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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.

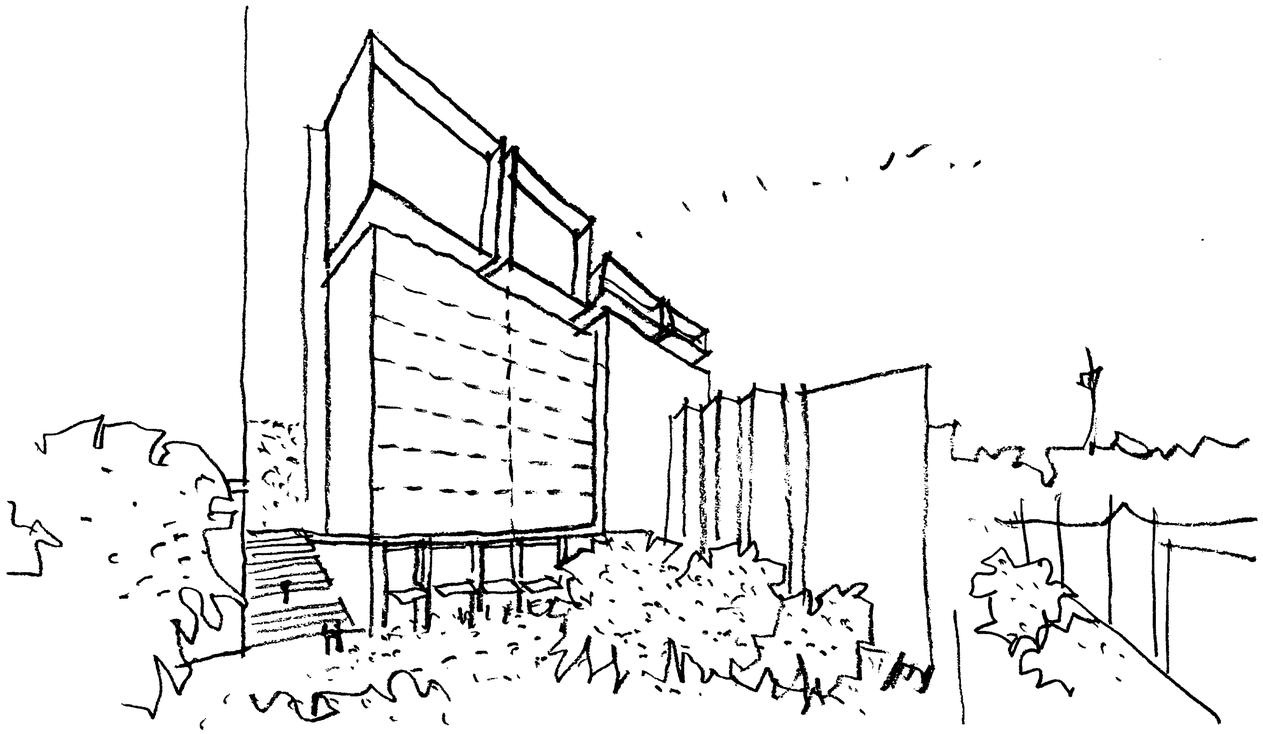
Legend

SITE BOUNDARY

ENVELOPE OUTLINE

All Layouts Issue list

Layout ID	Layout Name	Transmittal Set
1000	Cover Sheet	3
1200	Site Plan	2
1300	Ground Floor Demolition Plan	2
2000	Basement 04	2
2001	Basement 03	2
2002	Basement 02	2
2003	Basement 01	2
2004	Plaza Level - Forbes Street	2
2005	Retail Laneway - Dowling Street	3
2006	Upper Ground Floor - William Street	3
2007	Mezzanine Level	3
2008	Level 01 - 02	3
2009	Level 03	3
2010	Level 04	3
2011	Level 05	3
2012	Level 06	3
2013	Level 07	3
2014	Level 08	3
2015	Level 09	3
2016	Level 10	2
2017	Level 11 - 13	2
2018	Level 14	2
2019	Level 15	2
2020	Level 16	2
2021	Level 17	2
2022	Level 18	2
2023	Roof Plan	2
3000	North Elevation - William Street Building	3
3001	West Elevation - William Street Building	2
3002	South Elevation - William Street Building	2
3003	East Elevation - William Street Building	2
3004	East Elevation - Through Site Link	2
3005	West Elevation - Through Site Link	2
3006	North Elevation - Forbes and Dowling Street Building	2
3007	South Elevation - Forbes and Dowling Street Building	2
4001	East Section	2
4002	West Section	2
4003	North Section	2
4004	South Section	2



Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		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
22/9/2025

Sheet No.
1000

Rev
3

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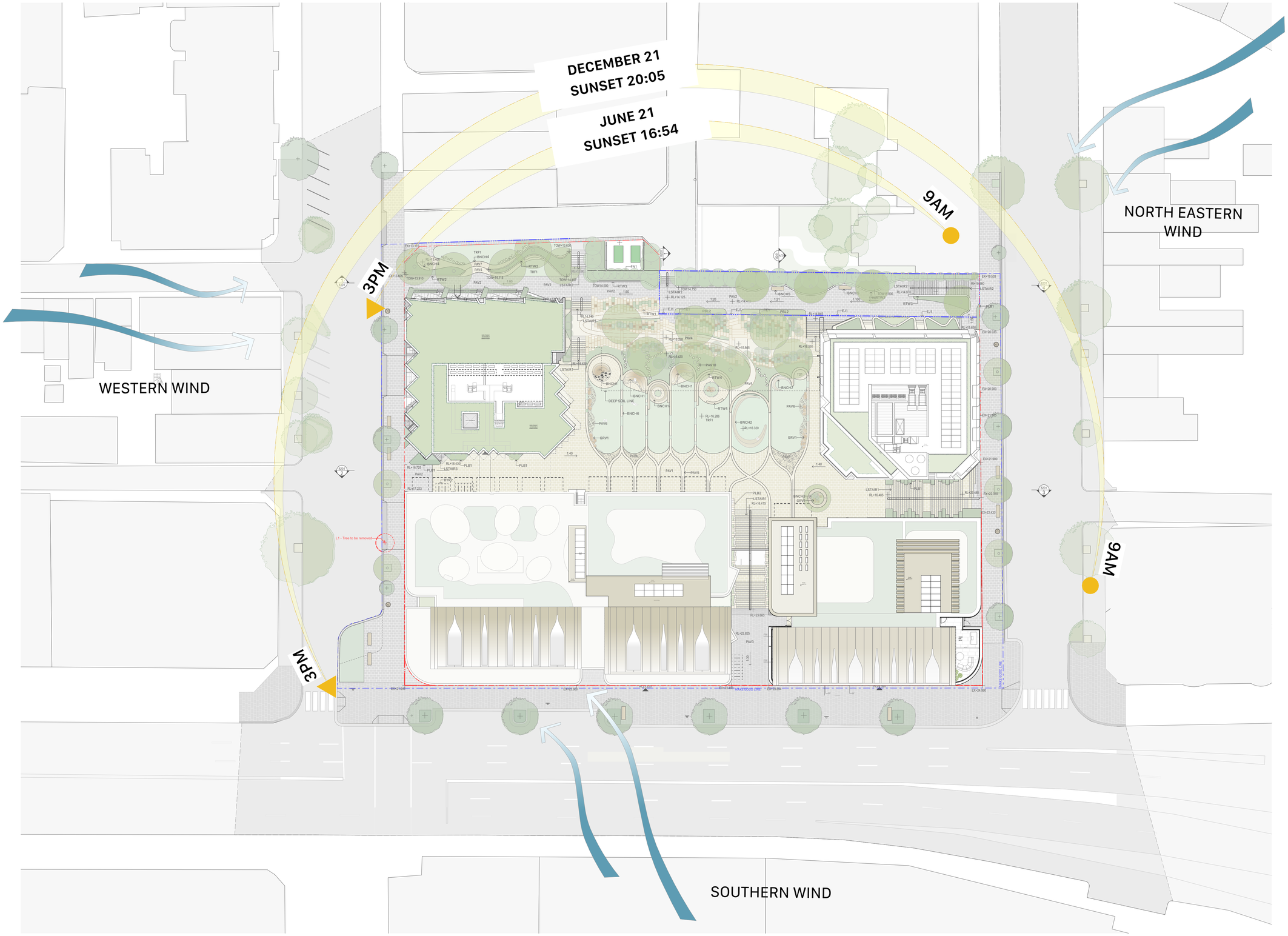

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Legend

SITE BOUNDARY

ENVELOPE OUTLINE

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01		KC
1	22/9/2025	for SSDA Approval		KY

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

Site Plan
Site Plan

Scale
1:300 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
1200

Rev
2

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Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

Parking Schedule		
Story	Type	Units
Basement 1		
	Affordable Housing	27
	Affordable Housing (Accessible)	8
	B99	4
	Car Share	6
	Retail	12
	Retail (Accessible)	1
	Visitor	16
	Visitor (Accessible)	1
Basement 2		
	Affordable Housing	2
	Affordable Housing (Accessible)	3
	Build to Sell	77
	Build to Sell (Accessible)	5
Basement 3		
	Build to Sell	76
	Build to Sell (Accessible)	11
Basement 4		
	Build to Sell	83
	Build to Sell (Accessible)	8
	Total	340

Residential Bike Parking	
Story	Units
Judge Lane	1
Basement 1	58
Basement 2	47
Basement 3	48
Basement 4	81
Total	235

Retail Bike Parking	
Story	Units
Plaza - [Forbes Street]	10
Upper Ground Floor - [William Street]	8
Total	18

Residential Bike (Visitor)	
Story	Units
Basement 1	24
Total	24

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

Motorbike parking	
Story	Units
Basement 2	10
Basement 3	9
Basement 4	9
Total	28

Affordable Housing = 40
B99 Service Vehicle = 4
Car Share = 6
Retail = 13
Visitor = 17
Build to Sell = 260

Total Car Parking = 340
Total Bike Parking = 284
Total Motorbike Parking = 28

Schedule of Changes
- **P1** Missing tree has been added to the demolition plan
- **P2** Bike & storage updated to suit revised parking layout
- **P3** Lift lobby door removed in basement levels
- **P4** lift core extended to basements per structural comments
- **P5** The stair transfer updated in line with the back-of-house reconfiguration
- **P6** Removal of Basement 1 bin room within the William East Building
- **P7** Plan layout has been revised to accommodate the updated core
- **P8** Relocation of ground floor access corridor
- **P9** Reconfiguration of ground floor back-of-house layout
- **P10** Reconfiguration of ground floor retail amenities
- **P11** Reconfiguration of back-of-house waste collection rearrangement
- **P12** Reduction of ground floor communal spaces
- **P13** Former affordable units in Forbes St Building converted to build-to-sell
- **P14** View-driven angled units reconfigured in response to DIP comments
- **P15** Layouts reconfigured to accommodate new core
- **P16** Dowling Street Building unit layouts updated
- **P17** Fire control room layout updated
- **P18** Affordable units relocated and layout reconfigured
- **P19** Facade modification to enhance solar access to corner unit
- **P20** Upper-level affordable units in NW Building converted to build-to-sell.
- **P21** Roof lowered and communal space improved for neighbouring views
- **P22** Driveway entry reduced to 6m in width as per RFAI request
- **P23** Tandem parking has been incorporated where feasible
- **P24** Juliet balcony added to roof where feasible per DIP comments
- **P25** Living space reconfigured for optimal function and flow
- **P26** Window added to improve daylight access and natural ventilation

SITE BOUNDARY

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	KY	

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

General Arrangement Plans
Basement 04

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2000

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Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

Parking Schedule		
Story	Type	Units
Basement 1		
	Affordable Housing	27
	Affordable Housing (Accessible)	8
	B99	4
	Car Share	6
	Retail	12
	Retail (Accessible)	1
	Visitor	16
	Visitor (Accessible)	1
Basement 2		
	Affordable Housing	2
	Affordable Housing (Accessible)	3
	Build to Sell	77
	Build to Sell (Accessible)	5
Basement 3		
	Build to Sell	76
	Build to Sell (Accessible)	11
Basement 4		
	Build to Sell	83
	Build to Sell (Accessible)	8
	Total	340

Residential Bike Parking	
Story	Units
Judge Lane	1
Basement 1	58
Basement 2	47
Basement 3	48
Basement 4	81
Total	235

Residential Bike (Visitor)	
Story	Units
Basement 1	24
Total	24

Motorbike parking	
Story	Units
Basement 2	10
Basement 3	9
Basement 4	9
Total	28

Retail Bike Parking	
Story	Units
Plaza - [Forbes Street]	10
Upper Ground Floor - [William Street]	8
Total	18

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

Affordable Housing = 40
B99 Service Vehicle = 4
Car Share = 6
Retail = 13
Visitor = 17
Build to Sell = 260

Total Car Parking = 340
Total Bike Parking = 284
Total Motorbike Parking = 28

Schedule of Changes
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- **P17** Fire control room layout updated
- **P18** Affordable units relocated and layout reconfigured
- **P19** Facade modification to enhance solar access to corner unit
- **P20** Upper-level affordable units in WW Building converted to build-to-sell.
- **P21** Roof lowered and communal space improved for neighbouring views
- **P22** Driveway entry reduced to 6m in width as per RFAI request
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SITE BOUNDARY

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	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
1:150 @ A1

Project Code
H180W

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22/9/2025

Sheet No.
2001

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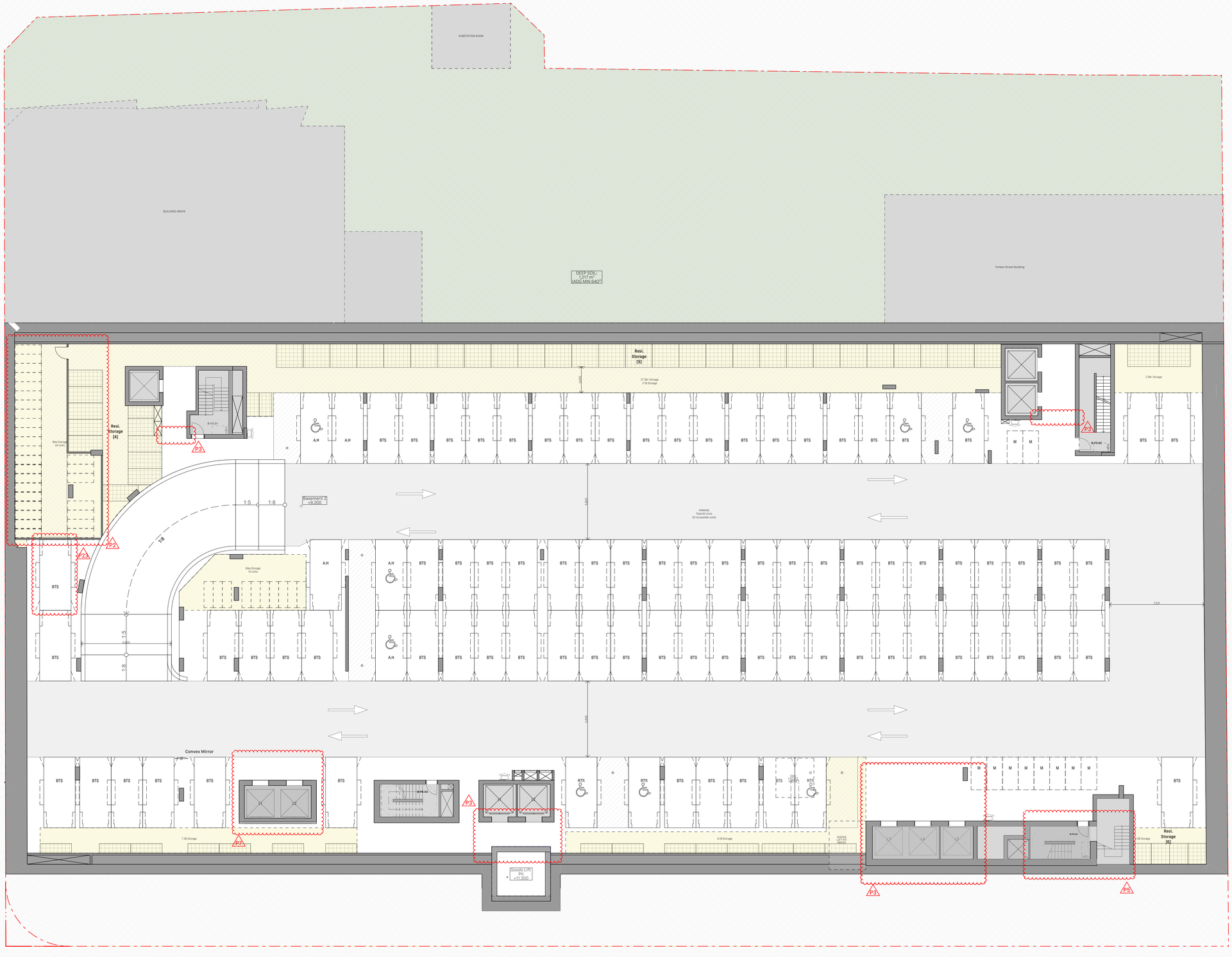

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Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

Parking Schedule		
Story	Type	Units
Basement 1		
	Affordable Housing	27
	Affordable Housing (Accessible)	8
	B99	4
	Car Share	6
	Retail	12
	Retail (Accessible)	1
	Visitor	16
	Visitor (Accessible)	1
Basement 2		
	Affordable Housing	2
	Affordable Housing (Accessible)	3
	Build to Sell	77
	Build to Sell (Accessible)	5
Basement 3		
	Build to Sell	76
	Build to Sell (Accessible)	11
Basement 4		
	Build to Sell	83
	Build to Sell (Accessible)	8
	Total	340

Residential Bike Parking	
Story	Units
Judge Lane	1
Basement 1	58
Basement 2	47
Basement 3	48
Basement 4	81
Total	235

Retail Bike Parking	
Story	Units
Plaza - [Forbes Street]	10
Upper Ground Floor - [William Street]	8
Total	18

Residential Bike (Visitor)	
Story	Units
Basement 1	24
Total	24

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

Motorbike parking	
Story	Units
Basement 2	10
Basement 3	9
Basement 4	9
Total	28

Affordable Housing = 40
B99 Service Vehicle = 4
Car Share = 6
Retail = 13
Visitor = 17
Build to Sell = 260

Total Car Parking = 340
Total Bike Parking = 284
Total Motorbike Parking = 28

Schedule of Changes

P1 Missing tree has been added to the demolition plan
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P11 Reconfiguration of back-of-house waste collection rearrangement
P12 Reduction of ground floor communal spaces
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P17 Fire control room layout updated
P18 Affordable units relocated and layout reconfigured
P19 Facade modification to enhance solar access to corner unit
P20 Upper-level affordable units in NW Building converted to build-to-sell.
P21 Roof lowered and communal space improved for neighbouring views
P22 Driveway entry reduced to 6m in width as per RFAI request
P23 Tandem parking has been incorporated where feasible
P24 Juliet balcony added to roof where feasible per DIP comments
P25 Living space reconfigured for optimal function and flow
P26 Window added to improve daylight access and natural ventilation

SITE BOUNDARY

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01		KC
1	22/9/2025	for SSDA Approval		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
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2002

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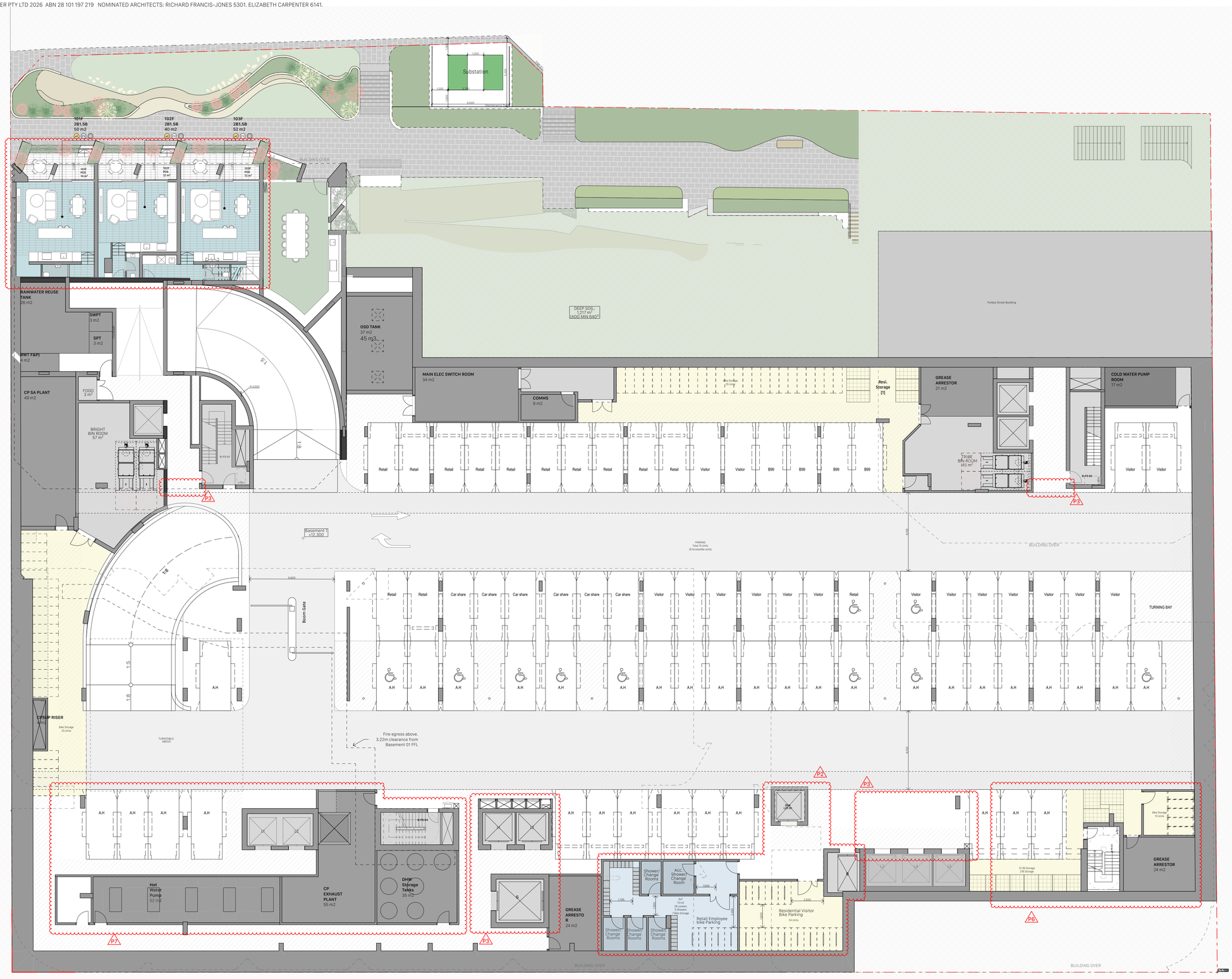

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Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

Parking Schedule		
Story	Type	Units
Basement 1		
	Affordable Housing	27
	Affordable Housing (Accessible)	8
	B99	4
	Car Share	6
	Retail	12
	Retail (Accessible)	1
	Visitor	16
	Visitor (Accessible)	1
Basement 2		
	Affordable Housing	2
	Affordable Housing (Accessible)	3
	Build to Sell	77
	Build to Sell (Accessible)	5
Basement 3		
	Build to Sell	76
	Build to Sell (Accessible)	11
Basement 4		
	Build to Sell	83
	Build to Sell (Accessible)	8
	Total	340

Residential Bike Parking	
Story	Units
Judge Lane	1
Basement 1	58
Basement 2	47
Basement 3	48
Basement 4	81
Total	235

Residential Bike (Visitor)	
Story	Units
Basement 1	24
Total	24

Retail Bike Parking	
Story	Units
Plaza - [Forbes Street]	10
Upper Ground Floor - [William Street]	8
Total	18

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

Motorbike parking	
Story	Units
Basement 2	10
Basement 3	9
Basement 4	9
Total	28

Affordable Housing = 40
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Retail = 13
Visitor = 17
Build to Sell = 260

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SITE BOUNDARY

Rev	Date	Description	By	Chk
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1	22/9/2025	for SSDA Approval	KY	

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

General Arrangement Plans
Basement 01

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2003

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2

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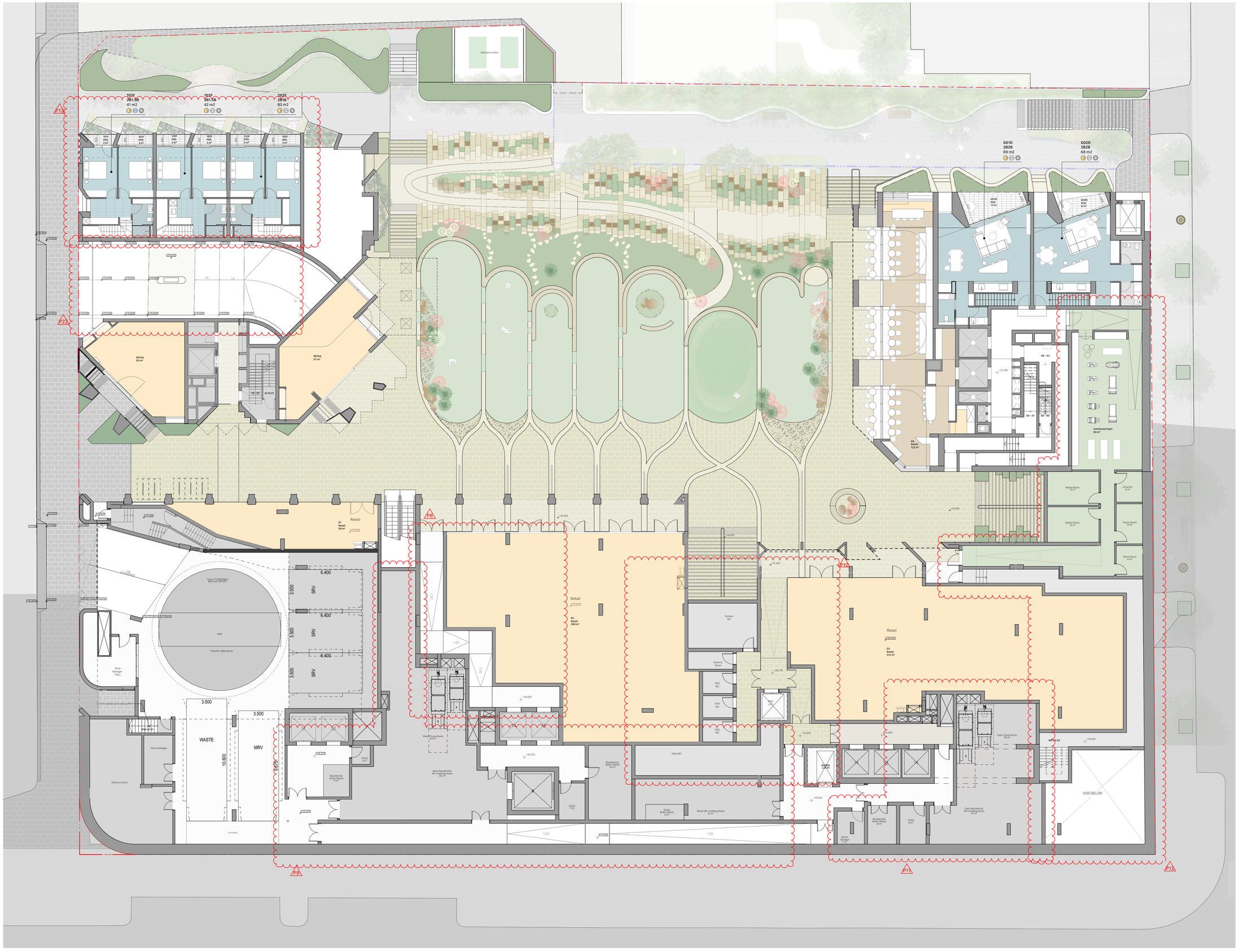

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Legend

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
- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

- SITE BOUNDARY

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

- ACOUSTIC PLENUM

Schedule of Changes

P1	Missing tree has been added to the demolition plan
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P26	Window added to improve daylight access and natural ventilation

Rev	Date	Description	By	Chk
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1	22/9/2025	for SSDA Approval	KY	

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

General Arrangement Plans
Plaza Level - Forbes Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2004

Rev
2

for SSDA Approval

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

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Legend

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- 2 Bedroom

Unit Type - BTS
- 1 Bedroom
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- 3 Bedroom
- Penthouse
- Communal
- Retail

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

Solar
- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit
- A Adaptable Units
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Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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P19	Facade modification to enhance solar access to corner unit
P20	Upper-level affordable units in WW Building converted to build-to-sell,
P21	Roof lowered and communal space improved for neighbouring views
P22	Driveway entry reduced to 6m in width as per RFAI request
P23	Tandem parking has been incorporated where feasible
P24	Juliet balcony added to roof where feasible per DIP comments
P25	Living space reconfigured for optimal function and flow
P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		KY

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

General Arrangement Plans
Retail Laneway - Dowling Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2005

Rev
3

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

for SSDA Approval

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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
- ☼ Compliant
- ☼ Non-Compliant
- 0 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

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

Schedule of Changes

P1 Missing tree has been added to the demolition plan
P2 Bike & storage updated to suit revised parking layout
P3 Lift lobby door removed in basement levels
P4 lift core extended to basements per structural comments
P5 The stair transfer updated in line with the back-of-house reconfiguration
P6 Removal of Basement 1 bin room within the William East Building
P7 Plan layout has been revised to accommodate the updated core
P8 Relocation of ground floor access corridor
P9 Reconfiguration of ground floor back-of-house layout
P10 Reconfiguration of ground floor retail amenities
P11 Reconfiguration of back-of-house waste collection rearrangement
P12 Reduction of ground floor communal spaces
P13 Former affordable units in Forbes St Building converted to build-to-sell
P14 View-driven angled units reconfigured in response to DIP comments
P15 Layouts reconfigured to accommodate new core
P16 Dowling Street Building unit layouts updated
P17 Fire control room layout updated
P18 Affordable units relocated and layout reconfigured
P19 Facade modification to enhance solar access to corner unit
P20 Upper-level affordable units in WW Building converted to build-to-sell.
P21 Roof lowered and communal space improved for neighbouring views
P22 Driveway entry reduced to 6m in width as per RFAI request
P23 Tandem parking has been incorporated where feasible
P24 Juliet balcony added to roof where feasible per DIP comments
P25 Living space reconfigured for optimal function and flow
P26 Window added to improve daylight access and natural ventilation

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		KY

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

General Arrangement Plans
Upper Ground Floor - William Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2006

Rev
3

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

for SSDA Approval

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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
- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
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P17	Fire control room layout updated
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P25	Living space reconfigured for optimal function and flow
P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	KC	
2	9/4/2026	SSDA RFAI Response	KC	
1	22/9/2025	for SSDA Approval	KY	

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

General Arrangement Plans
Mezzanine Level

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2007

Rev
3

for SSDA Approval

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Tribe Studio Architects
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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
- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
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P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

Room No.
B
m2
Q EX A AH

- APP. NUMBER OF THE FLOOR
- BEDROOM NUMBER INSIDE APARTMENT
- APARTMENT INTERNAL AREA
- AH- AFFORDABLE HOUSING UNIT
- A- ADAPTABLE UNIT
- CV- CROSS VENTILATION
- SOLAR COMPLIANCE

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	KC	
2	9/4/2026	SSDA RFAI Response	KC	
1	22/9/2025	for SSDA Approval	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
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

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2008

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3

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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
- ☼ Compliant
- ☼ Non-Compliant
- 0 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
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P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		KY

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

General Arrangement Plans
Level 03

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2009

Rev
3

for SSDA Approval

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Tribe Studio Architects
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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
- ☼ Compliant
- ☼ Non-Compliant
- 0 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
P3	Lift lobby door removed in basement levels
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P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Aprroval		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
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2010

Rev
3

for SSDA Approval

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

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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
- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
P3	Lift lobby door removed in basement levels
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P24	Juliet balcony added to roof where feasible per DIP comments
P25	Living space reconfigured for optimal function and flow
P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		KY

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

General Arrangement Plans
Level 05

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2011

Rev
3

for SSDA Approval

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Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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- 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
- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
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SITE BOUNDARY

Room No.
B
m2
Q CV A AH

- APP. NUMBER OF THE FLOOR
- BEDROOM NUMBER INSIDE APARTMENT
- APARTMENT INTERNAL AREA
- AH- AFFORDABLE HOUSING UNIT
- A- ADAPTABLE UNIT
- CV- CROSS VENTILATION
- SOLAR COMPLIANCE

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
01	9/4/2026	SSDA RFAI Response		KC

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

General Arrangement Plans
Level 06

Scale
1:150 @ A1

Project Code
H180W

First Issued
9/4/2026

Sheet No.
2012

Rev
3

for SSDA Approval

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

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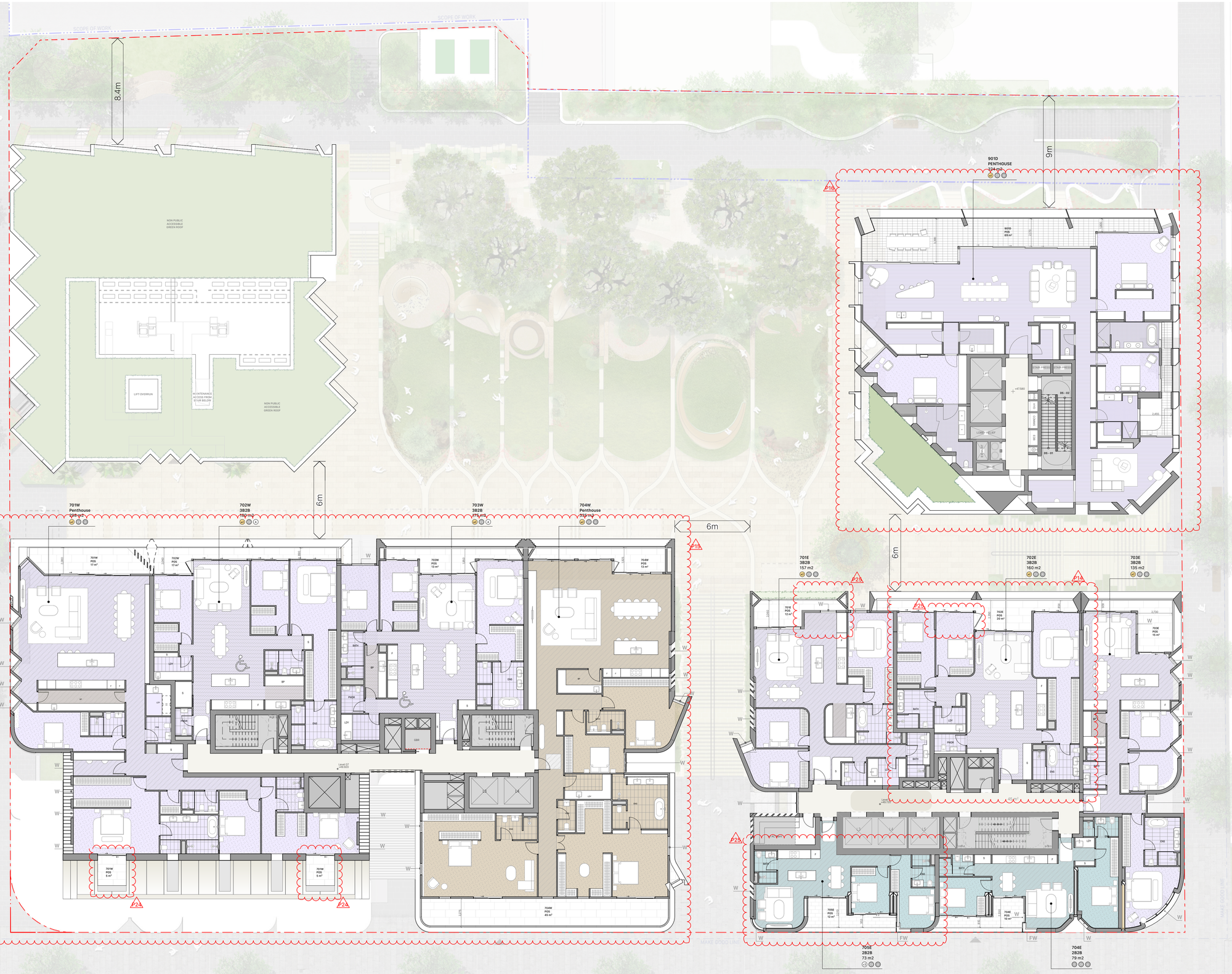
Tribe Studio Architects
STUDIO BRIGHT
fjcstudio



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- 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
- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	KC	
2	9/4/2026	SSDA RFAI Response	KC	
1	22/9/2025	for SSDA Aprroval	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
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2013

Rev
3

for SSDA Approval

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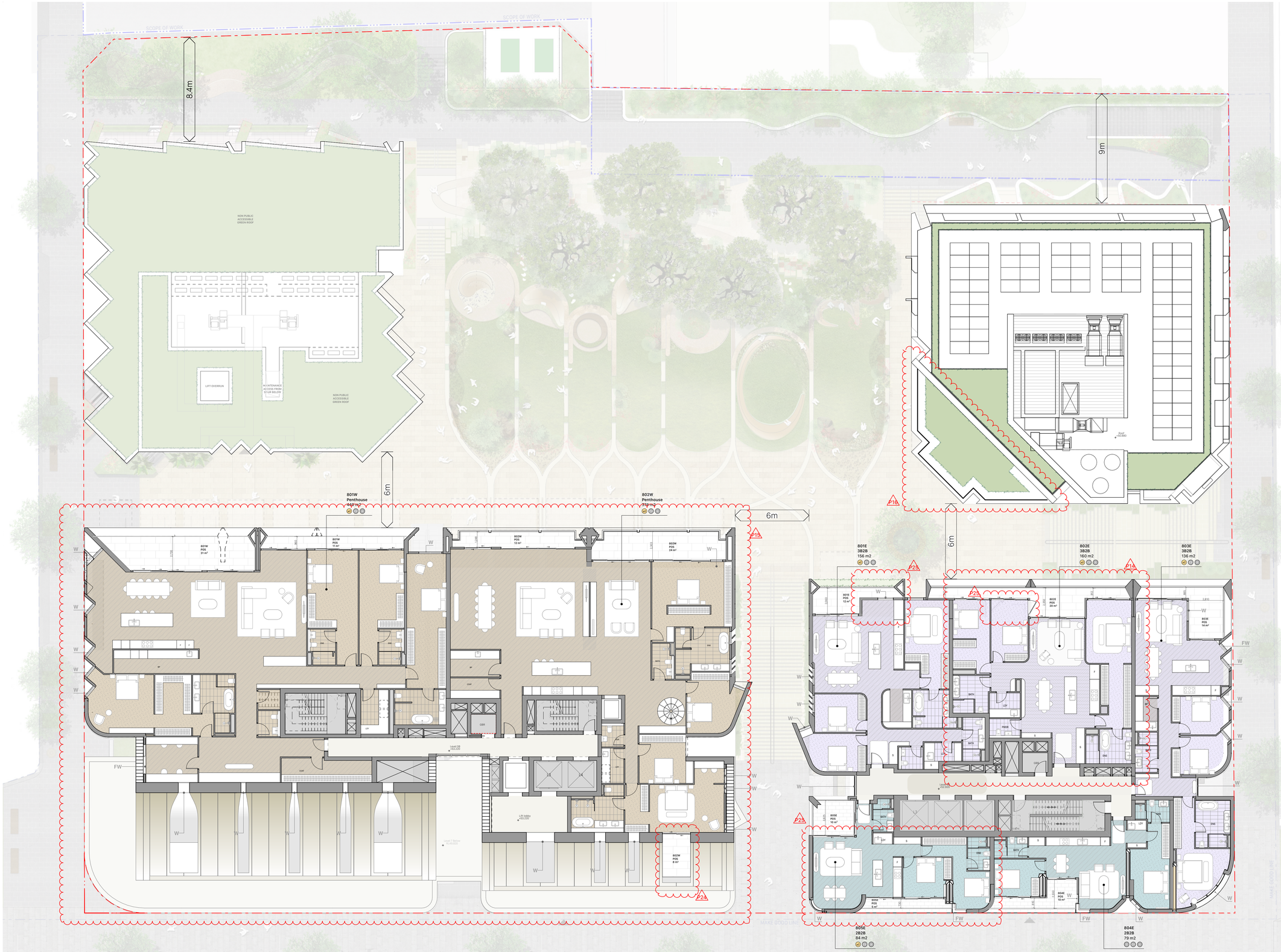

General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

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

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
P3	Lift lobby door removed in basement levels
P4	lift core extended to basements per structural comments
P5	The stair transfer updated in line with the back-of-house reconfiguration
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P14	View-driven angled units reconfigured in response to DIP comments
P15	Layouts reconfigured to accommodate new core
P16	Dowling Street Building unit layouts updated
P17	Fire control room layout updated
P18	Affordable units relocated and layout reconfigured
P19	Facade modification to enhance solar access to corner unit
P20	Upper-level affordable units in WW Building converted to build-to-sell,
P21	Roof lowered and communal space improved for neighbouring views
P22	Driveway entry reduced to 6m in width as per RFAI request
P23	Tandem parking has been incorporated where feasible
P24	Juliet balcony added to roof where feasible per DIP comments
P25	Living space reconfigured for optimal function and flow
P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

Room No.
B
m2
Q CV A AH

- APP. NUMBER OF THE FLOOR
- BEDROOM NUMBER INSIDE APARTMENT
- APARTMENT INTERNAL AREA
- AH- AFFORDABLE HOUSING UNIT
- A- ADAPTABLE UNIT
- CV- CROSS VENTILATION
- SOLAR COMPLIANCE

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		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
1:150 @ A1

Project Code
H180W

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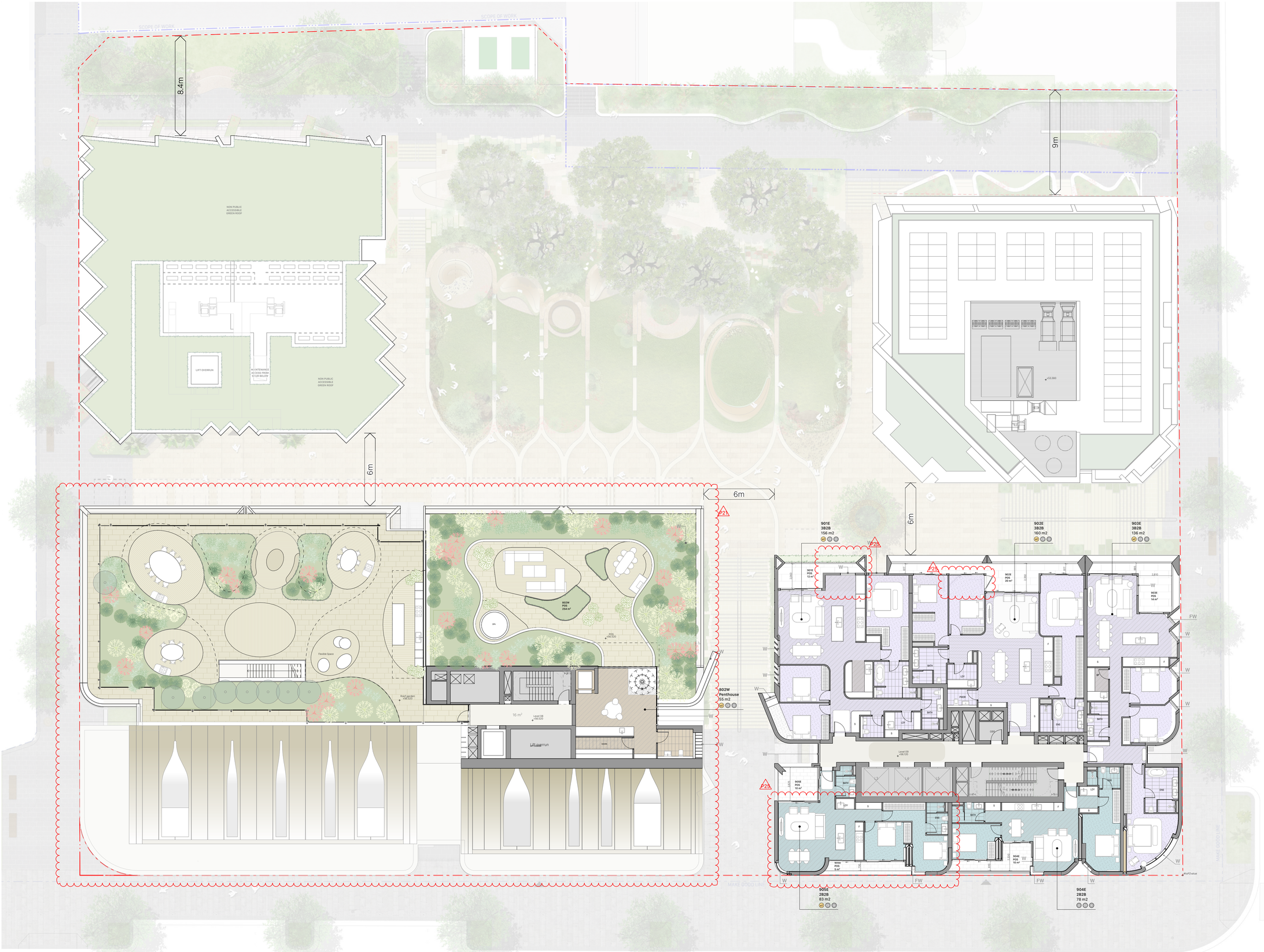

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General notes

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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

Schedule of Changes

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P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
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2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		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
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

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2015

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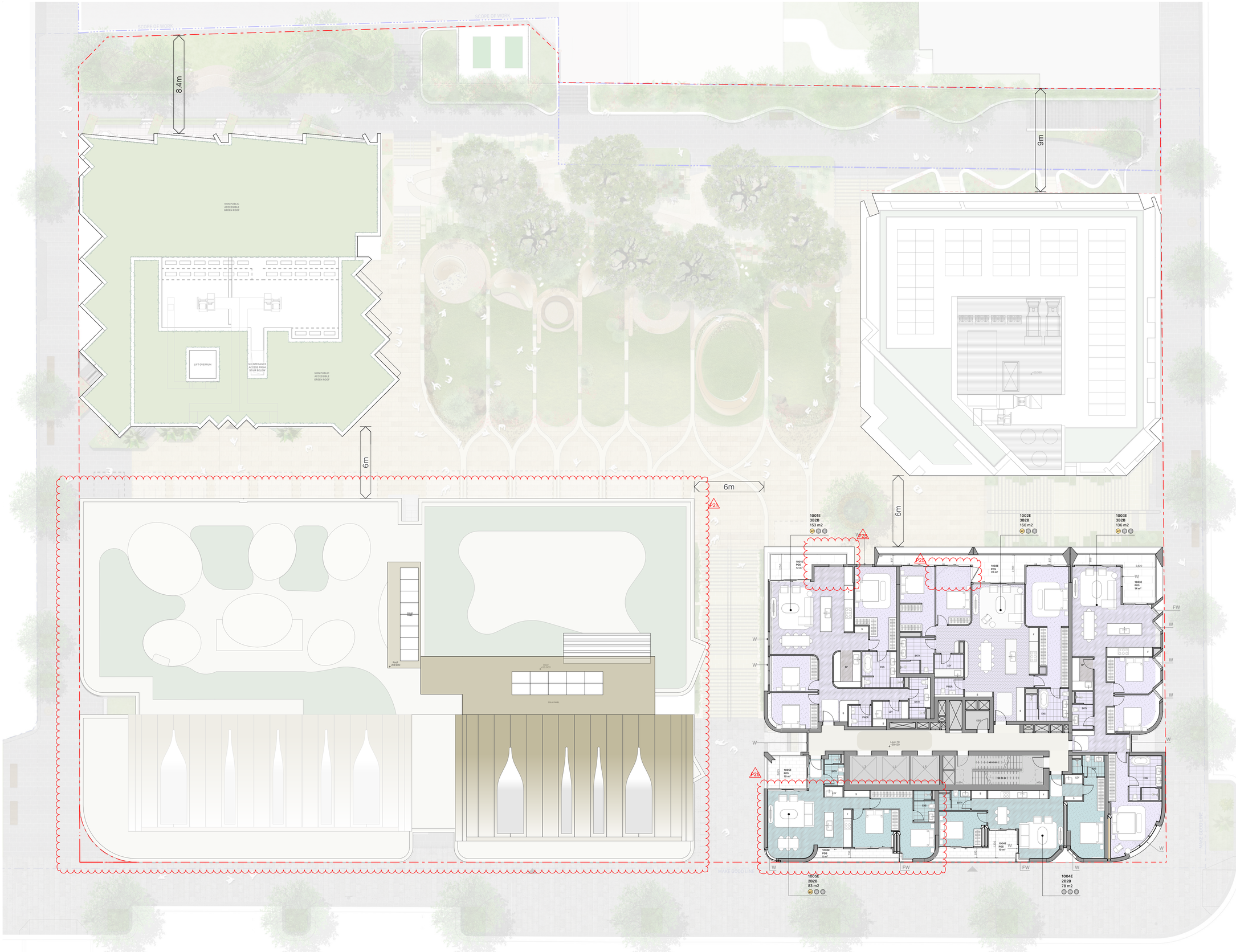

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General notes

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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

Schedule of Changes

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SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	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 — 1:150 @ A1

Project Code — H180W
First Issued — 22/9/2025

Sheet No. — 2016
Rev — 2

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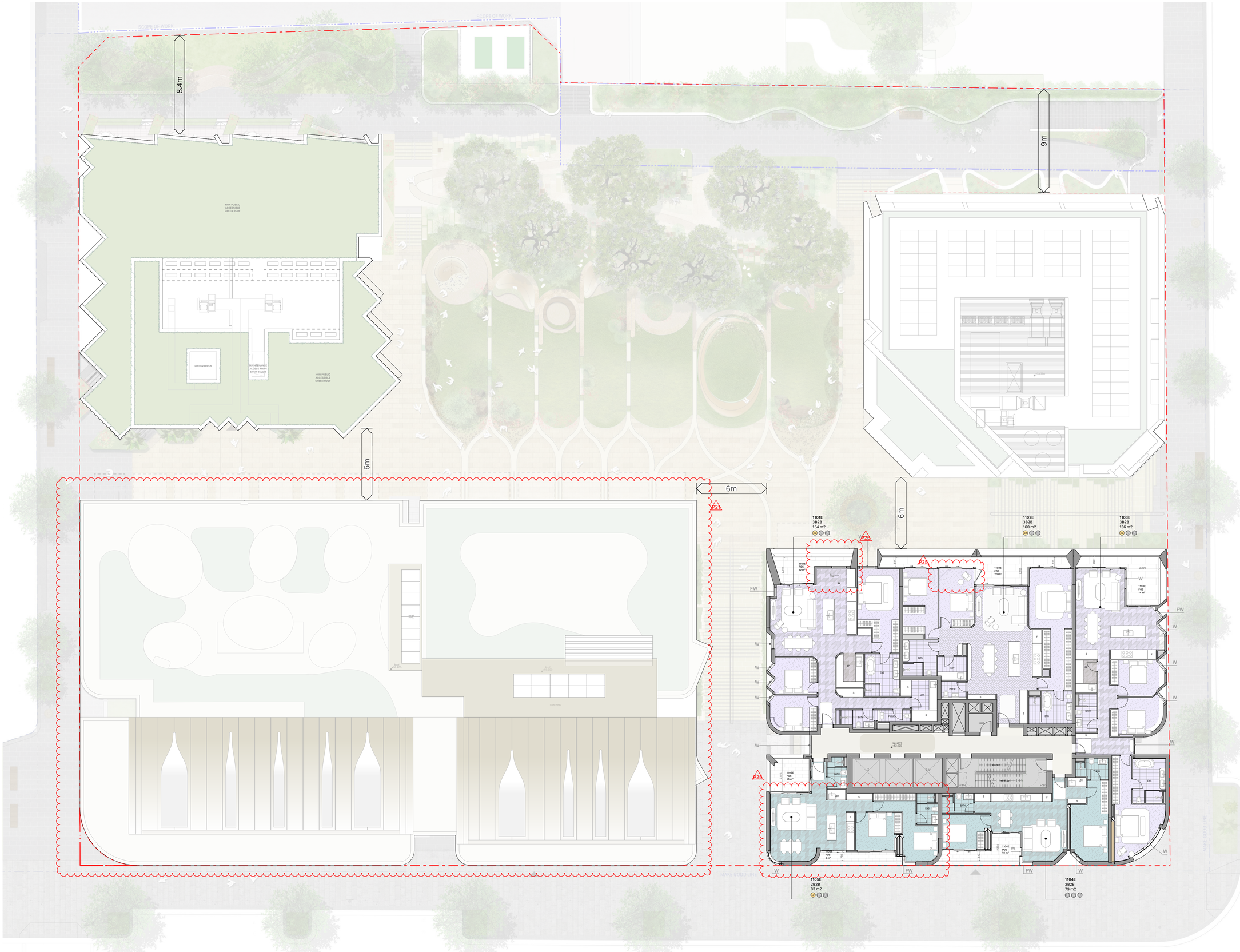

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General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
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Legend

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

Schedule of Changes

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P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

Room No.
B
m2
Q CV A AH

- APP. NUMBER OF THE FLOOR
- BEDROOM NUMBER INSIDE APARTMENT
- APARTMENT INTERNAL AREA
- AH- AFFORDABLE HOUSING UNIT
- A- ADAPTABLE UNIT
- CV- CROSS VENTILATION
- SOLAR COMPLIANCE

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	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
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

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2017

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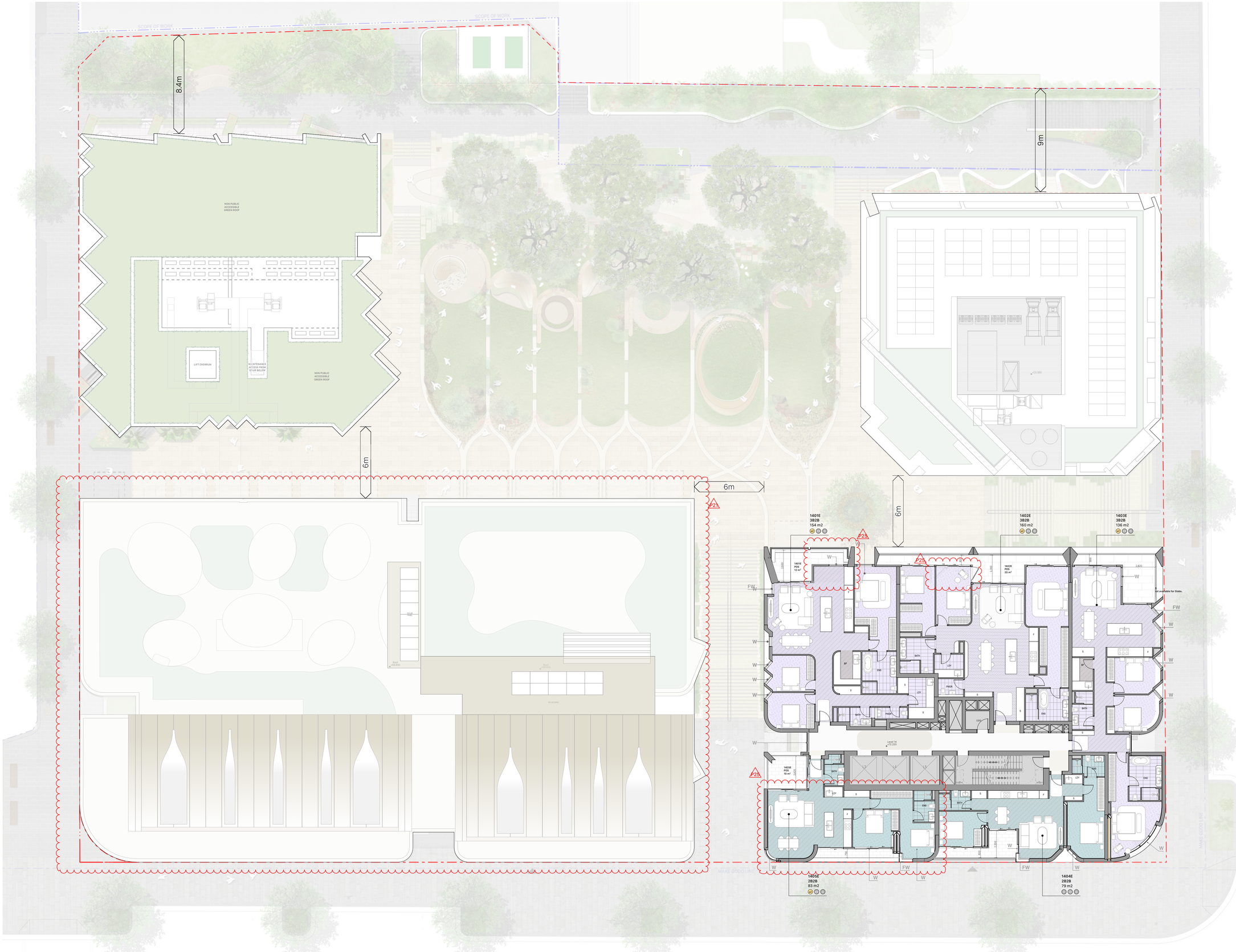

Tribe Studio Architects
STUDIO BRIGHT

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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

Schedule of Changes

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SITE BOUNDARY

Room No.
B
m2
Q EX A AH

- APP. NUMBER OF THE FLOOR
- BEDROOM NUMBER INSIDE APARTMENT
- APARTMENT INTERNAL AREA
- AH- AFFORDABLE HOUSING UNIT
- A- ADAPTABLE UNIT
- CV- CROSS VENTILATION
- SOLAR COMPLIANCE

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01		KC
1	22/9/2025	for SSDA Approval		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
1:150 @ A1

Project Code
H180W

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2018

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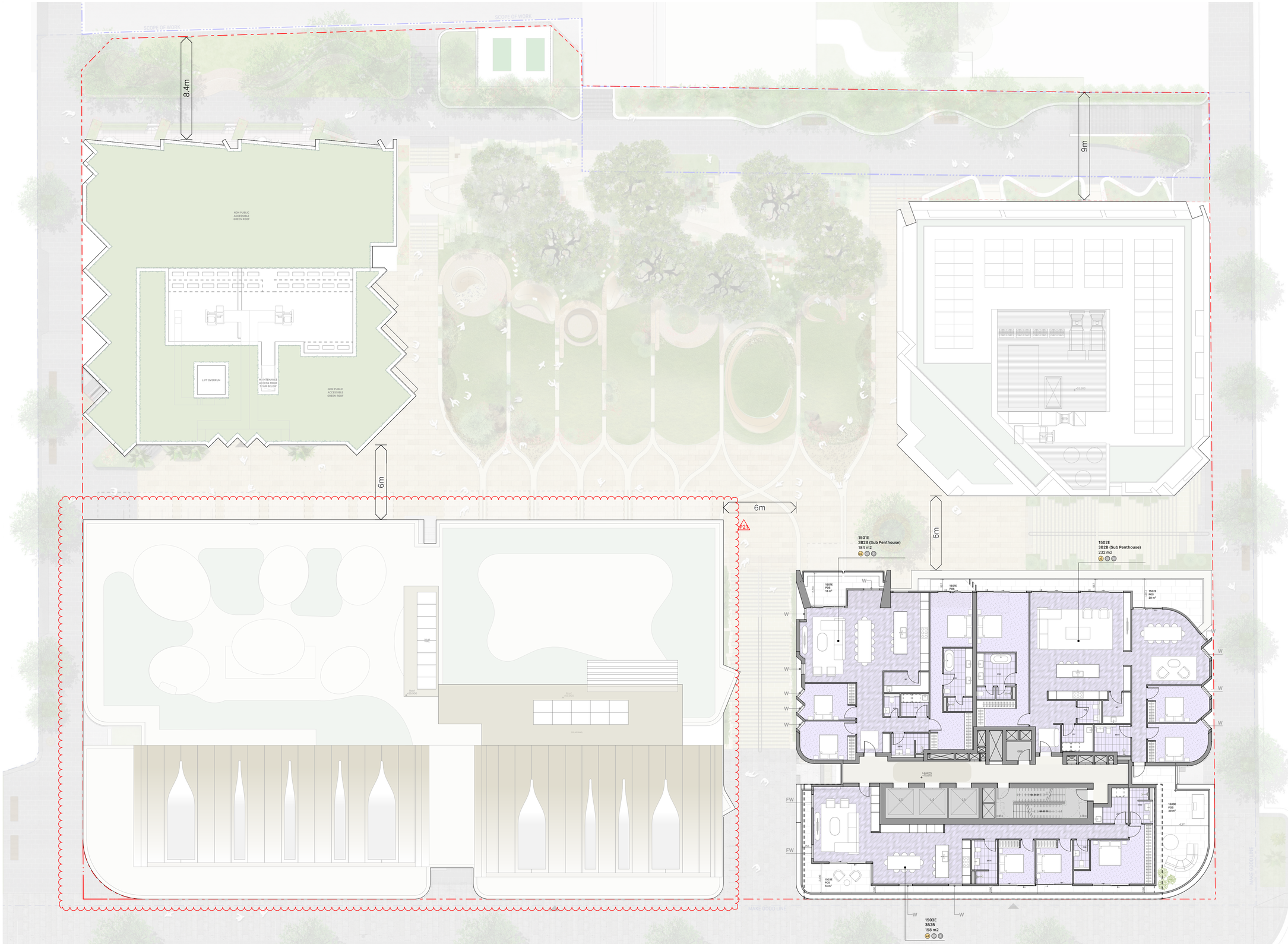

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STUDIO BRIGHT

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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
- ☼ Compliant
- ☼ Non-Compliant
- 0 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
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164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

General Arrangement Plans
Level 15

Scale
1:150 @ A1

Project Code
H180W

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Sheet No.
2019

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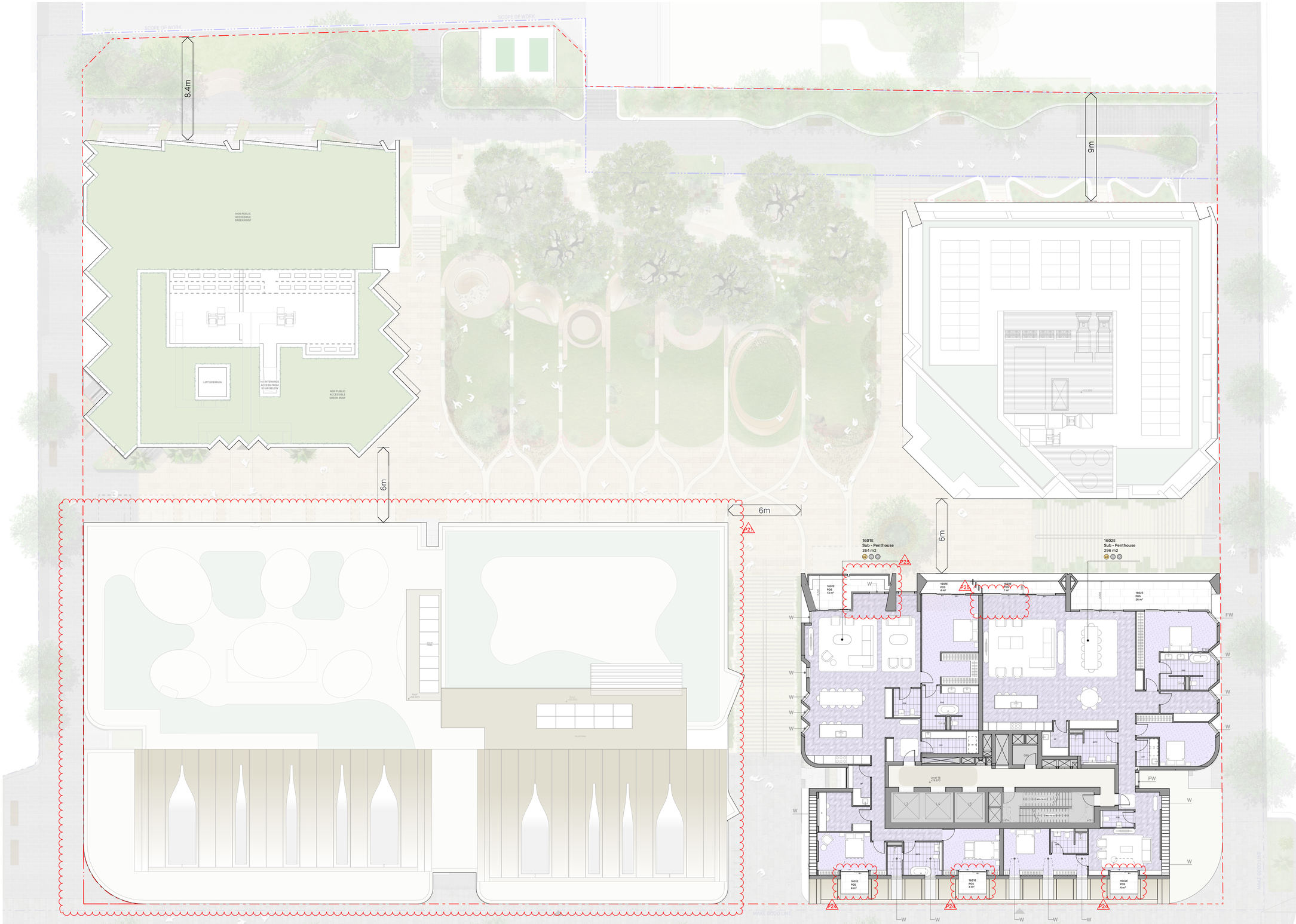

Tribe Studio Architects
STUDIO BRIGHT
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1

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

Schedule of Changes

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SITE BOUNDARY

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

ACOUSTIC PLENUM

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1	22/9/2025	for SSDA Approval	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
1:150 @ A1

Project Code
H180W

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22/9/2025

Sheet No.
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for SSDA Approval

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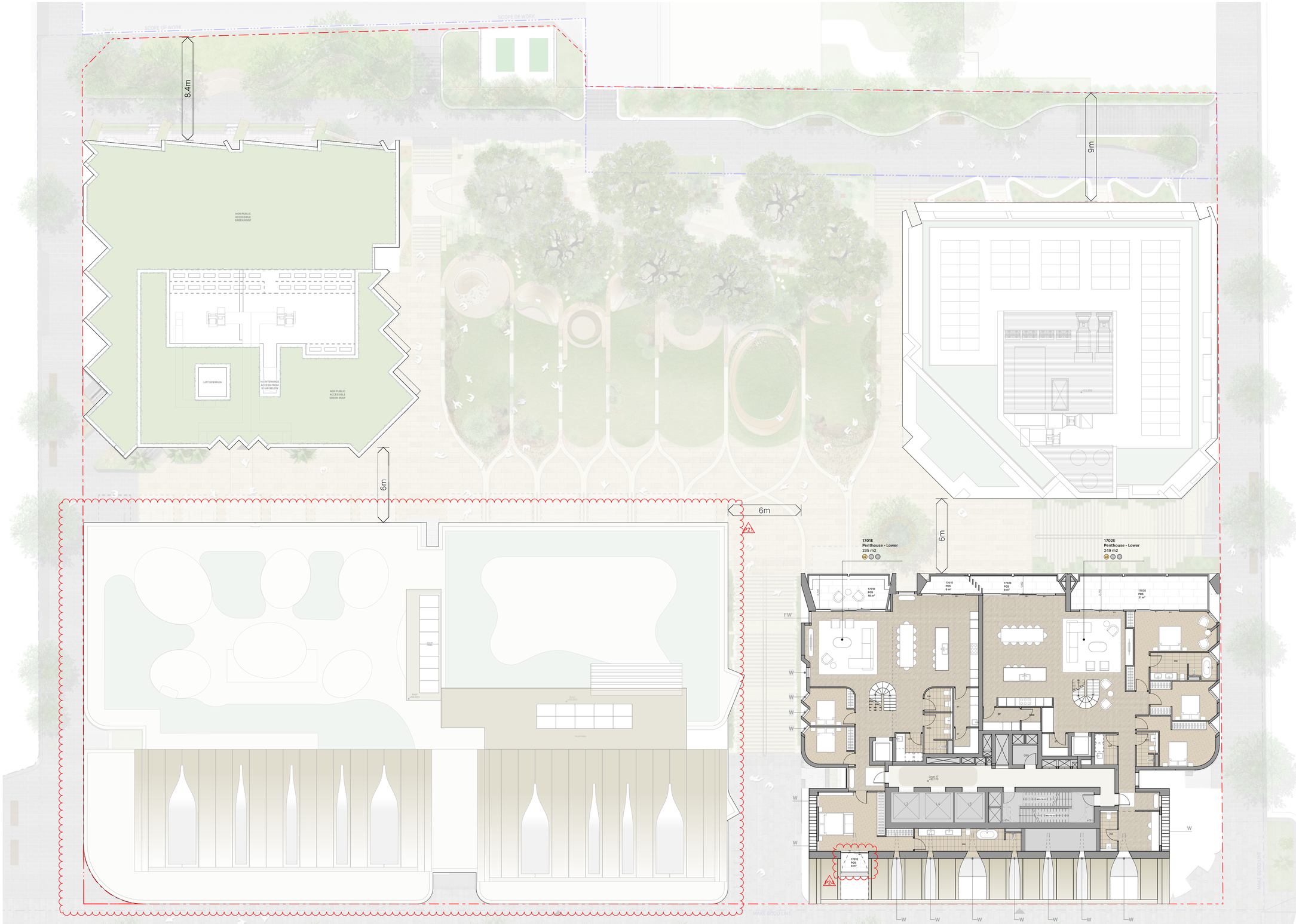
SCOPE OF WORK
SCOPE OF WORK
8.4m
9m
6m
6m
6m
NON PUBLIC ACCESSIBLE GREEN ROOF
LIFT OVERRUN
MAINTENANCE ACCESS FROM STAIR BELOW
NON PUBLIC ACCESSIBLE GREEN ROOF
P21
P24
1701E
Penthouse - Lower
235 m2
1702E
Penthouse - Lower
249 m2
FW
W
W
W

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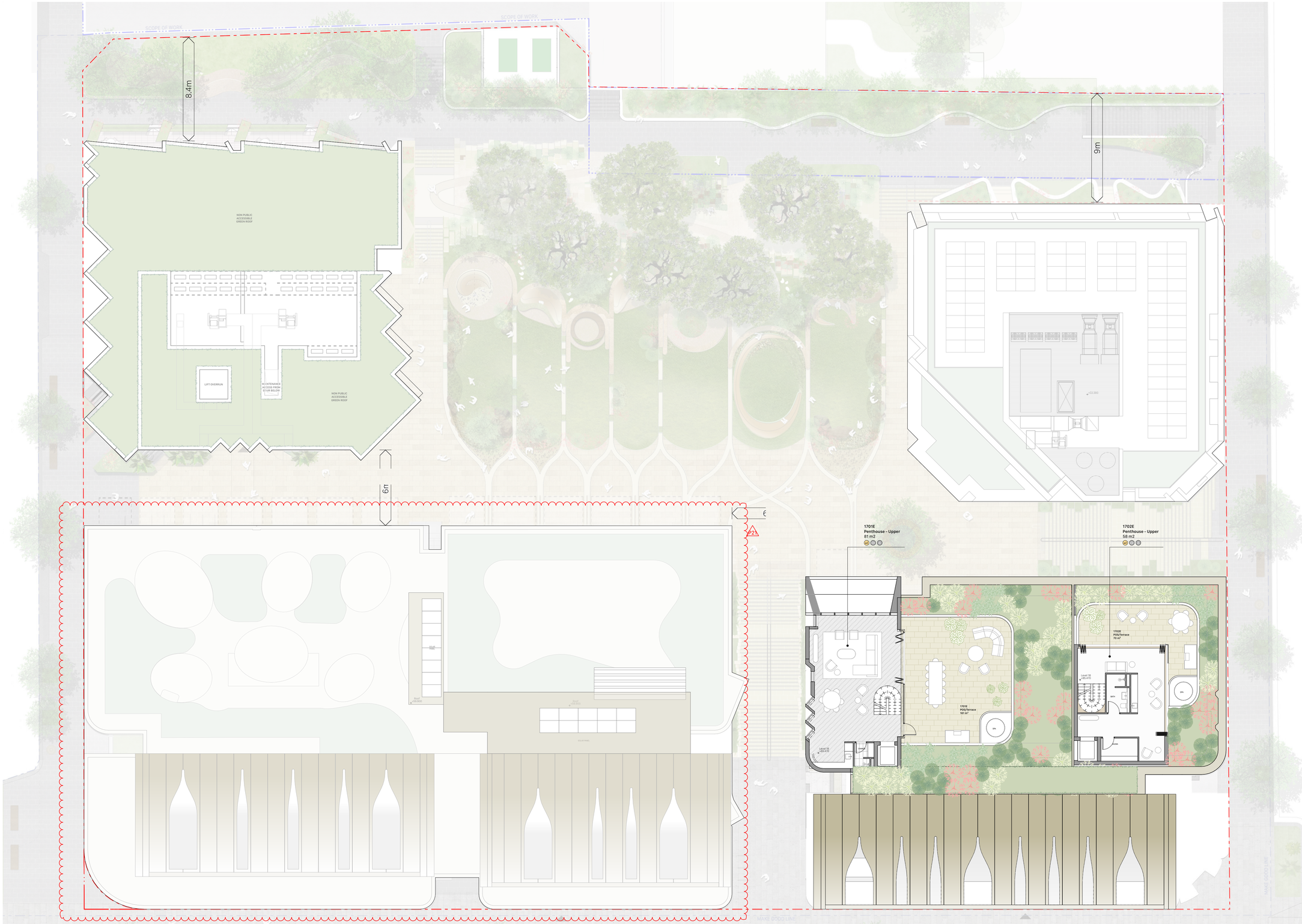

Tribe Studio Architects
STUDIO BRIGHT

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
- ☼ Compliant
- ☼ Non-Compliant
- 0 0 Hours

Adaptable Unit
- A Adaptable Units
- A Non-adaptable Units

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

P1	Missing tree has been added to the demolition plan
P2	Bike & storage updated to suit revised parking layout
P3	Lift lobby door removed in basement levels
P4	lift core extended to basements per structural comments
P5	The stair transfer updated in line with the back-of-house reconfiguration
P6	Removal of Basement 1 bin room within the William East Building
P7	Plan layout has been revised to accommodate the updated core
P8	Relocation of ground floor access corridor
P9	Reconfiguration of ground floor back-of-house layout
P10	Reconfiguration of ground floor retail amenities
P11	Reconfiguration of back-of-house waste collection rearrangement
P12	Reduction of ground floor communal spaces
P13	Former affordable units in Forbes St Building converted to build-to-sell
P14	View-driven angled units reconfigured in response to DIP comments
P15	Layouts reconfigured to accommodate new core
P16	Dowling Street Building unit layouts updated
P17	Fire control room layout updated
P18	Affordable units relocated and layout reconfigured
P19	Facade modification to enhance solar access to corner unit
P20	Upper-level affordable units in WW Building converted to build-to-sell,
P21	Roof lowered and communal space improved for neighbouring views
P22	Driveway entry reduced to 6m in width as per RFAI request
P23	Tandem parking has been incorporated where feasible
P24	Juliet balcony added to roof where feasible per DIP comments
P25	Living space reconfigured for optimal function and flow
P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

Room No.
B
m2
Q CV A AH

APP. NUMBER OF THE FLOOR
BEDROOM NUMBER INSIDE APARTMENT
APARTMENT INTERNAL AREA
AH- AFFORDABLE HOUSING UNIT
A- ADAPTABLE UNIT
CV- CROSS VENTILATION
SOLAR COMPLIANCE

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
01	9/4/2026	SSDA RFAI Response 03		KC

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

General Arrangement Plans
Level 18

Scale
1:150 @ A1

Project Code
H180W

First Issued
9/4/2026

Sheet No.
2022

Rev
01

for SSDA Approval

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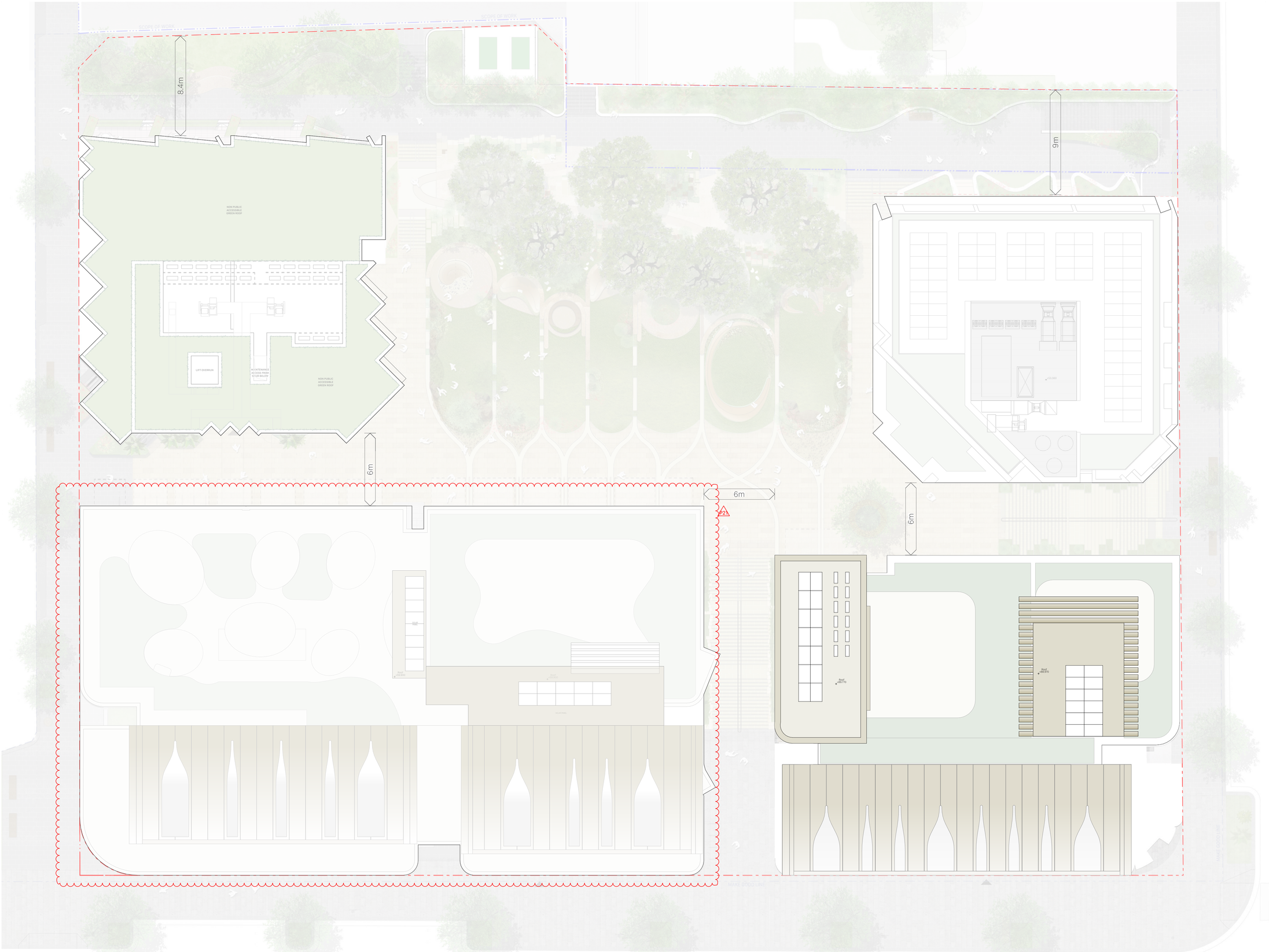

Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

1

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

Schedule of Changes

P1	Missing tree has been added to the demolition plan
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P11	Reconfiguration of back-of-house waste collection rearrangement
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P13	Former affordable units in Forbes St Building converted to build-to-sell
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P15	Layouts reconfigured to accommodate new core
P16	Dowling Street Building unit layouts updated
P17	Fire control room layout updated
P18	Affordable units relocated and layout reconfigured
P19	Facade modification to enhance solar access to corner unit
P20	Upper-level affordable units in WW Building converted to build-to-sell.
P21	Roof lowered and communal space improved for neighbouring views
P22	Driveway entry reduced to 6m in width as per RFAI request
P23	Tandem parking has been incorporated where feasible
P24	Juliet balcony added to roof where feasible per DIP comments
P25	Living space reconfigured for optimal function and flow
P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

ACOUSTIC PLENUM

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	KY	

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

General Arrangement Plans
Roof Plan

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2023

Rev
2

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

for SSDA Approval

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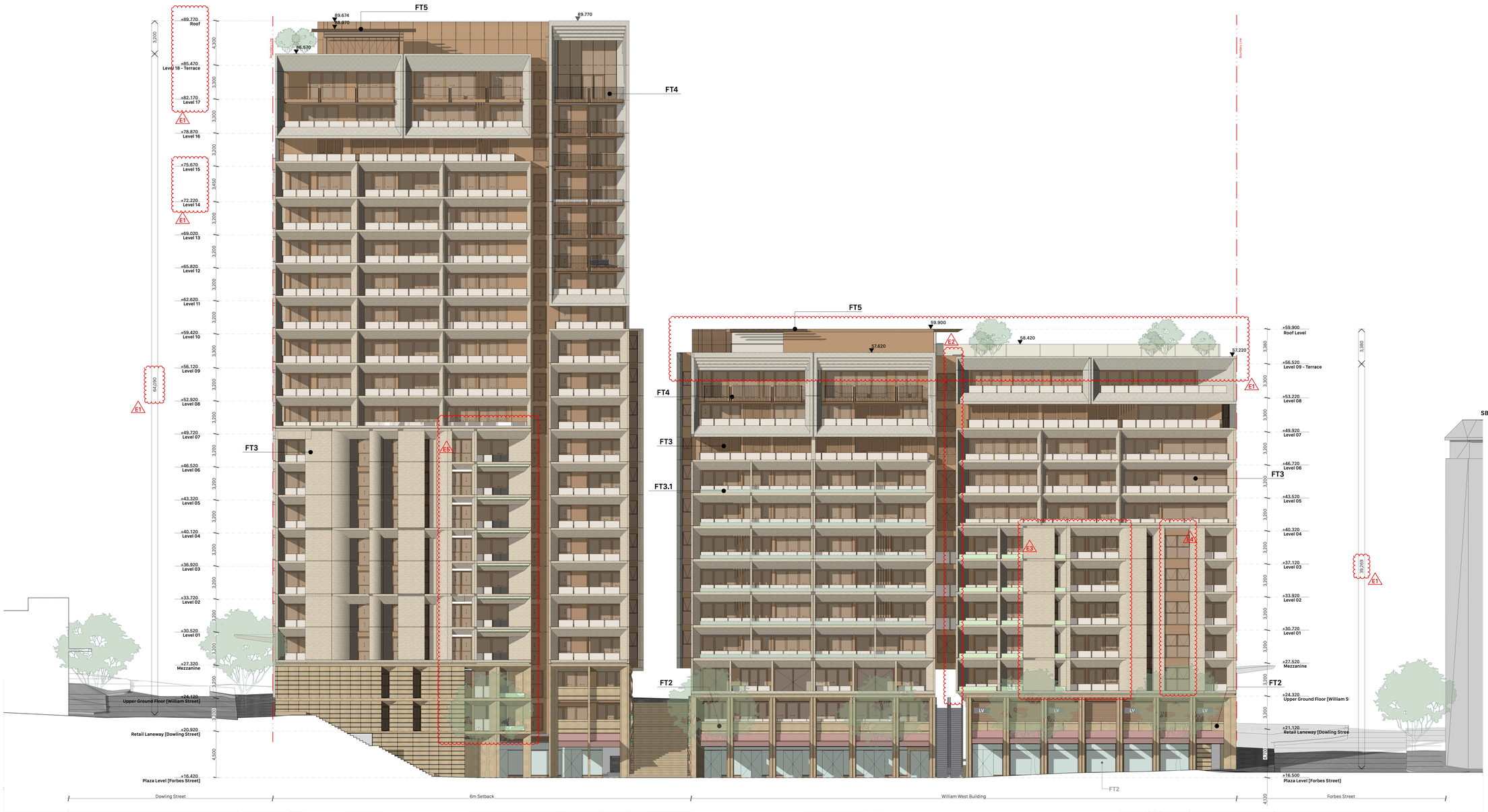

Tribe Studio Architects
STUDIO BRIGHT

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0 2 5 10m

General notes
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- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

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
FT3.1	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade.
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

Schedule of Changes

E1	Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments
E2	Overhang depth reduced to improve daylight access to rear bedroom.
E3	Elevations updated to suit revised affordable layout, per DIP comments
E4	Additional windows added to living space to enhance daylight access, in response to DIP comments
E5	Facade modified in line with plan changes, as per DIP comments.
E6	Facade revised along Forbes St to enhance visual interest, DIP Comment
E7	Balconies and windows reconfigured to improve solar access
E8	Additional mezzanine units added; facade adjusted accordingly
E9	Balcony added to improve solar access to living space
E10	Dowling Street balcony updated with the plan
E11	External louvre added to Lower William East living space to respond to E9 changes on William West Building.
E12	Reeded glass louvre added to Forbes Street building lift lobby windows
E13	DDA lift relocated to enhance access and visibility
E14	Lobby to affordable units extended to street frontage
E15	Window added to facade improve daylight access and natural ventilation

Rev	Date	Description	By	Chk
3	24/4/2026	SSDA RFAI Response 2	KC	
2	9/4/2026	SSDA RFAI Response	KC	
1	22/9/2025	for SSDA Approval	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
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3000

Rev
3

for SSDA Approval

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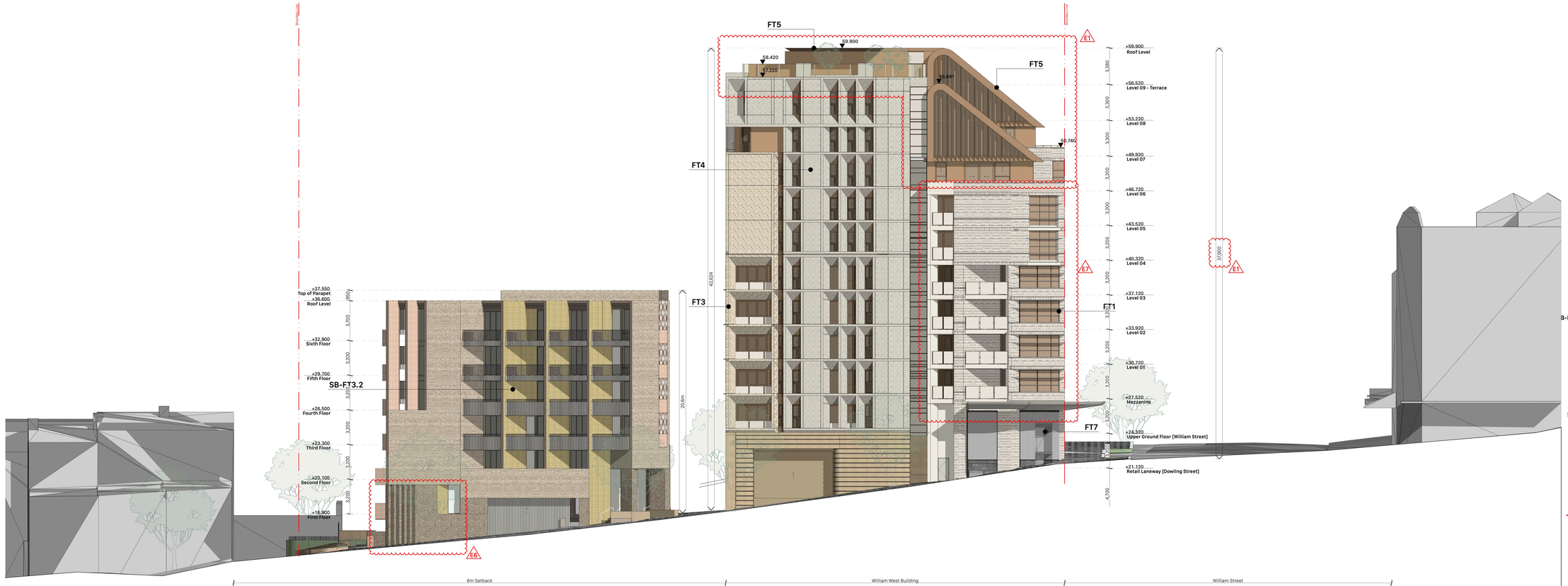

Tribe Studio Architects
fjcstudio
STUDIO BRIGHT

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
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
FT3.1	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade.
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.
B-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

Schedule of Changes

E1	Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments
E2	Overhang depth reduced to improve daylight access to rear bedroom.
E3	Elevations updated to suit revised affordable layout, per DIP comments
E4	Additional window added to living space to enhance daylight access, in response to DIP comments
E5	Facade modified in line with plan changes, as per DIP comments.
E6	Facade revised along Forbes St to enhance visual interest, DIP Comment
E7	Balconies and windows reconfigured to improve solar access
E8	Additional mezzanine units added; facade adjusted accordingly
E9	Balcony added to improve solar access to living space
E10	Dowling Street balcony updated with the plan
E11	External louvre added to Lower William East living space to respond to E9 changes on William West Building.
E12	Reeded glass louvre added to Forbes Street building lift lobby windows
E13	DDA lift relocated to enhance access and visibility
E14	Lobby to affordable units extended to street frontage
E15	Window added to facade improve daylight access and natural ventilation

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	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
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3001

Rev
2

for SSDA Approval

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Tribe Studio Architects
STUDIO BRIGHT

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0 2 5 10m

General notes

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Legend

Facade Types

LV	Active Louvres
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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
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FT7	Glazing Shop front, aluminium framing, Low Iron Glazing. Curved Aluminium awning with integrated skylight
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SITE BOUNDARY

Schedule of Changes

- E1 Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments
- E2 Overhang depth reduced to improve daylight access to rear bedroom.
- E3 Elevations updated to suit revised affordable layout, per DIP comments
- E4 Additional window added to living space to enhance daylight access, in response to DIP comments
- E5 Facade modified in line with plan changes, as per DIP comments.
- E6 Facade revised along Forbes St to enhance visual interest, DIP Comment
- E7 Balconies and windows reconfigured to improve solar access
- E8 Additional mezzanine units added; facade adjusted accordingly
- E9 Balcony added to improve solar access to living space
- E10 Dowling Street balcony updated with the plan
- E11 External louvre added to Lower William East living space to respond to E9 changes on William West Building.
- E12 Reeded glass louvre added to Forbes Street building lift lobby windows
- E13 DDA lift relocated to enhance access and visibility
- E14 Lobby to affordable units extended to street frontage
- E15 Window added to facade improve daylight access and natural ventilation

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	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
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3002

Rev
2

for SSDA Approval

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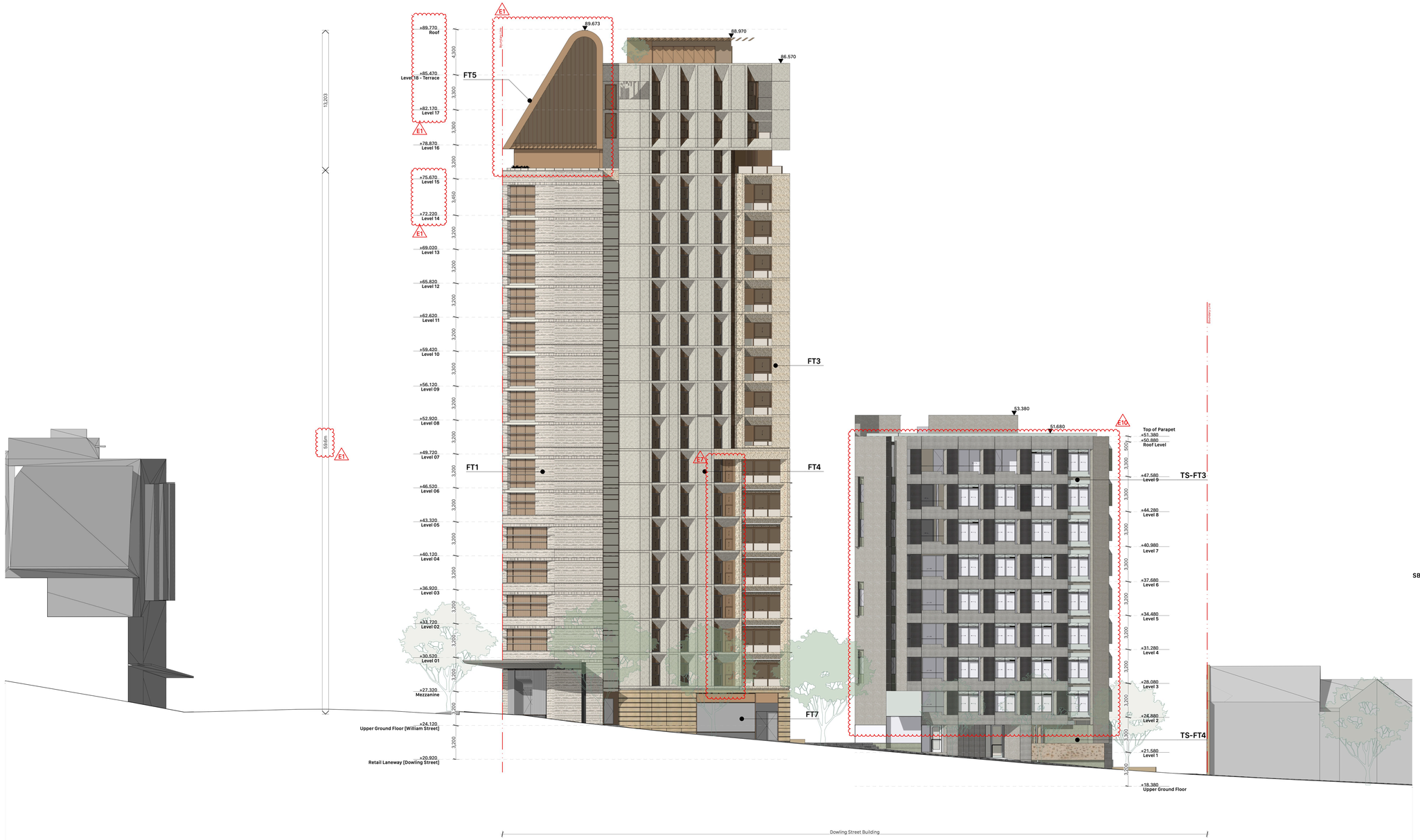

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

0 2 5 10m

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- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

Facade Types

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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.
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SITE BOUNDARY

Schedule of Changes

E1	Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments
E2	Overhang depth reduced to improve daylight access to rear bedroom.
E3	Elevations updated to suit revised affordable layout, per DIP comments
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Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response	01	KC
1	22/9/2025	for SSDA Approval		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
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3003

Rev
2

for SSDA Approval

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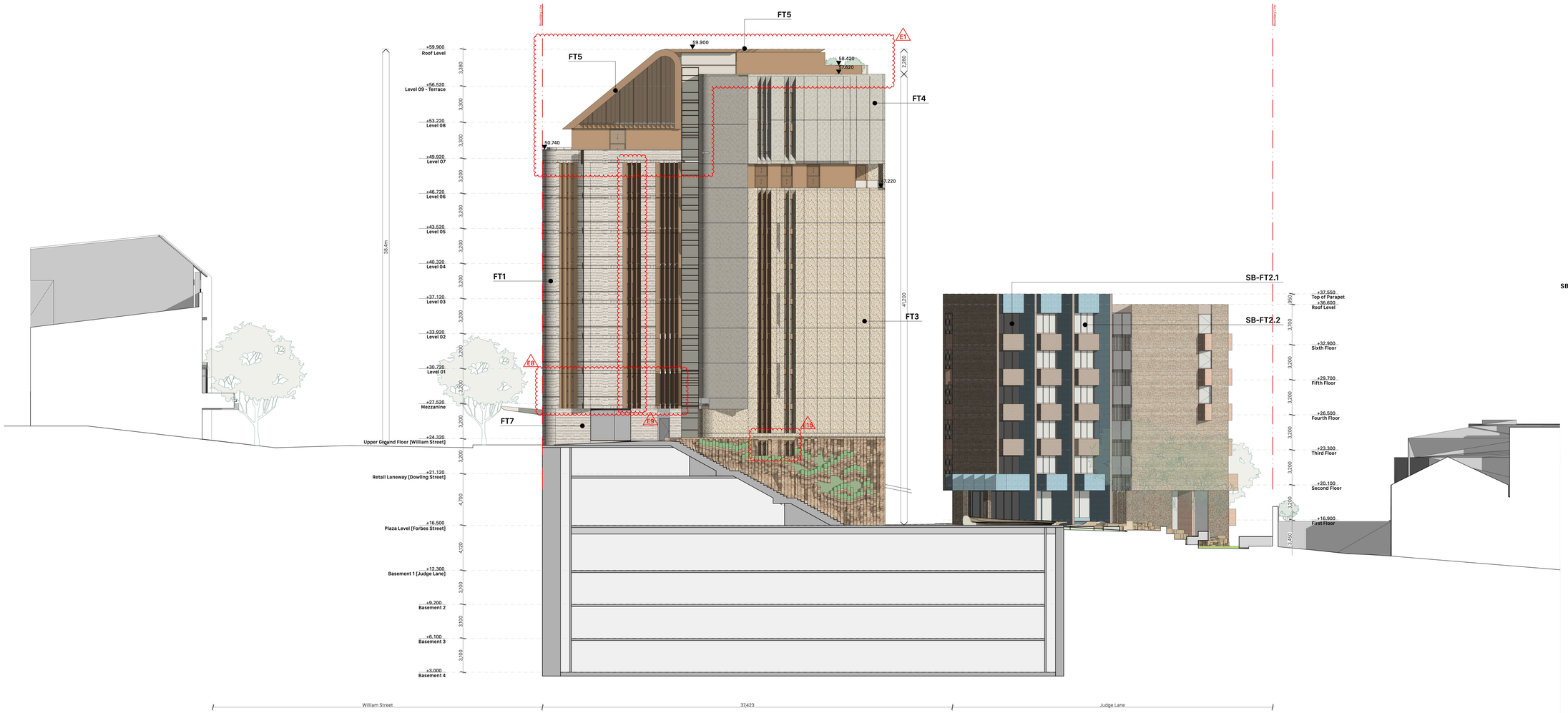

Tribe Studio Architects
fjcstudio

STUDIO BRIGHT

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'.
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- Use figured dimensions only.

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
FT3.1	Precast and GRC cladding, full height setback aluminiumwindows and sliding doors, with Bronze body tint glazing Glass Balustrade.
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

Schedule of Changes

E1	Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments
E2	Overhang depth reduced to improve daylight access to rear bedroom.
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E14	Lobby to affordable units extended to street frontage
E15	Window added to facade improve daylight access and natural ventilation

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	KY	

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

1:200 Elevations
East Elevation - Through Site Link

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3004

Rev
2

for SSDA Approval

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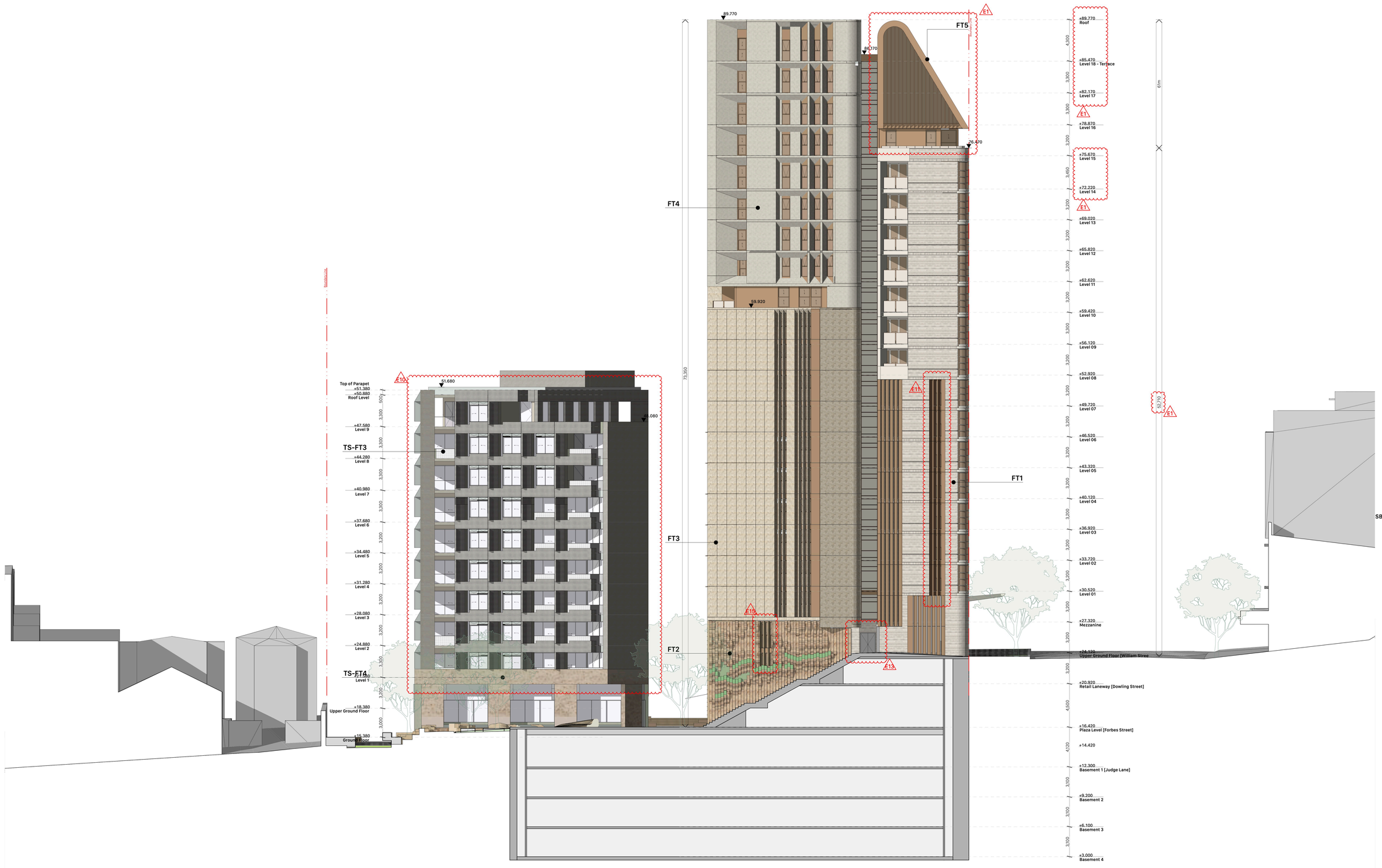

Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

0 2 5 10m

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Legend

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Rev	Date	Description	By	Chk
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1	22/9/2025	for SSDA Approval	KY	

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

1:200 Elevations
West Elevation - Through Site Link

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3005

Rev
2

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

for SSDA Approval

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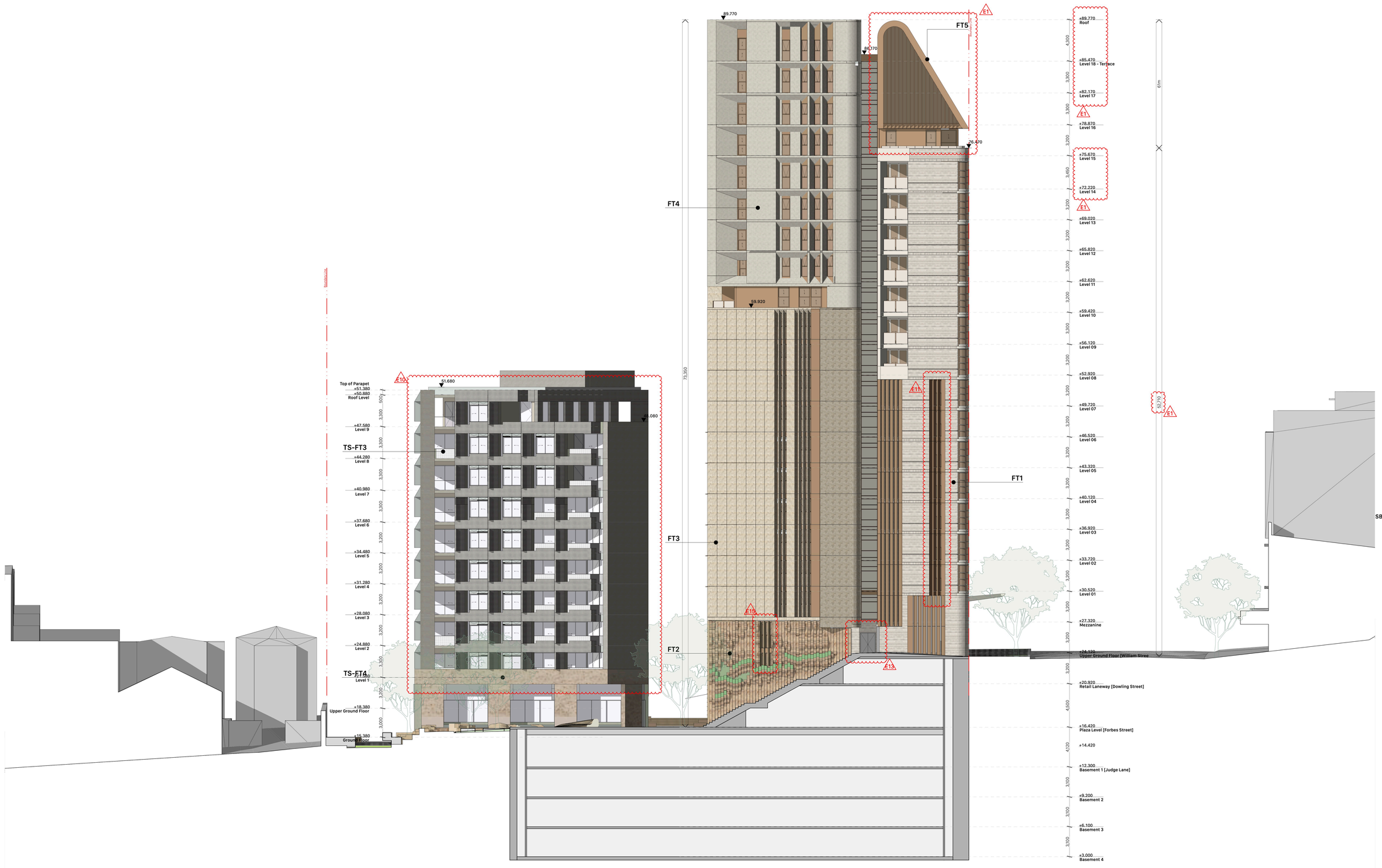

Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

0 2 5 10m

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Legend

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Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	KY	

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

1:200 Elevations
West Elevation - Through Site Link

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3005

Rev
2

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

for SSDA Approval

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STUDIO BRIGHT

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0 2 5 10m

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2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	KY	

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

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

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3007

Rev
2

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

for SSDA Approval

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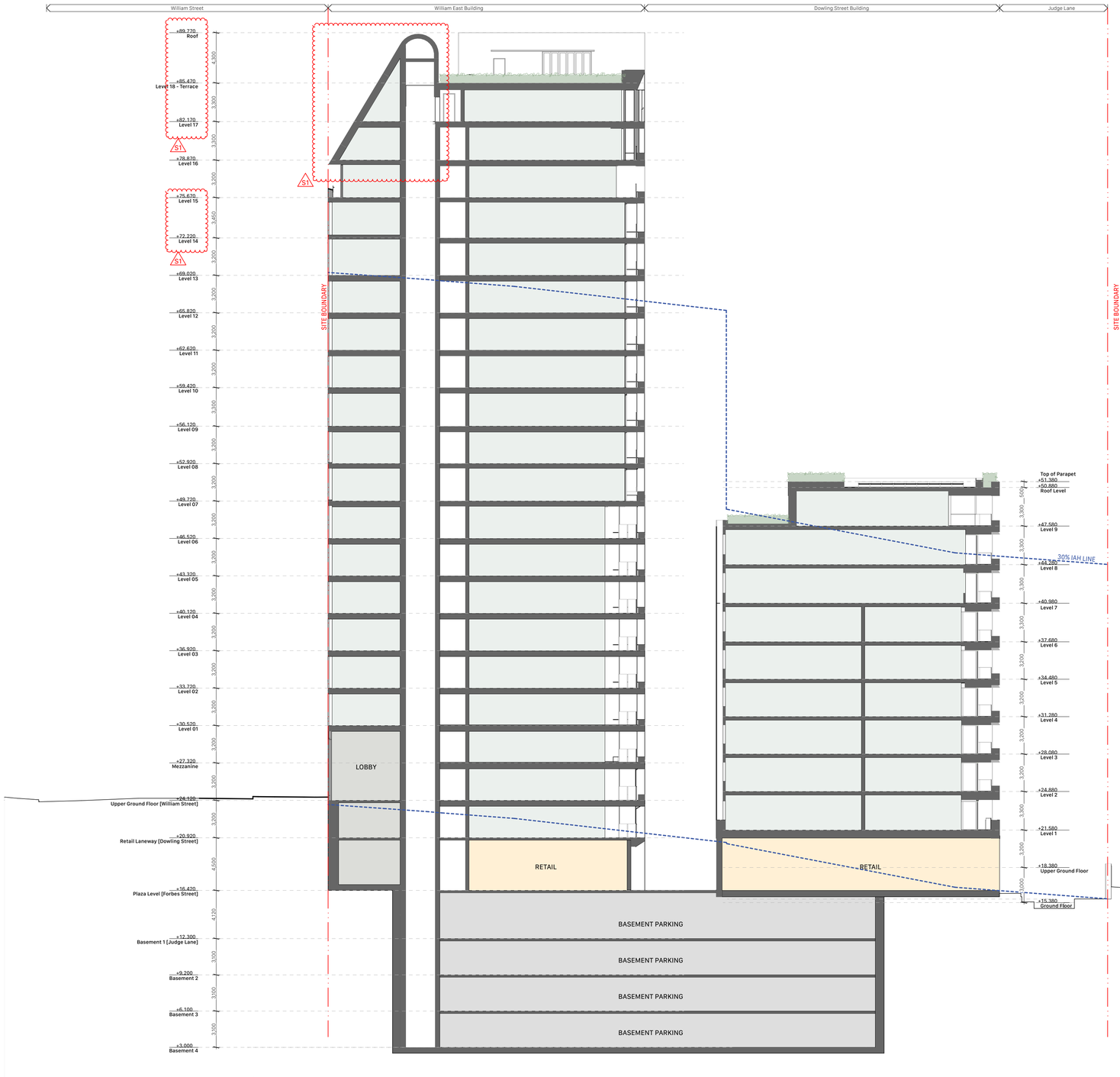

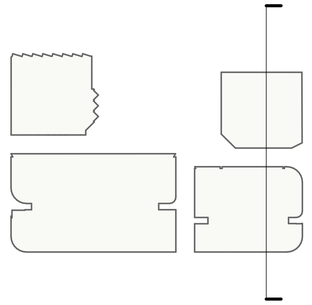

Tribe Studio Architects
STUDIO BRIGHT

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0 2 5 10m

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Legend

SITE BOUNDARY

ENVELOPE OUTLINE

Schedule of Changes

S1 Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments

S2 Extra mezzanine units added to optimise building efficiency

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	KY	

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

1:200 Sections
East Section

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
4001

Rev
2

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

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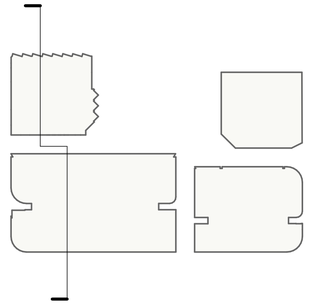

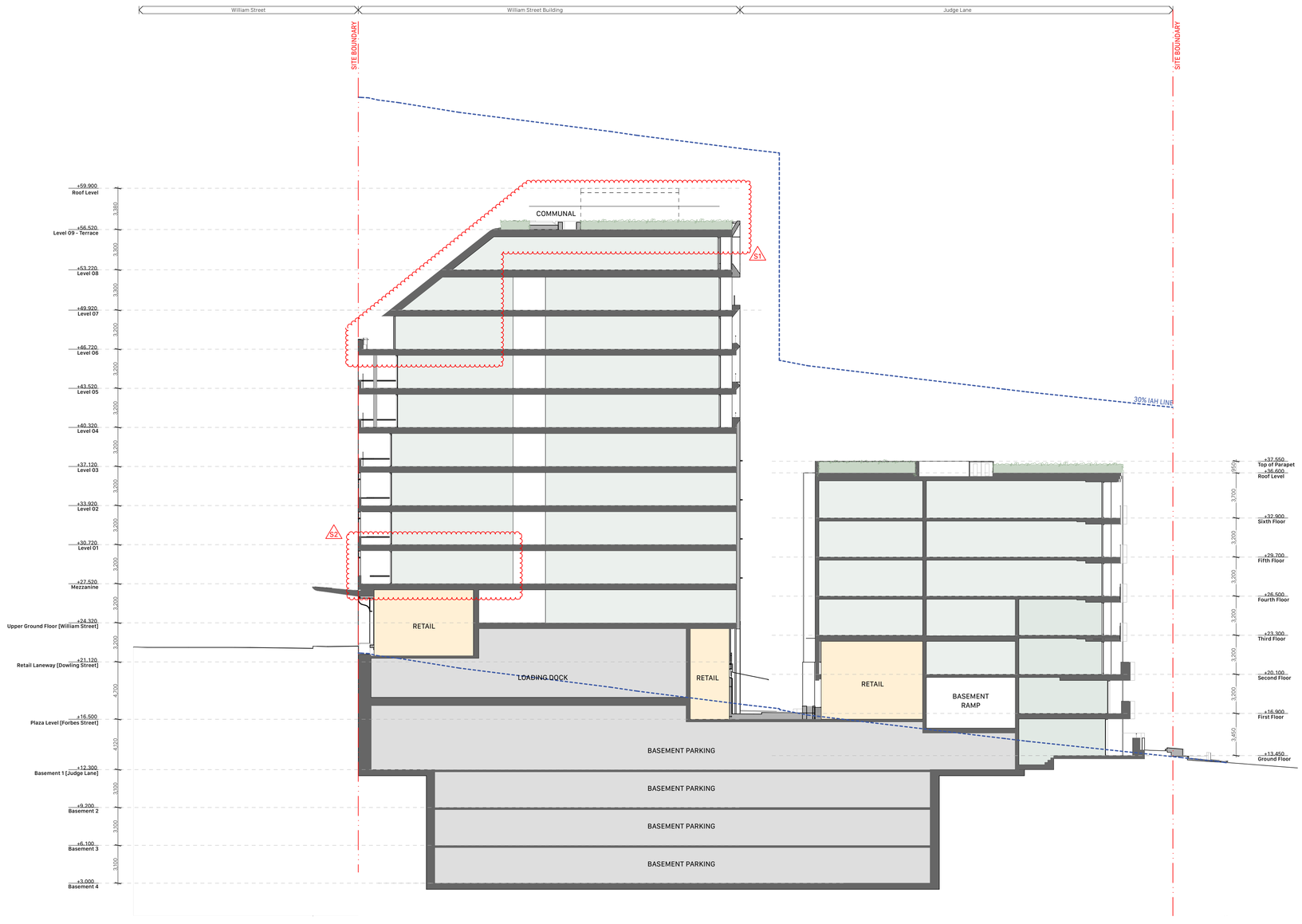

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STUDIO BRIGHT

0 2 5 10m

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Legend

SITE BOUNDARY

ENVELOPE OUTLINE

Schedule of Changes

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1	22/9/2025	for SSDA Approval	KY	

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

1:200 Sections
West Section

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
4002

Rev
2

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

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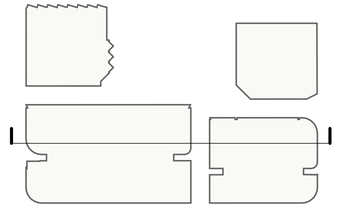

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SITE BOUNDARY

ENVELOPE OUTLINE

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Rev	Date	Description	By	Chk
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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
22/9/2025

Sheet No.
4003

Rev
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architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

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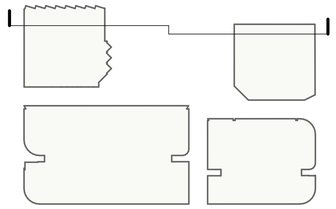

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Legend

SITE BOUNDARY

ENVELOPE OUTLINE

Schedule of Changes

S1 Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments

S2 Extra mezzanine units added to optimise building efficiency

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 01	KC	
1	22/9/2025	for SSDA Approval	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
22/9/2025

Sheet No.
4004

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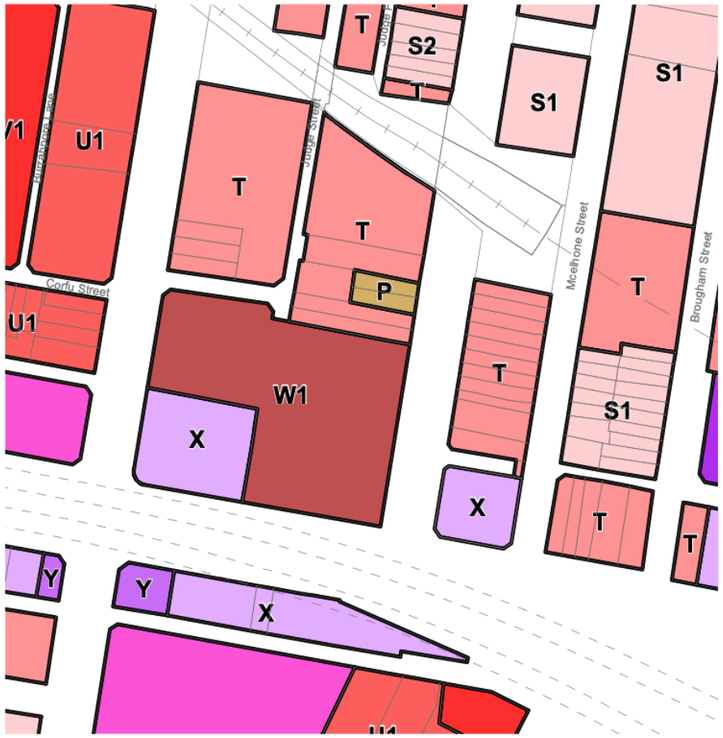

Floor Space Ratio

x = 4

W1 = 3.5

F	0.6	X	4
H	0.7	Y	4.5
J	0.8	Z	5
L	0.9	AA1	6
N	1	AA2	6.5
P	1.25	AB1	7
S1	1.5	AB2	7.5
S2	1.75	AC	8
T	2	AD	9
U1	2.5	AE	10
U2	2.75	AF	11
V1	3	Refer to clause 6.14	
V2	3.25	Refer to clause 6.15A	
W1	3.5	Refer to clause 6.4	
W2	3.75		

1 PLAN CoS FSR Map

2 PLAN Site Plan Area Diagram

Legend

— Outline of Building Proposal

Total Site Area = 1,418 + 4,980 = 6,398m2 (as per LTS survey calculation)

Proposed GFA within :

Lot 164-172 William Street

Proposed GFA = 9,462m2

Lot 174-194 William Street

Proposed GFA = 23,574m2

Total Proposed GFA = 33,036m2

For Information
13/4/2026

DR - 9050 — FSR Diagram
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

Scale
No Scale @ A3

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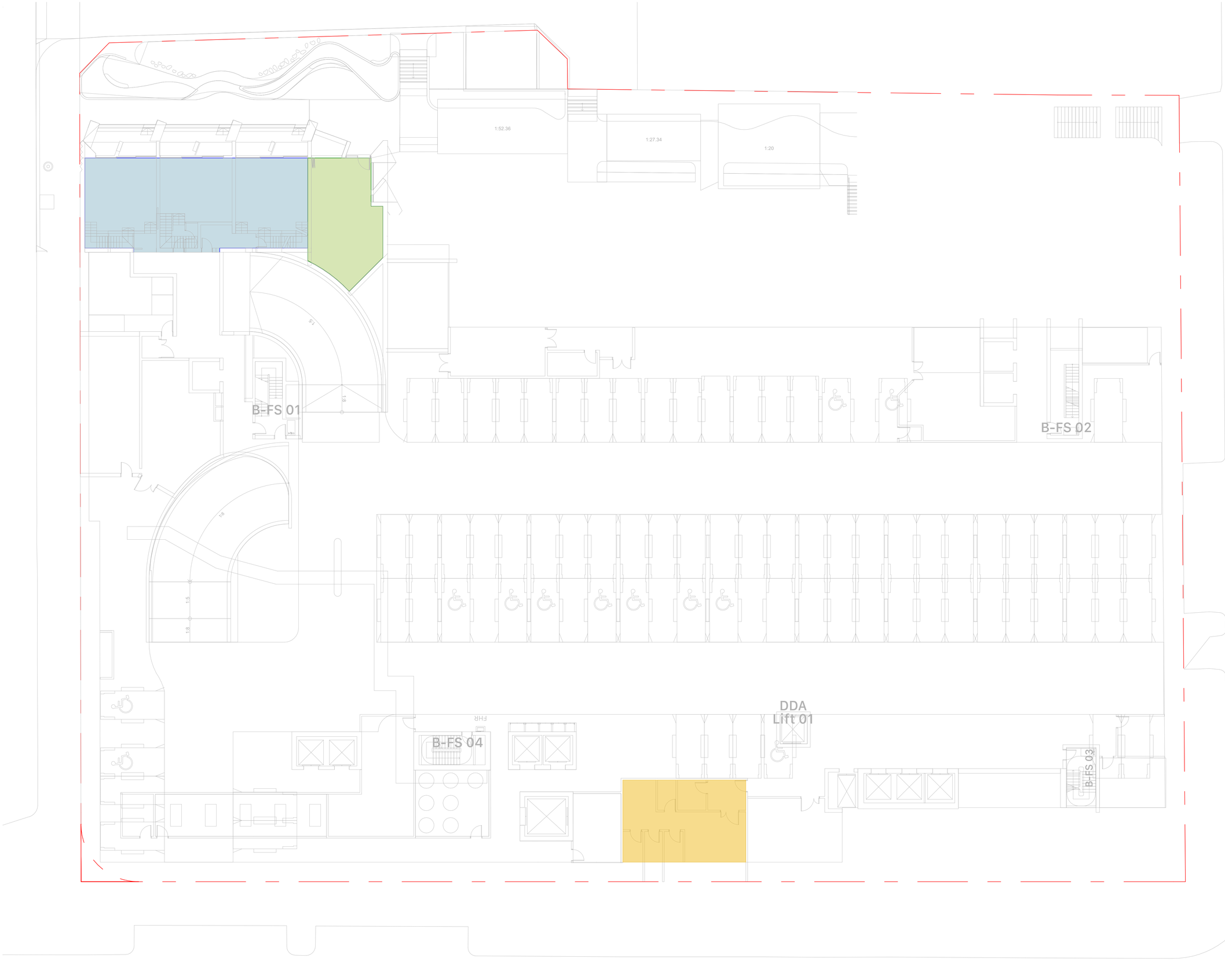

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0 10 20 50m

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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Build to Sell	179
Retail	72
Communal	56

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Basement 1 - Judge Lane

Scale
1:1000 @ A1

Project Code
H180W

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Sheet No.
2205

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Legend

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Build to Sell	456
Retail	1031
Communal	168

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Plaza Level - Forbes Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
21/5/2026

Sheet No.
2206

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

Build to Sell
Affordable Housing
Retail
Communal

GFA Summary	Area (m²)
Build to Sell	1190
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Retail Laneway - Dowling Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
21/5/2026

Sheet No.
2207

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

Build to Sell

Affordable Housing

Retail

Communal

GFA Summary	Area (m²)
Affordable Housing	439
Build to Sell	1501
Retail	640
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Upper Ground Floor - William Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
21/5/2026

Sheet No.
2208

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

Build to Sell

Affordable Housing

Retail

Communal

GFA Summary	Area (m²)
Affordable Housing	772
Build to Sell	1851
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Mezzanine Level

Scale
1:150 @ A1

Project Code
H180W

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

Build to Sell

Affordable Housing

Retail

Communal

Level 1-2 Typical

GFA Summary	Area (m²)
Affordable Housing	1263
Build to Sell	1602
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 01 - 02

Scale
1:150 @ A1

Project Code
H180W

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	1217
Build to Sell	1095
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 03

Scale
1:150 @ A1

Project Code
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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	2358
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 04

Scale
1:150 @ A1

Project Code
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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	2379
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 05

Scale
1:150 @ A1

Project Code
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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	2263
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 06

Scale
1:150 @ A1

Project Code
H180W

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	2071
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 07

Scale
1:150 @ A1

Project Code
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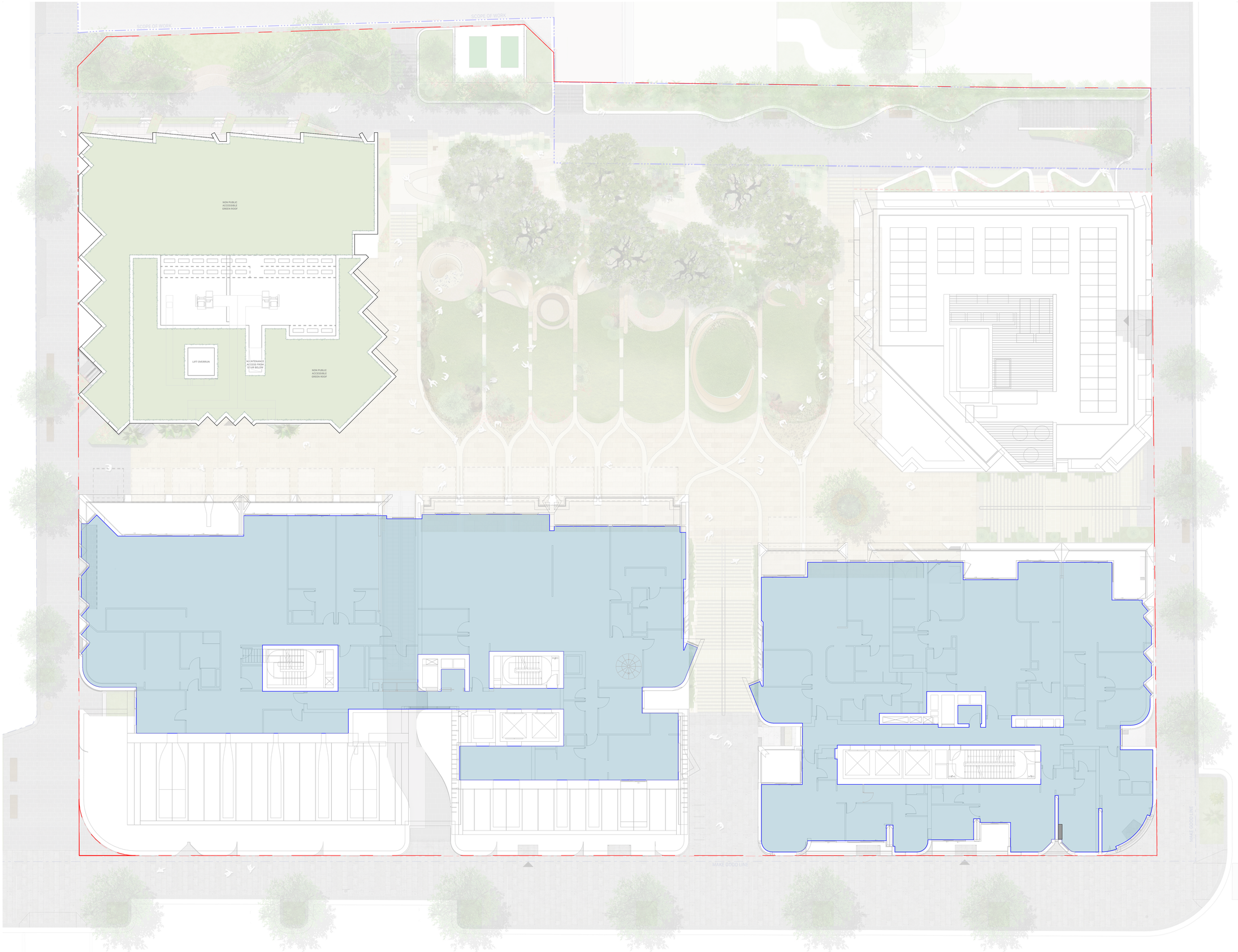

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- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
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Legend

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

Build to Sell

Affordable Housing

Retail

Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	1566
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 08

Scale
1:150 @ A1

Project Code
H180W

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- Do not scale drawings.
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Legend

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

Build to Sell

Affordable Housing

Retail

Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	748
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 09

Scale
1:150 @ A1

Project Code
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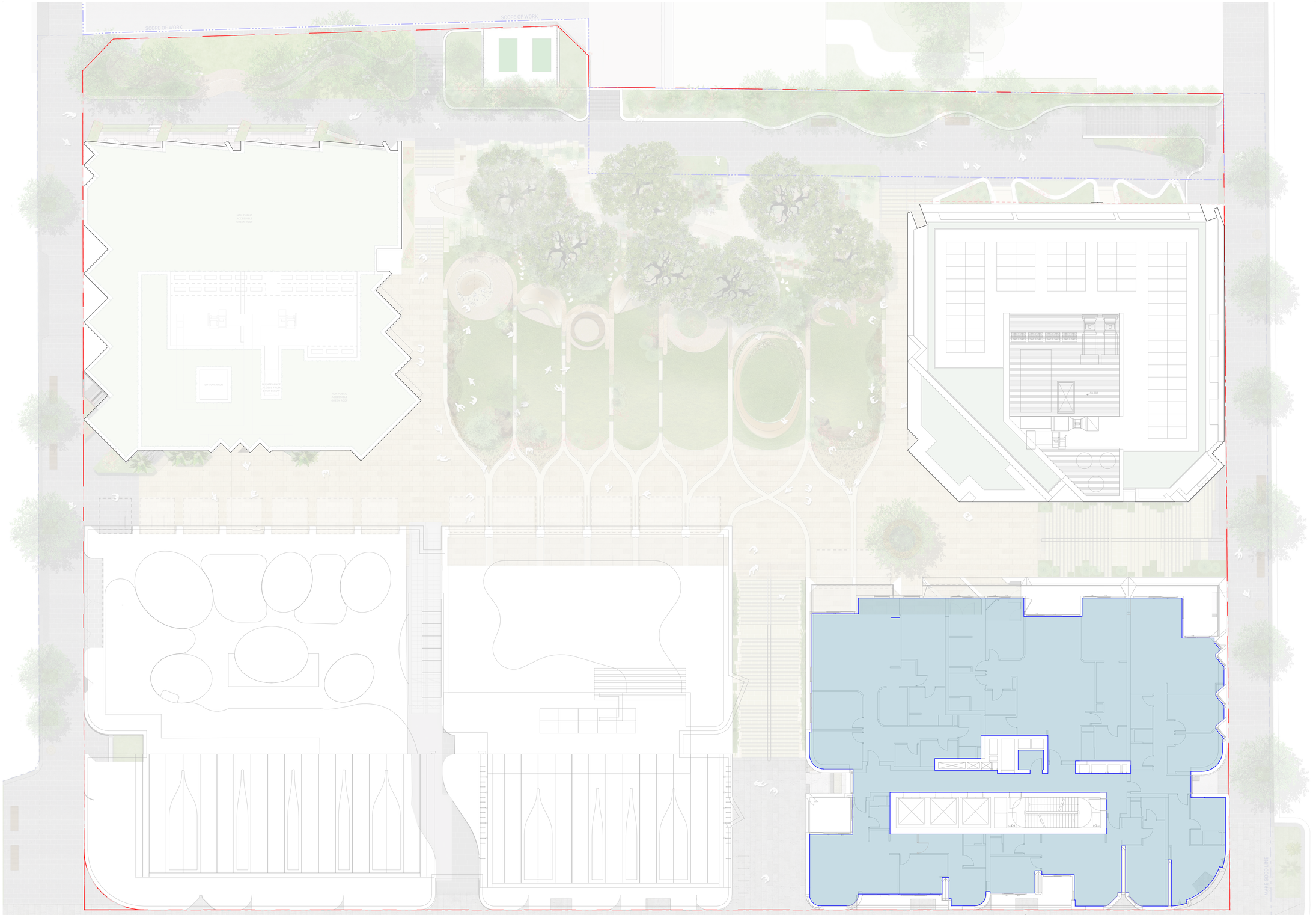

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General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	674
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3		KC

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

GFA Plans
GFA Diagram - Level 10

Scale
1:150 @ A1

Project Code
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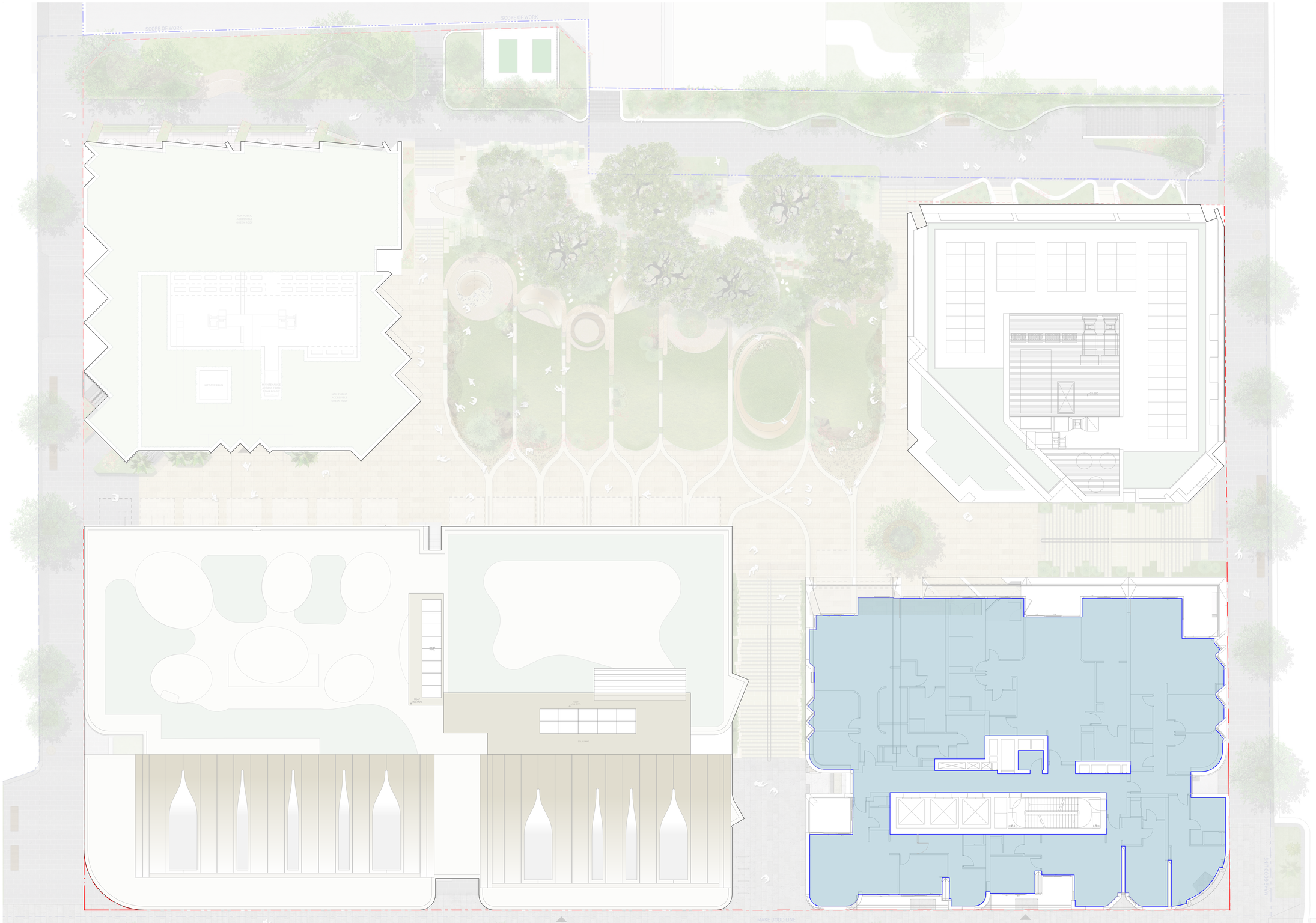

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General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

Level 11-14 Typical

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	674
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 11 - 14

Scale
1:150 @ A1

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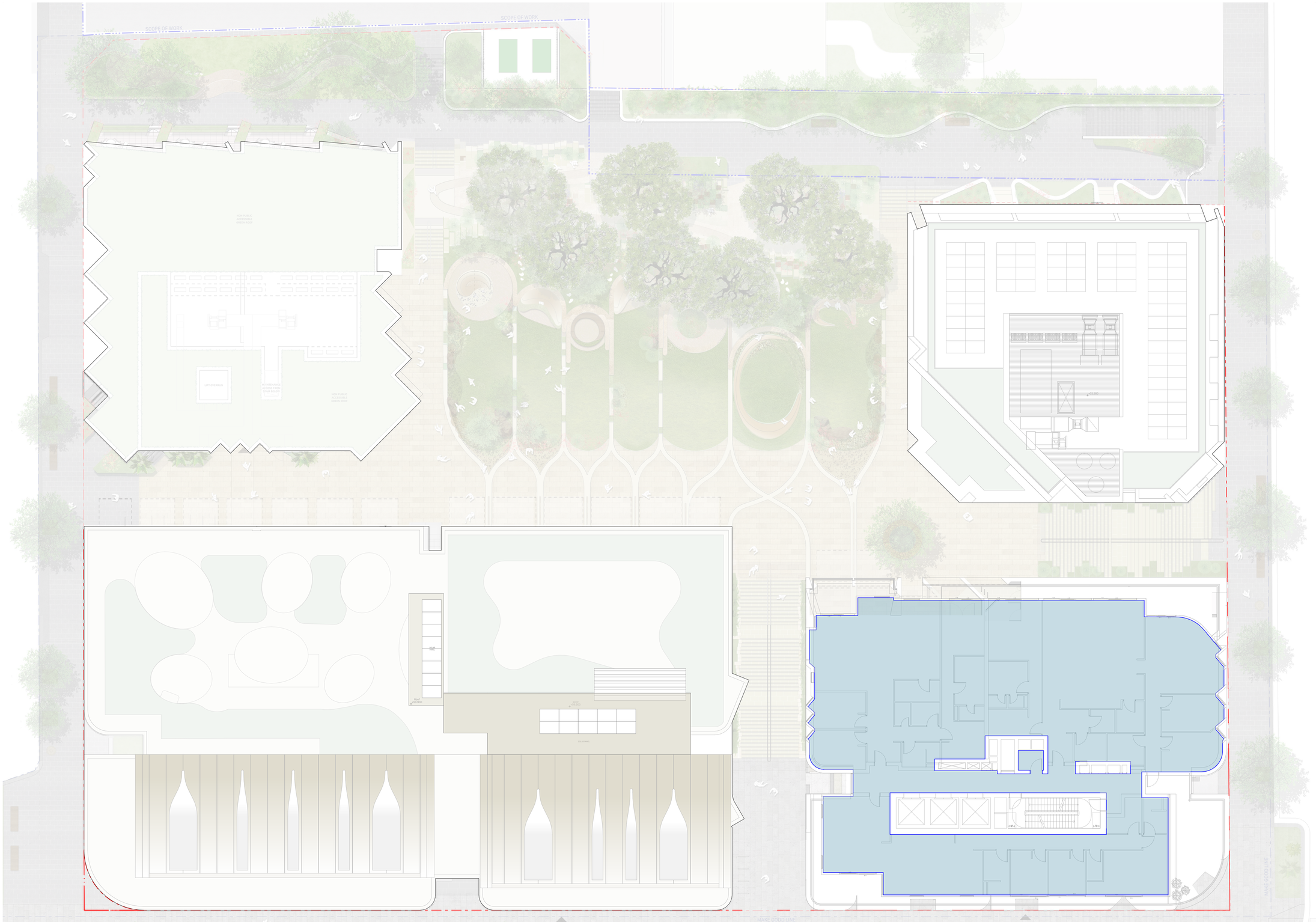

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General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
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- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	626
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 15

Scale
1:150 @ A1

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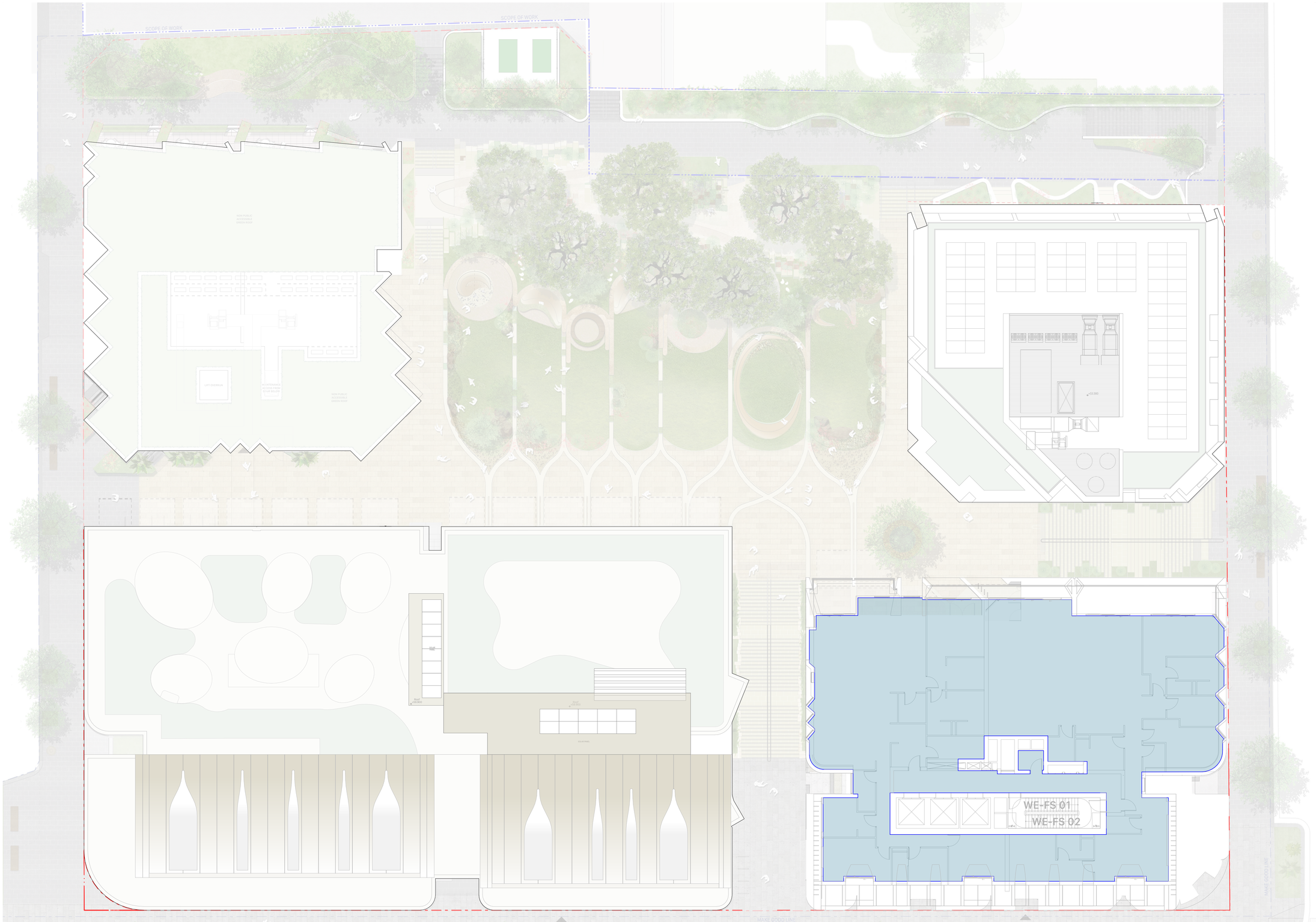

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General notes
- All dimensions and existing conditions shall be checked and verified by the contractor before proceeding with the work.
- All levels relative to 'Australian Height Datum'.
- Do not scale drawings.
- Use figured dimensions only.

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	603
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 16

Scale
1:150 @ A1

Project Code
H180W

First Issued
21/5/2026

Sheet No.
2221

Rev
01

for SSDA Approval

architecture / interiors / landscape / urban / place Level 6, Australia Square, 264 George Street, Sydney NSW 2000 **t** +61 2 9251 7077 **w** fjcstudio.com

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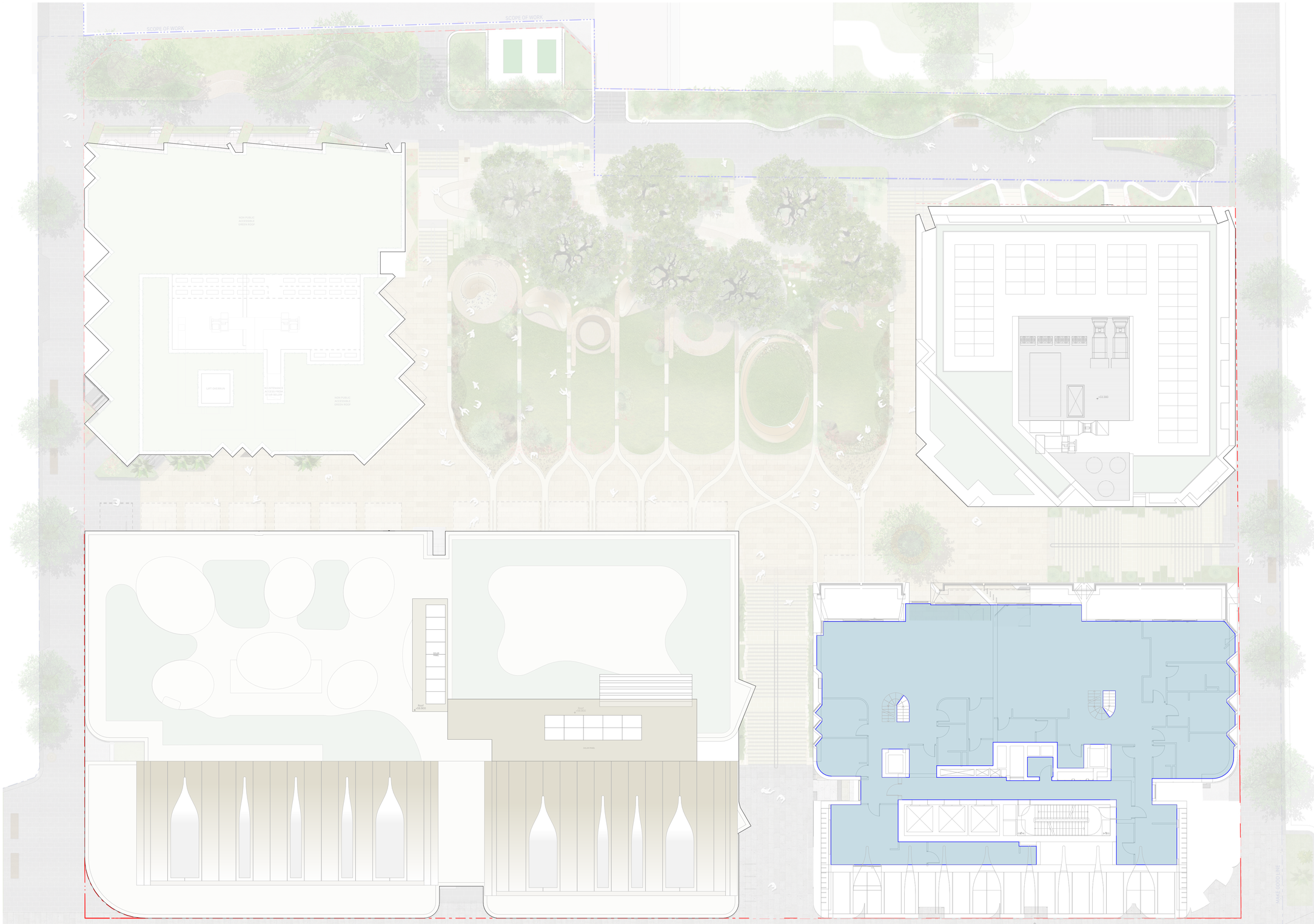

Tribe Studio Architects
STUDIO BRIGHT

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

- Build to Sell
- Affordable Housing
- Retail
- Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	516
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 17

Scale
1:150 @ A1

Project Code
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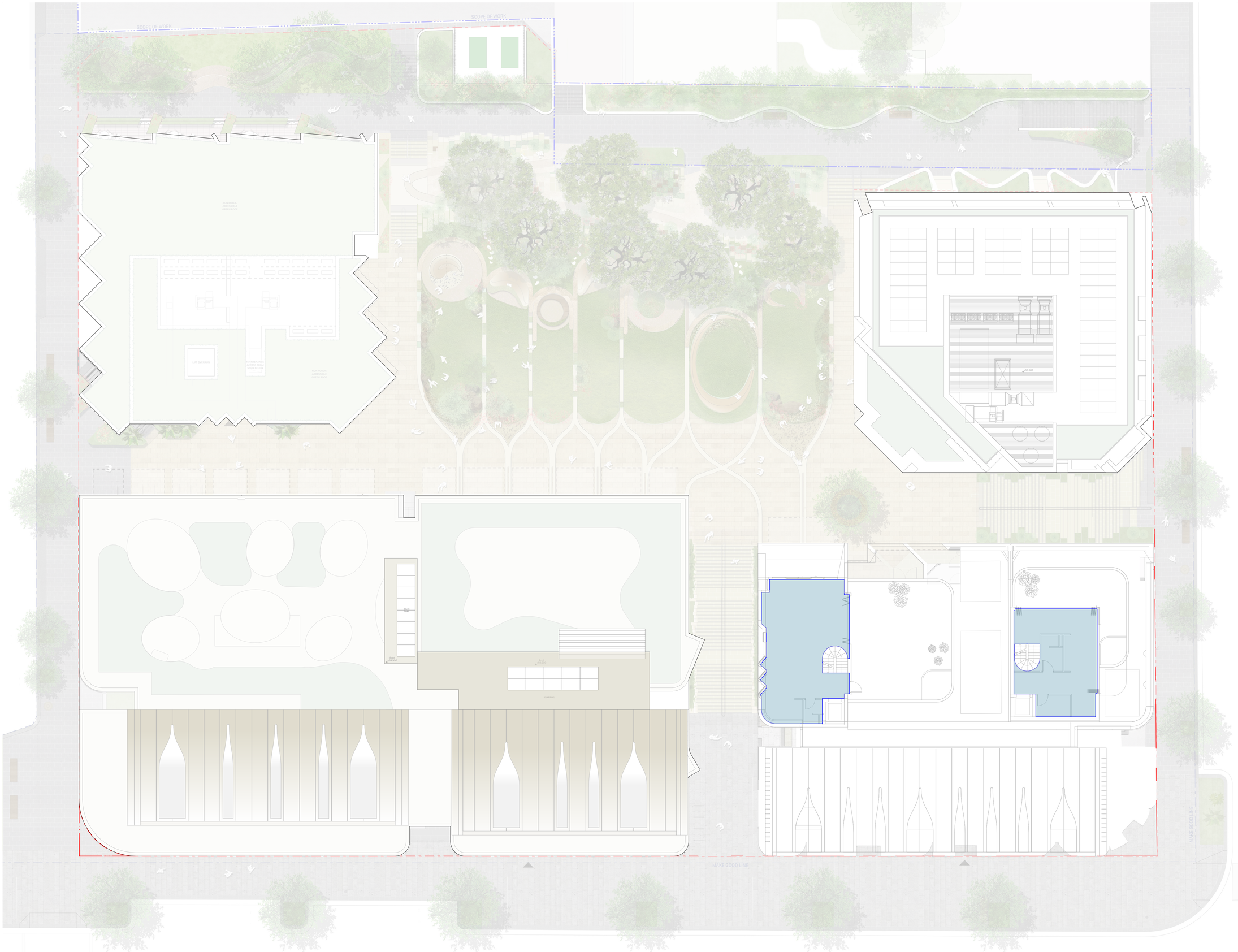

Tribe Studio Architects
STUDIO BRIGHT

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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

SITE BOUNDARY

ENVELOPE OUTLINE

GFA

Build to Sell

Affordable Housing

Retail

Communal

GFA Summary	Area (m²)
Affordable Housing	0
Build to Sell	140
Retail	0
Communal	0

Rev	Date	Description	By	Chk
01	21/5/2026	SSDA RFAI Response 3	KC	

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

GFA Plans
GFA Diagram - Level 18

Scale
1:150 @ A1

Project Code
H180W

First Issued
21/5/2026

Sheet No.
2223

Rev
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for SSDA Approval

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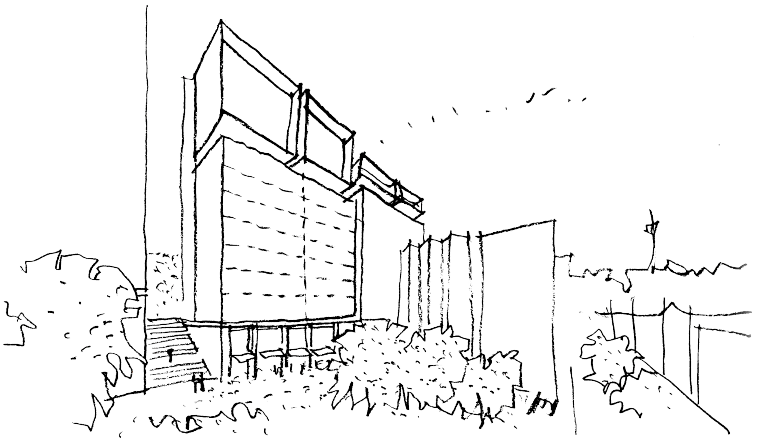

Schedule of Amendments

180 William Street— REV 1 — May 2026

Amendments	Design Updates	Addressing
P2 - Bike & storage updated to suit revised parking layout P4 - Lift core extended to basements per structural comments P7 - Plan layout has been revised to accommodate the updated core P13 - Former affordable units in Forbes St Building converted to build-to-sell P15 - Layouts reconfigured to accommodate new core P18 - Affordable units relocated and layout reconfigured P20 - Upper-level affordable units in WW Building converted to build-to-sell P23 - Tandem parking has been incorporated where feasible E3 - Elevations updated to suit revised affordable layout, per DIP comments E5 - Facade modified in line with plan changes, as per DIP comments. E7 - Balconies and windows reconfigured to improve solar access	**Affordable Housing** Affordable housing units have been consolidated into a single building and relocated to the lower levels, with affordable units previously distributed across other buildings within the development converted to build-to-sell apartments. The internal layout of the lower-level apartments has been reconfigured to better integrate the affordable housing, including an increased provision of north-facing units to improve amenity. Some of these north-facing units exceed the minimum required areas, providing greater flexibility and improved liveability. This lower-level reconfiguration has also driven associated basement updates, including revisions to bicycle parking, storage, tandem parking arrangements, lift cores, and stair connections, resulting in improved functionality and overall operational efficiency. The affordable unit at the western corner of the William West building has been reconfigured to improve solar access, with the balcony and façade blade reoriented to maximise sunlight to the living and dining areas, enhancing overall amenity.e. Affordable GFA has increased from 4,949m² to 4,979m², while the total number of affordable units has been reduced from 60 to 58. The consolidation of affordable units within the lower levels of the William West building has improved overall amenity, with several units increased in size beyond the minimum area requirements, providing greater flexibility and improved liveability. The overall provision remains marginally above the required benchmark by 0.1%	To response to DIP comments
P14 - View-driven angled units reconfigured in response to DIP comments P19 - Facade modification to enhance solar access to corner unit E2 - Overhang depth reduced to improve daylight access to rear bedroom. E4 - Additional windows added to living space to enhance daylight access, in response to DIP comments E5 - Facade modified in line with plan changes, as per DIP comments. E6 - Facade revised along Forbes St to enhance visual interest, DIP Comment E7 - Balconies and windows reconfigured to improve solar access E9 - Balcony added to improve solar access to living space E11 - External louvre added to Lower William East living space to respond to E9 changes on William West Building E12 - Opacified glass louvre added to Forbes Street building lift lobby windows	**Façade Modifications and Design Refinements** In response to DIP 3 comments, façade elements have been refined to address privacy interfaces between the Forbes Street Building and William West Building, as well as between the Dowling Street Building and William Street East Building. Privacy treatments, including Opacified glass louvres, have been incorporated to the lift lobby areas of the Forbes Street and Dowling Street buildings, allowing selected façade blades along the northern elevations to be removed. This provides greater openness to living areas while maintaining appropriate privacy protection. These changes form part of the broader planning refinements and ongoing architectural development of the proposal. The view-driven angled apartment layouts on the lower levels have also been refined to optimise outlook, solar access, and internal amenity, while maintaining the relationship between rooms and balconies to support natural cross-ventilation. Corresponding façade updates have been introduced in response to these revised configurations, ensuring a consistent architectural expression while enhancing visual interest, façade articulation, and integration with the overall building form. The western façade of the Forbes Street Building has been modified and refined as part of the broader architectural updates to the development. The revised façade composition introduces greater articulation, material variation, and visual depth to improve the overall architectural expression and enhance the building's contribution to the public domain. These changes strengthen visual interest along the street frontage while providing a more cohesive relationship with the surrounding built form and streetscape character.	To response to DIP comments

Amendments	Design Updates	Addressing
E1 - Storey added to William East Building to compensate area loss on William West Building as per DIP Comments S1 - Storey added to Willian East Building to compensate area loss on William West Building as per DIP Comments	**Building Height** The upper level of the William West Building was reduced in height to minimise overshadowing impacts, maintain north-western harbour and Opera House views for neighbouring properties, and preserve solar access to the living room windows of 177–185 William Street. To maintain the overall GFA across the development, an additional storey was added to the William East Building. These changes resulted in associated elevation revisions and redistribution of internal GFA between the buildings.	Response to Department feedback to reduce central portion of the building
P21 - Roof lowered and communal space improved for neighbouring views	**Roof Terrace** The rooftop terrace has been revised in response to overall building height and massing adjustments to maintain solar access and preserve view sharing for surrounding buildings. The design has been refined to integrate with the reduced building form, improving usability and visual amenity while ensuring appropriate solar access, outlook, and minimising visual impact on neighbouring properties. - The roof terrace has been lowered by one level to improve solar access to the living spaces of the adjacent building - The full-height wall to the roof terrace has been removed, with the BBQ and sink relocated to the side, and replaced with a transparent glass balustrade to maintain view sharing with neighbouring properties	RFAI request - View Sharing
P5 - Stair transfer updated in line with plan updates P6 - Removal of Basement 1 bin room within the William East Building P11 - Reconfiguration of back-of-house waste collection rearrangement	**Waste Improvement** The waste and bin management strategy has been refined to improve operational efficiency and reduce travel distances for collection and servicing. Bin storage areas and circulation routes have been reorganised to provide clearer, more direct paths between waste facilities, loading areas, and collection points. This results in safer, more efficient waste handling operations and improved separation between residential, retail, and building management movements.	Response to Council comment
P8 - Relocation of ground floor Access corridor P9 - Reconfiguration of ground floor back-of-house layout P10 - Reconfiguration of ground floor retail amenities P12 - Reduction of ground floor communal spaces P17 - Fire control room layout updated E13 - DDA lift relocated to enhance access and visibility E14 - Lobby to affordable units extended to street frontage	**Ground Plane** Ground plane access has been improved through a more efficient arrangement of building entries and exits, together with enhanced access to back-of-house areas and retail amenities. The revised layout improves permeability and wayfinding, enabling more intuitive movement for residents, visitors, and service users. These changes also strengthen the relationship with the public domain, enhancing street-level activation and overall accessibility. - Public amenities, including bathrooms, unisex bathrooms, and parents' rooms, have been reconfigured to improve wayfinding, together with the provision of a DDA-compliant lift. These layout changes also improve circulation and clarity of movement, while enabling back-of-house corridors to be efficiently shared between retail staff and residential user - The access corridor from the West Building was previously shared between retail and residential users, resulting in safety and surveillance concerns. It has now been replanned to provide direct, residential-only access, improving security, clarity of circulation, and overall separation of uses. -	To response to DIP comments

Amendments	Design Updates	Addressing
P3 - Lift lobby doors removed in basement levels P16 - Dowling Street Building unit layouts updated P12 - Reduction and replanning of ground floor communal spaces P19 - Facade modification to enhance solar access to corner unit P22 - Driveway entry reduced to 6m in width as per RFAI request P24 - Juliet balcony added to roof where feasible per DIP comments P25 - Living space reconfigured for optimal function and flow P26 - Window added to improve daylight access and natural ventilation E8 - Additional mezzanine units added; facade adjusted accordingl E10 - Dowling Street balcony updated with the plan E15 - Window added to facade improve daylight access and natural ventilation S2 - Extra mezzanine units added to optimise building efficiency	**Planning Refinements** The internal layouts have been reconfigured as part of the replanning process, with GFA redistributed across different uses. This includes the rationalisation of circulation spaces and basement lobbies, improved integration of building cores, and consolidation of services and back-of-house areas. The floor layouts have also been refined to improve planning efficiency, functionality, and spatial clarity, optimising apartment layouts, circulation, and core arrangements. These combined changes result in a more efficient use of floor area, improved integration of living spaces and building services, and a refined overall planning outcome that enhances usability, amenity, and design coherence across the development. - The reduction in communal GFA forms part of the broader planning refinements and internal replanning of the development in response to City of Sydney comments, while maintaining compliant communal open space in accordance with ADG requirements. - Built-to-sell GFA has increased from 25,866m^2 to 26,314m^2, with the additional area reallocated through the revised core design, basement lift lobby, and internal communal spaces. This has been distributed to additional mezzanine units, enlarged William West units, an expanded Affordable Housing lobby, and other refinements to the overall planning outcome. - The retail GFA has been increased from 1,718m^2 to 1,743m^2 to align with the updated layout and broader planning refinements, including the reconfiguration of the Affordable Housing lobby and back-of-house amenities. - Modifications to the Dowling Street apartment layouts include the reduction and rationalisation of previously oversized balconies, allowing a more balanced relationship between internal and external living areas. Balconies have also been reoriented towards the harbour outlook, enabling upper-level apartments to capture enhanced views towards the Sydney Opera House and Harbour Bridge. These revisions improve residential amenity through more efficient internal planning, improved outlook, and a stronger connection between indoor living spaces and external balconies, contributing to an enhanced overall living experience	in response to feedback from DPHI, Council, DIP

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