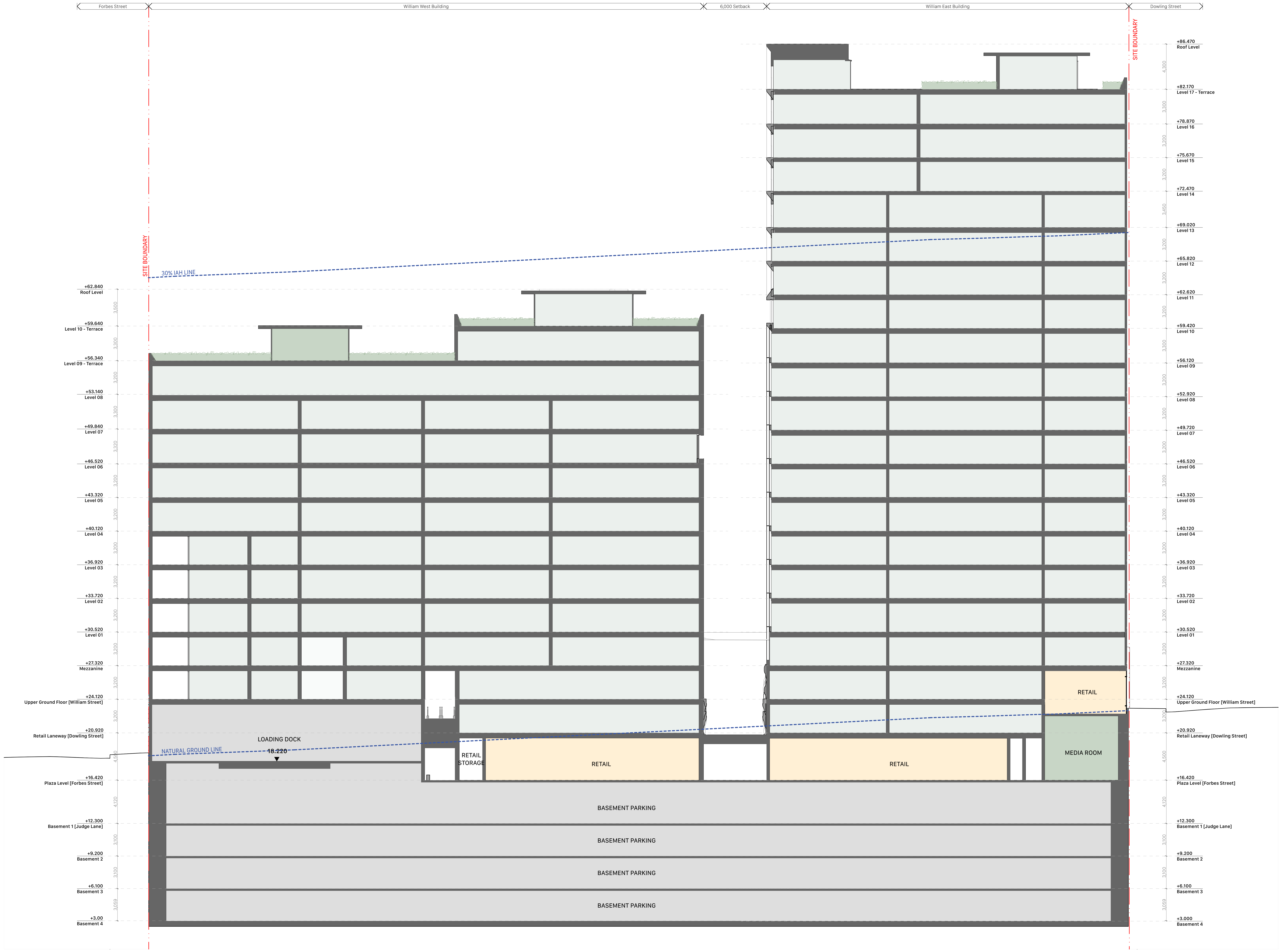
1:200 Sections **Scale**
West Section 1:200 @ A1

Project Code **First Issued**
H180W <04/08/2025>

Sheet No. **Rev**
4002 1

for BASIX




Forbes Street
William West Building
6,000 Setback
William East Building
Dowling Street
SITE BOUNDARY
SITE BOUNDARY
30% IAH LINE
+62.840 Roof Level
+59.640 Level 10 - Terrace
+56.340 Level 09 - Terrace
+53.140 Level 08
+49.840 Level 07
+46.520 Level 06
+43.320 Level 05
+40.120 Level 04
+36.920 Level 03
+33.720 Level 02
+30.520 Level 01
+27.320 Mezzanine
+24.120 Upper Ground Floor [William Street]
+20.920 Retail Laneway [Dowling Street]
+16.420 Plaza Level [Forbes Street]
+12.300 Basement 1 [Judge Lane]
+9.200 Basement 2
+6.100 Basement 3
+3.00 Basement 4
3,500
3,300
3,200
3,300
3,320
3,200
3,200
3,200
3,200
3,200
3,200
3,200
3,200
4,500
4,120
3,100
3,100
3,059
+86.470 Roof Level
+82.170 Level 17 - Terrace
+78.870 Level 16
+75.670 Level 15
+72.470 Level 14
+69.020 Level 13
+65.820 Level 12
+62.620 Level 11
+59.420 Level 10
+56.120 Level 09
+52.920 Level 08
+49.720 Level 07
+46.520 Level 06
+43.320 Level 05
+40.120 Level 04
+36.920 Level 03
+33.720 Level 02
+30.520 Level 01
+27.320 Mezzanine
+24.120 Upper Ground Floor [William Street]
+20.920 Retail Laneway [Dowling Street]
+16.420 Plaza Level [Forbes Street]
+12.300 Basement 1 [Judge Lane]
+9.200 Basement 2
+6.100 Basement 3
+3.000 Basement 4
4,300
3,300
3,200
3,200
3,450
3,200
3,200
3,200
3,300
3,200
3,200
3,200
3,200
3,200
3,200
3,200
3,200
3,200
3,200
4,500
4,120
3,100
3,100
3,059
LOADING DOCK
18.220
NATURAL GROUND LINE
RETAIL STORAGE
RETAIL
RETAIL
RETAIL
MEDIA ROOM
BASEMENT PARKING
BASEMENT PARKING
BASEMENT PARKING
BASEMENT PARKING

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

0 2 5 10m

General notes

- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
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- Use figured dimensions only.

Legend

Unit Type - Affordable Housing

- ▢ 1 Bedroom
- 🟧 2 Bedroom

Unit Type - BTS

- 🟨 1 Bedroom
- 🟦 2 Bedroom
- 🟪 3 Bedroom
- 🟫 Penthouse
- 🟩 Communal
- 🟨 Retail

Cross Ventilation

- (CV) Compliant
- (CV) Non-Compliant
- (CV) Not Counted

Solar

- (≥2) Compliant
- (<2) Non-Compliant
- (0) Hours

Adaptable Unit

- (A) Adaptable Units
- (A) Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

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Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
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— · · — SITE BOUNDARY
- - - - ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
(0) (CV) (A) (AH)
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

1:200 Sections
North Section

Scale
1:200 @ A1

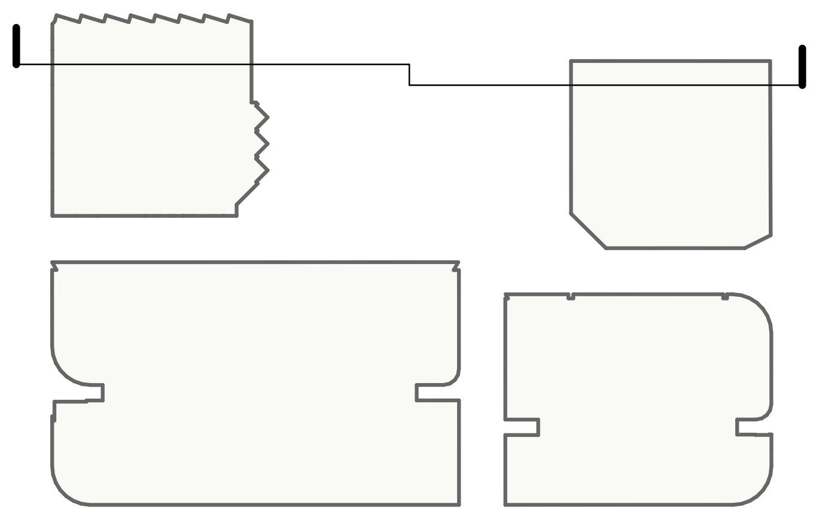
Project Code
H180W

First Issued
<04/08/2025>

Sheet No.
4003

Rev
1

for BASIX



Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

0 2 5 10m

General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Unit Type - Affordable Housing
- ▭ 1 Bedroom
- 🟧 2 Bedroom

Unit Type - BTS
- 🟨 1 Bedroom
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Cross Ventilation
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Solar
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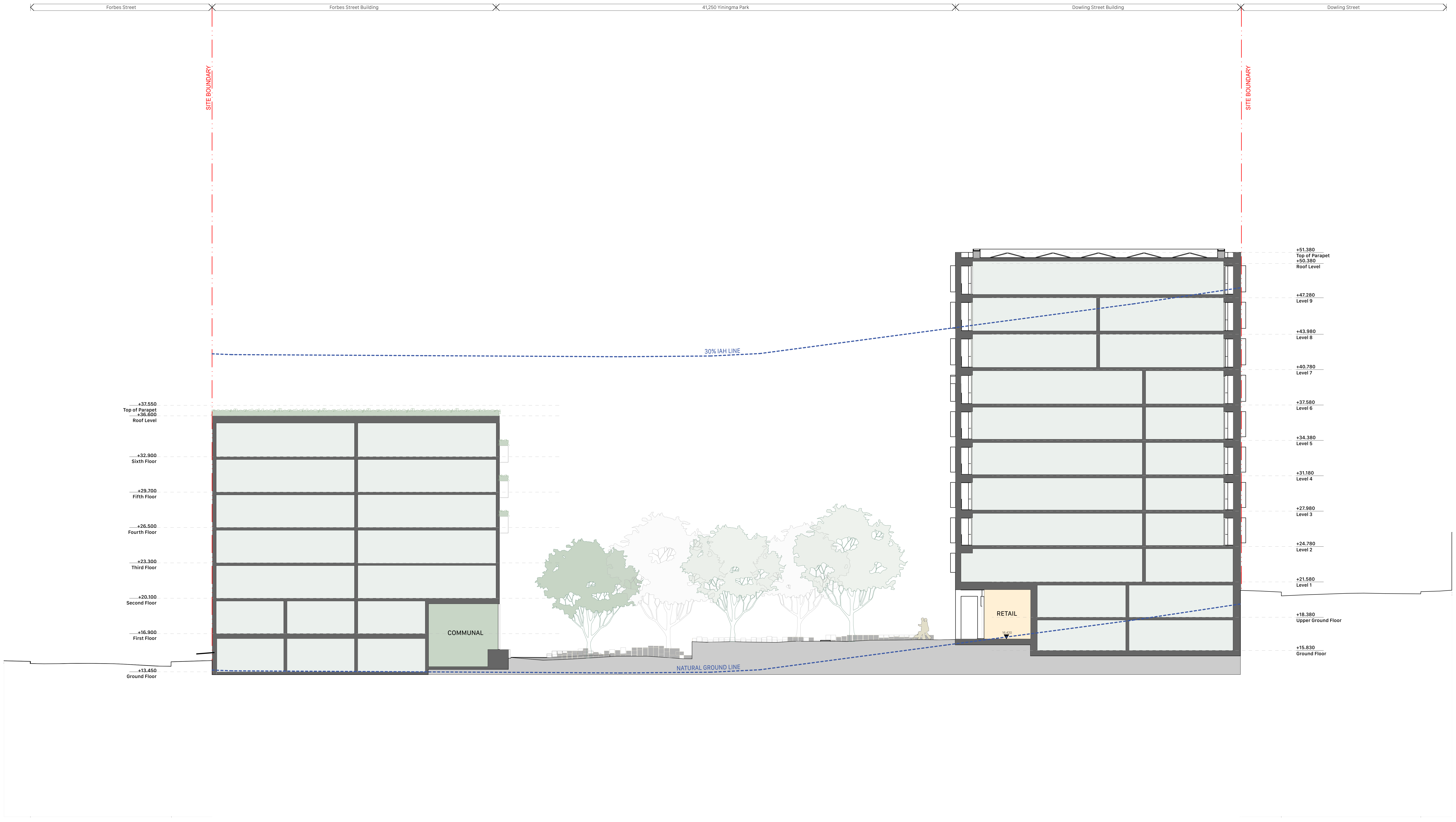
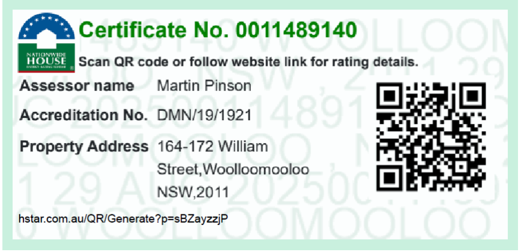
- (<2) Non-Compliant
- (0) 0 Hours

Adaptable Unit
- (A) Adaptable Units
- (A) Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window


Forbes Street
Forbes Street Building
41,250 Yiningma Park
Dowling Street Building
Dowling Street
SITE BOUNDARY
SITE BOUNDARY
30% IAH LINE
NATURAL GROUND LINE
COMMUNAL
RETAIL
+37.550
Top of Parapet
+36.600
Roof Level
+32.900
Sixth Floor
+29.700
Fifth Floor
+26.500
Fourth Floor
+23.300
Third Floor
+20.100
Second Floor
+16.900
First Floor
+13.450
Ground Floor
+51.380
Top of Parapet
+50.380
Roof Level
+47.280
Level 9
+43.980
Level 8
+40.780
Level 7
+37.580
Level 6
+34.380
Level 5
+31.180
Level 4
+27.980
Level 3
+24.780
Level 2
+21.580
Level 1
+18.380
Upper Ground Floor
+15.830
Ground Floor



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Property Address 164-172 William Street,Woolloomooloo NSW,2011
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- SITE BOUNDARY
- ENVELOPE OUTLINE

Room No. — APP. NUMBER OF THE FLOOR
B — BEDROOM NUMBER INSIDE APARTMENT
m2 — APARTMENT INTERNAL AREA
(AH) — AH- AFFORDABLE HOUSING UNIT
(A) — A- ADAPTABLE UNIT
(CV) — CV- CROSS VENTILATION
(0) — SOLAR COMPLIANCE

▨ ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
1	20/8/2025	For BASIX	KY	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

1:200 Sections
South Section

Scale
1:200 @ A1

Project Code
H180W

First Issued
<04/08/2025>

Sheet No.
4004

Rev
1

for BASIX

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Code H180W
Revision 1
Date 21/7/2025
Doc Number H180W AH SCHED COMBINED DRAFT

Combined Development
Area Mix and Yield Schedule

	BUILDING HEIGHTS		AFFORDABLE HOUSING MIX					RESIDENTIAL MIX									TOTAL MIX
SITE LEVEL	**RL**	**FLOOR TO FLOOR**	**Studio**	**1B**	**2B**	**3B**	**Sub Total**	**Studio**	**1B+** With study nook & DDA	**2B** Lower floor, filtered views	**2B+** With views	**3B** Lower floor, reasonable views	**3B+** Prime position & views	**3B++** Prime aspect & views	**PH** Top floor units	**Sub Total**	**TOTAL**
	m	mm		55sqm	77sqm	99sqm			55-60sqm	80-90sqm	90sqm	115-125sqm	135-150sqm	160-180sqm	220sqm		
			All Affordable Units are Silver Living Rating														
Roof	85.47																
Level 17 / Roof Terrace	82.17	3.3															
Level 16	78.87	3.3													2	2	2
Level 15	75.67	3.2													2	2	2
Level 14	72.47	3.2											1	2		3	3
Level 13	69.02	3.45								2			3			5	5
Level 12	65.82	3.2								2			3			5	5
Level 11	62.62	3.2								2			3			5	5
Level 10	59.42	3.2								2			3			5	5
Level 09	56.12	3.3								2			3		1	6	6
Level 08	52.92	3.2								2			3		3	8	8
Level 07	49.72	3.2								2	1	1	3	4	1	12	12
Level 06	46.52	3.2								6	1		2	5	2	16	16
Level 05	43.32	3.2								6	1		2	5	2	16	16
Level 04	40.12	3.2		6	1		7		1	4			3	5		13	20
Level 03	36.92	3.2		7	2		9		1	4			3	4		12	21
Level 02	33.72	3.2		7	2		9		3	4			3	6		16	25
Level 01	30.52	3.2		7	2		9		3	4			3	6		16	25
Mezzanine	27.32	3.2		6	2		8		3	2	1		2	5		13	21
Upper Ground [William St]	24.12	3.2		6	4		10		1	1	1		1	1		5	15
Retail Laneway [Dowling St]	20.92	3.2		3	2		5				1			4		5	10
Plaza [Forbes St]	16.42	4.5								2						2	2
Basement 01 [Judge Lane]	12.3	4.12			3		3										3
Basement 02	9.2	3.1															
Basement 03	6.1	3.1															
Basement 04	3	3.1															
TOTALS			0	42	18	0	**60**	0	12	47	6	1	41	47	13	**167**	**227**
		Sub Mix (%)								28%	4%	1%	25%	28%	8%		
		Total Mix Count		**42**	**18**	**0**	**60**	**12**		**53**		**102**					
		Total Percentile						**23.8%**		**31.3%**		**44.9%**					
		Unit Target Mix					60	17		67		83.5					
		Target Mix						10%		40%		50%					

	ADG					ADAPTABLE	GFA					INTERNAL AREAS					Efficiency
SITE LEVEL	**Communal Open**	**Solar 2hrs>**	**No Solar**	**Cross-vent**	**Noise Affected**		**AH**	**Resi**	**Retail**	**Communal**	**Sub Total**	**AH NSA**	**NSA**	**RESI POS**	**NLA**	**GLAR**	
	m^2					m^2	m^2	m^2	m^2	m^2			m^2	m^2	m^2	m^2	
Roof																	
Level 17 / Roof Terrace								**135**			135		135	137			100.00%
Level 16		2		2				**509**			509		459.5	93			90.36%
Level 15		2		2				**596**			596		548.5	81			92.11%
Level 14		3		3				**612**			612		555.5	135			90.84%
Level 13		4	1	1	3			**668**			668		603.5	82			90.41%
Level 12		4	1	1	3			**668**			668		603.5	82			90.41%
Level 11		4	1	1	3			**668**			668		603.5	79			90.41%
Level 10		4	1	1	3			**730**			730		667	233			91.36%
Level 09	460	5	1	2	3			**1,037**		0	1,037		948	170			91.42%
Level 08		7	1	3	3			**1601**			1601		1444	204			90.19%
Level 07		9	1	6	3	2		**2073**			2073		1879	457.3			90.66%
Level 06		10	4	5	7	3		**2310**			2310		2091	286.1			90.54%
Level 05		10	4	5	7	3		**2312**			2312		2094	285.4			90.59%
Level 04		11	5	7	9	4	**487**	**1838**			2325	424.5	1666	280			89.91%
Level 03		12	5	7	9	4	**662**	**1663**			2325	573.5	1509	269.6			89.59%
Level 02		16	5	11	9	5	**713**	**2169**			2882	573.5	1959	335.1			87.89%
Level 01		16	5	11	9	5	**713**	**2169**			2882	573.5	1959	335.1			87.89%
Mezzanine		16	3	10	4	6	**674**	**1764**			2438	349.5	1792	302.1			87.84%
Upper Ground [William St]		13		8	1	2	**916**	**1071**	657		2643.5	746.5	776	236.1	651		76.64%
Retail Laneway [Dowling St]		9		4		1	**411**	**810**		0	1220.5	359	672	152			84.47%
Plaza [Forbes St]		2		1			**167**	**199**	988	450	1804	115	136	36	812		68.58%
Basement 01 [Judge Lane]	54	3		1			**178**	**47**	73	54	351	127		34			56.70%
Basement 02							**10**	**74**			83						
Basement 03							**10**	**74**			84						
Basement 04							**10**	**76**			86						
TOTALS	514	162	38	92	76	35	**4,949**	**25,866**	**1,718**	**504**	**33036**	3,842	23,100	4,305	1,463	0	87.22%
Sub Mix (%)		71.4%	16.7%	60%		15%		**Total GFA:**		**33,036**							
Total Mix Count		Percentile based on first 9 levels															
Total Percentile														Total Transactional Area (excluding POS) :		26,942	
Unit Target Mix																	
Target Mix	Targets:	70%	15%	60%		15%											

efficiency % subtracts WG and communal from GFA total

Certificate No. 0011489140
Scan QR code or follow website link for rating details.
Assessor name Martin Pinson
Accreditation No. DMN/19/1921
Property Address 164-172 William Street,Woolloomooloo NSW,2011
hstar.com.au/QR/Generate?p=sBZayzzjP

YIELD & GFA SUMMARY

William East	12,807
William West	13,248
Forbes Street	2,871
Dowling Street	4,110
Total Proposed GFA	**33,036**
Build To Sell GFA	28,087.5
Affordable Housing GFA	4,949
GFA Target (AH Uplift - SSDA)	33,036
Achieved AH GFA %	**15.0%**
Difference	*0*
Total Communal Area (Enclosed)	639 (GFA area)
Total Communal Area (Open)	520
Grand Total Communal Area	**1,159**
Communal Target Area	1150
Build To Sell Units	
William East	79
William West	92
Forbes Street	26
Dowling Street	30
Total Build to Sell Units	**227**
Affordable Housing Unit	
William East	0
William West	46
Forbes Street	14
Dowling Street	0
Total Affordable Units	**60**
FSR	*5.16*

EFFICIENCIES		
Overall Efficiency	**86%**	**Excludes POS**
Overall Efficiency	**87%**	**Excludes POS & Communal Area**
Affordable Housing Efficiency	74%	50% lobbies and Communal Area where applicable
Build to Sell Efficiency	88%	

Notes :

Sites total area = 6,398

Retail target area = 2,523

* Section 4.2.3.8 of the DCP and Objective 3D-1 of the ADG require a minimum area equal to 25% of the site for common open space.

* The communal open space is to consist of 50% soft landscaping at ground level and 30% at roof level.