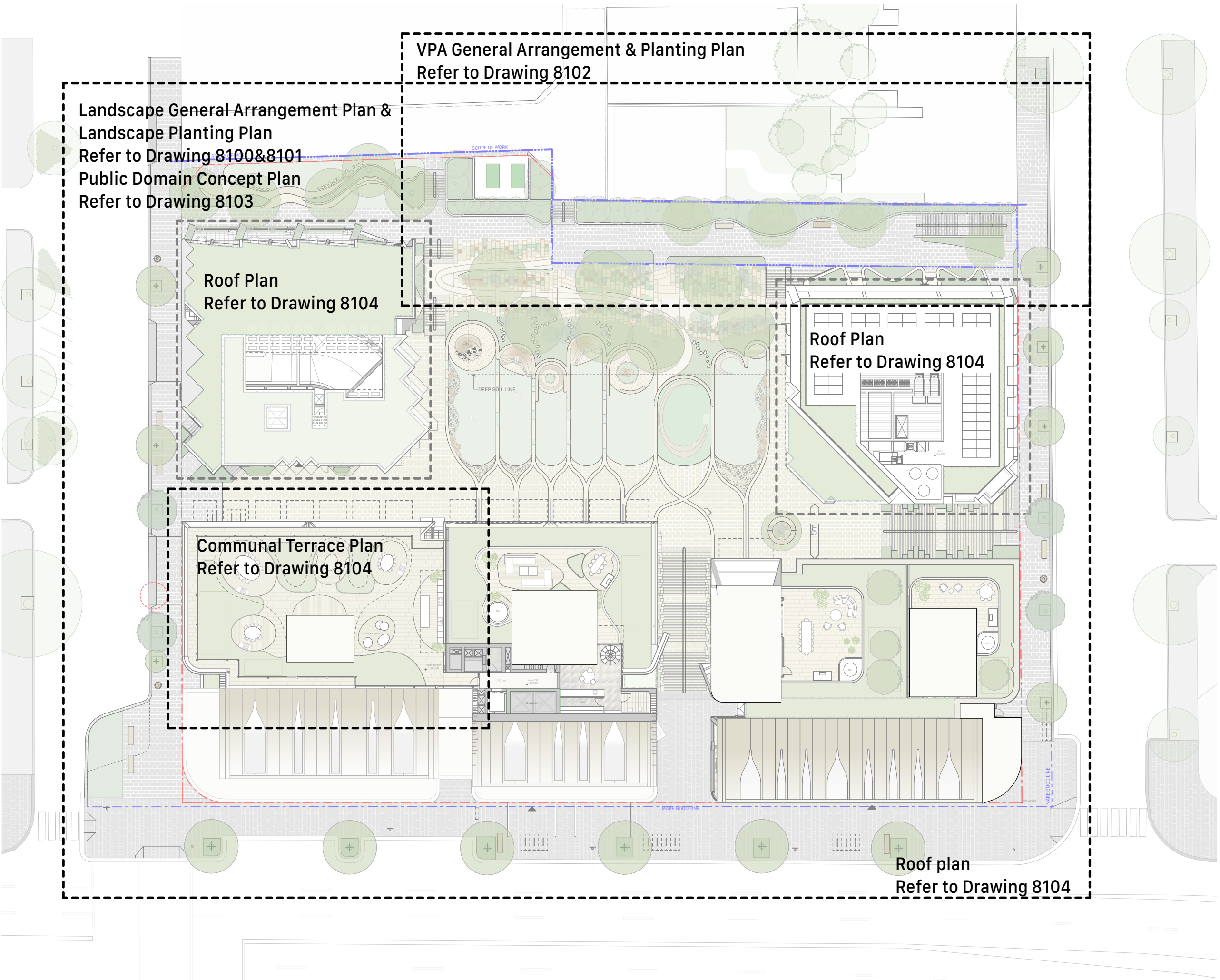


164-172 & 174-194 WILLIAM STREET

LANDSCAPE STATE SIGNIFICANT DEVELOPMENT APPLICATION

Landscape Drawing List	
8000 Landscape	
8000	Cover Sheet
8001	Schedules
8100 Landscape Plans	
8100	Landscape General Arrangement Plan
8101	Landscape Planting Plan
8102	VPA General Arrangement & Planting Plan
8103	Public Domain Concept Plan
8104	Communal Terrace & Landscaped Roof Plan
8200 Landscape Sections	
8200	Sections
8201	Street Interface Sections



02	9/4/2026	SSDA RFAI Response	01	KC
1	22/9/2025	for SSDA Approval		KY
01	13/8/2025	Issued for SSDA		MZ

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

Landscape **Scale**
Cover Sheet No Scale @ A1

Project Code **First Issued**
H180W 13/8/2025

Sheet No. **Rev**
8000 02



MATERIAL AND FINISH SCHEDULE

- SITE BOUNDARY
- VPA
- SCOPE OF WORK
- + EX XX.XX EXISTING LEVELS
- + RL XX.XX PROPOSED LEVELS
- + TK XX.XX TOP OF KERB LEVELS
- + TOW XX.XX TOP OF WALL LEVELS
- ▲ RESIDENTIAL ENTRY

HARDSCAPE

- GRV1 - SANDSTONE ROCK BOULDER
- GRV2 - CRUSHED AGGREGATE SANDSTONE AND SHELL
- PAV1 - GRANITE PAVEMENT (HONEY JASPER OR SIMILAR)
- PAV2 - PRECAST UNIT WITH INLAY AUSTRAL BLACK GRANITE PAVING
- PAV3 - AUSTRAL BLACK GRANITE PAVING
- PAW - STONE PAVING INTERPRETIVE PAVEMENT INLAYS
- PAV5 - STONE PAVING
- PAV6 - SANDSTONE PAVEMENT INLAYS
- PAV7 - STONE PAVING
- PAV10 - STEPPING STONES
- PAV11 - STONE PAVING
- TD1 - TIMBER DECKING
- RTW1 - SANDSTONE (RECYCLED) BLOCKS
- RTW2 - SANDSTONE WALL
- RTW3 - OFF FORM WARM TONE TEXTURE CONCRETE WALL
- TE1 - TIMBER EDGE TO RAINGARDEN
- EJ1 - EXPANSION JOINT TO VPA BOUNDARY
- RTW4 - TEXTURE FINISH CONCRETE WALL

FURNITURES

- BNCH1 - CUSTOM SEATING TYPE 1 PART OF CONNECTING WITH COUNTRY DESIGN
- BNCH2 - CUSTOM SEATING TYPE 2 PART OF CONNECTING WITH COUNTRY DESIGN
- BNCH3 - FREE STANDING TIMBER BATTEN SEATING
- BNCH4 - INTEGRATED TIMBER SEATING
- FN1 - FENCE
- LSTAIR1 - HONEY JASPER OR SIMILAR GRANITE STAIR WITH DOUBLE HANDRAIL
- LSTAIR2 - AUSTRAL BLACK STAIR DOUBLE HANDRAIL
- LSTAIR3 - AUSTRAL BLACK STAIR SINGLE HANDRAILS
- PLB1 - PLANTER BOX
- PLB2 - RAINGARDEN
- PLB2 - FACADE INTEGRATED WITH FERN AND GULLY PLANTS

SOFTSCAPE

- MASS PLANTING
- AREAS OF TURF
- LARGE SHRUBS
- NATIVE FLOWERING LARGE SHRUBS
- SCREEN PLANTING
- PROPOSED TREES
- EXISTING PUBLIC DOMAIN TREES
- EXISTING TREE TO BE REMOVED TO FACILITATE RELOCATED DRIVEWAY (REFER TO ARBORIST REPORT)

MATERIAL AND FINISH SCHEDULE (PUBLIC DOMAIN & VPA ZONE)

- SITE BOUNDARY
- VPA
- SCOPE OF WORK
- + EX XX.XX EXISTING LEVELS
- + RL XX.XX PROPOSED LEVELS
- + TK XX.XX TOP OF KERB LEVELS
- + TOW XX.XX TOP OF WALL LEVELS
- ▲ RESIDENTIAL ENTRY

PUBLIC DOMAIN & VPA ZONE

- BN1 - (TO CITY OF SYDNEY SPECIFICATION)
- BNCH5 - BENCH SEATING (TO CITY OF SYDNEY SPECIFICATION)
- LSTAIR2 - AUSTRAL BLACK GRANITE STAIR WITH DOUBLE HANDRAIL & GRANITE NOSING & TACTILES
- PAV2 - PRECAST UNIT (TO CITY OF SYDNEY SPECIFICATION)
- PAV3 - AUSTRAL BLACK GRANITE PAVEMENT (TO CITY OF SYDNEY SPECIFICATION)
- PLB1 - PLANTER BOX
- PLB2 - RAINGARDEN
- TRG1 - TREE GRATE (TO CITY OF SYDNEY SPECIFICATION)
- BYR1 - POLE MOUNTED BIKE RAIL EXISTING
- BYR2 - BIKE RAIL (TO CITY OF SYDNEY SPECIFICATION) 20 SPACES 2 PER HOOP
- TE1 - TIMBER EDGE TO RAINGARDEN
- EJ1 - EXPANSION JOINT TO VPA BOUNDARY

SOFTSCAPE

- MASS PLANTING
- LARGE SHRUBS
- NATIVE FLOWERING LARGE SHRUBS
- SCREEN PLANTING
- PROPOSED TREES
- EXISTING PUBLIC DOMAIN TREES
- EXISTING TREE TO BE REMOVED TO FACILITATE RELOCATED DRIVEWAY (REFER TO ARBORIST REPORT)

PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	INDICATIVE CONTAINER SIZE	HEIGHT AT MATURITY (5-10 YEARS)	MASSING Plant per m2
MAIN PARK - FOREST					
TREES					
Ac	Angophora costata	Sydney Red Gum	1000L	14-18M	As Shown
Ah	Angophora hispida	Dwarf Apple	1000L	12-14M	As Shown
Cy	Coymbia Yellow bloodwood	Yellow bloodwood	1000L	15-18M	As Shown
Eg	Eucalyptus gummifera	Red Bloodwood	1000L	16-20m	As Shown
Ep	Eucalyptus Piperita	Sydney Peppermint	1000L	15-20m	As Shown
Es	Eucalyptus Saligna	Sydney Blue Gum	1000L	20-25m	As Shown
Er	Eucalyptus robusta	Swamp Mahogany	1000L	20-25m	As Shown
Xa	Xanthorrhoea arborea	Grass tree	1.2m tall	3m	As Shown
Xg	Xanthorrhoea galuca	Grass tree	1.2m tall	3m	As Shown
Xr	Xanthorrhoea resinifera	Grass tree	1m tall	2m	As Shown
LARGE SHRUBS					
Acacia longifolia					
Acacia suaveolens					
Banksia aemula					
Banksia robur					
Doryathes excelsa					
Grevillea buxifolia					
Indigofera australis					
SMALL SHRUBS					
Boronia ledifolia					
Calytrix tetragona					
Correa alba					
Dillwynia retorta					
Grevillea sericea					
Grevillea speciosa					
NATIVE GRASSES & RUSHES & GROUNDCOVERS					
Actinotus helianthi					
Austrostipa scabra					
Banksia spinulosa 'Birthday					
Dianella caerulea					
Epacris longiflora					
Hardenbergia violaceae					
Viola Hederacea					
Westringia Low horizon					
POCKET PARK - WATERS EDGE					
TREES					
Bm	Backhousia myrtifolia	Grey Myrtle	800L	8m x 5m	As Shown
Ba	Brachychiton Acerifolius	Kurrajong/Illawarra Flame	800L	9m x 5m	As Shown
Cs	Callicoma serratifolia	Blackwattle	800L	6.5 x 4.5	As Shown
Mq	Melaleuca quinquenervia	Broad leaved paperbark	800L	5Hmx 3mW	As Shown
LARGE SHRUBS SCREEN PLANTING					
Waterhousia wisper					
NATIVE GRASSES & RUSHES & GROUNDCOVERS					
Dianella caerulea					
Isolepsis nodosa					
Lomandra katrinus					
Lomandra longifolia					
PARK - ESCARPMENT					
NATIVE GRASSES & GROUNDCOVERS					
Banksia spinulosa 'Birthday					
Dendrobium speciosum					
Dianella caerulea					
Epacris longiflora					
Eriostemon australasius					
Hardenbergia violaceae					
Hibbertia scandens					
Lomandra katrinus					
Lomandra longifolia					
Poa poliformis					
INTEGRATED PLANTERS					
Actinotus helianthi					
Austrostipa scabra					
Banksia spinulosa					
Dianella caerulea					
Doryathes excelsa					
Hardenbergia violaceae					
Isolepsis nodosa					
Lomandra katrinus					
Lomandra longifolia					
Lomandra Wingarra					
Poa poliformis					
Themeda Mingo					
Themeda triandra					
Westringia Low horizon					
PLANTED ROOF					
Banksia spinulosa 'Birthday					
Cissus antarctica					
Dianella caerulea					
Doryathes excelsa					
Hardenbergia violaceae					
Isolepsis nodosa					
Lomandra katrinus					
Lomandra longifolia					
Lomandra Wingarra					
Poa poliformis					
Themeda Mingo					
Themeda triandra					
Westringia Low horizon					
GULLY GARDENS					
TREES					
Cc	Cyathaea cooperii	Tree Fern	1.2m tall	3m	As Shown
FERNS & GROUNDCOVERS					
Adiantum aethiopicum					
Asplenium australasicum					
Blechnum nudum					
Cissus antarctica					
Dendrobium speciosum					
Dichondra repens					
Gleichenia microphylla					
Pteris spec.					
Rumohra adiantiformis					

CODE	BOTANICAL NAME	COMMON NAME	INDICATIVE CONTAINER SIZE	HEIGHT AT MATURITY (5-10 YEARS)	MASSING Plant per m2
COMMUNAL ROOF TOP & ROOF TERRACES					
TREES					
Ca	Cupaniopsis anacardiodes	Tuckeroo	800L	6.5x 6m	As Shown
Bi	Banksia intergrifolia	Coast banksia	800L	7m x 6m	As Shown
SHRUBS, NATIVE GRASSES & GROUNDCOVERS					
Acacia suaveolens					
Banksia spinulosa					
Crassula 'Max cook'					
Dianella caerulea					
Doryathes excelsa					
Euphorbia Wulfenii					
Grevillea sericea					
Lomandra katrinus					
Prostrate rosemary					
Russelia equisetiformis					
Syzygium resilience					
Waterhousia wisper					
Westringia Low horizon					
VPA AREA					
TREES					
Er	Eleacarpus reticulatus	Blueberry ash	800L	5Hmx 3mW	As Shown
LARGE SHRUBS SCREEN PLANTING					
Waterhousia wisper					
NATIVE GRASSES & RUSHES & GROUNDCOVERS					
Dianella caerulea					
Isolepsis nodosa					
Lomandra katrinus					
Lomandra longifolia					
FERNS AND GROUNDCOVERS					
Asplenium australasicum					
Blechnum nudum					
Cissus antarctica					
Gleichenia microphylla					
STREET TREES (PART OF PUBLIC DOMAIN)					
TREES					
Lt	Liriodendron tulipifera	Tulip Tree	500L	8m x 5m	As Shown
Wfg	Waterhousea floribunda Green	Weeping Lillypilly	500L	8m x 5m	As Shown

General notes

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Legend

02	9/4/2026	SSDA RFAI Response	01	KC
1	22/9/2025	for SSDA Approval		KY
01	13/8/2025	Issued for SSDA		MZ

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

Landscape Schedules

Scale
No Scale @ A1

Project Code
H180W

First Issued
13/8/2025

Sheet No.
8001

Rev
02

- General notes**
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Legend

- SITE BOUNDARY
- VPA
- SCOPE OF WORK
- + EX XXXX EXISTING LEVELS
- + RL XXXX PROPOSED LEVELS
- + TK XXXX TOP OF KERB LEVELS
- + TOW XXXX TOP OF WALL LEVELS
- ▲ RESIDENTIAL ENTRY

HARDSCAPE

- GRV1 - SANDSTONE ROCK BOULDER
- GRV2 - CRUSHED AGGREGATE SANDSTONE AND SHELL
- PAV1 - GRANITE PAVEMENT (HONEY JASPER OR SIMILAR)
- PAV2 - FREEDART UNIT WITH RILY AUSTRAL BLACK GRANITE PAVING
- PAV3 - AUSTRAL BLACK GRANITE PAVING
- PAV4 - STONE PAVING INTERPRETIVE PAVEMENT ALAYS
- PAV5 - STONE PAVING
- PAV6 - SANDSTONE PAVEMENT ALAYS
- PAV7 - STONE PAVING
- PAV10 - STEPPING STONES
- PAV11 - STONE PAVING
- TD1 - TIMBER DECKING
- RTW1 - SANDSTONE RECYCLED BLOCKS
- RTW2 - SANDSTONE WALL
- RTW3 - OFF FORM WARM TONE TEXTURE CONCRETE WALL
- TE1 - TIMBER EDGE TO RANGARDEN
- EJ1 - EXPANSION JOINT TO VPA BOUNDARY
- RTW4 - TEXTURE FINISH CONCRETE WALL

FURNITURES

- BNCH1 - CUSTOM SEATING TYPE 1 PART OF CONNECTING WITH COUNTRY DESIGN
- BNCH2 - CUSTOM SEATING TYPE 2 PART OF CONNECTING WITH COUNTRY DESIGN
- BNCH3 - FREE STANDING TIMBER BATTEN SEATING
- BNCH4 - INTEGRATED TIMBER SEATING
- FN1 - FENCE
- LSTAIR1 - HONEY JASPER OR SIMILAR GRANITE STAIR WITH DOUBLE HANDRAIL
- LSTAIR2 - AUSTRAL BLACK STAIR DOUBLE HANDRAIL
- LSTAIR3 - AUSTRAL BLACK STAIR SINGLE HANDRAILS
- PLB1 - PLANTER BOX
- PLB2 - RANGARDEN
- PLB3 - FACADE INTEGRATED WITH FERN AND GULLY PLANTS

SOFTSCAPE

- MASS PLANTING
- AREAS OF TURF
- LARGE SHRUBS
- NATIVE FLOWERING LARGE SHRUBS
- SCREEN PLANTING
- PROPOSED TREES
- EXISTING PUBLIC DOMAIN TREES
- EXISTING TREE TO BE REMOVED TO FACILITATE RELOCATED DRIVEWAY (REFER TO ARBORIST REPORT)

Schedule of Changes

- L1 Missing tree added to the demolition plan
- L2 Retained/removed public realm trees update
- L3 Scope of works extent updated
- L4 Green roof extant updated
- L5 VPA delineation confirmed
- L6 Deep soil zone shown on section
- L7 Door removed from section

02	9/4/2026	SSDA RFAI Response	01	KC
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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
Woollahro NSW 2011

Landscape Plans
Landscape General Arrangement
Plan

Scale

1:200 @ A1

Project Code
H180W

First Issued

13/8/2025

Sheet No.
8100

Rev

02

- General notes**
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- Legend**
- SITE BOUNDARY
 - VPA
 - SCOPE OF WORK
 - SOFTSCAPE**
 - MASS PLANTING
 - AREAS OF TURF
 - LARGE SHRUBS
 - NATIVE FLOWERING LARGE SHRUBS
 - SCREEN PLANTING
 - PROPOSED TREES
 - EXISTING PUBLIC DOMAIN TREES



Schedule of Changes

L1	Missing tree added to the demolition plan
L2	Retained/removed public realm trees update
L3	Scope of works extent updated
L4	Green roof extent updated
L5	VPA delineation confirmed
L6	Deep soil zone shown on section
L7	Door removed from section

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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

Landscape Plans
Landscape Planting Plan

Scale
1:100 @ A1

Project Code
H180W

First Issued
13/8/2025

Sheet No.
8101

Rev
02

- General notes**
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Legend

--- SITE BOUNDARY
--- VPA

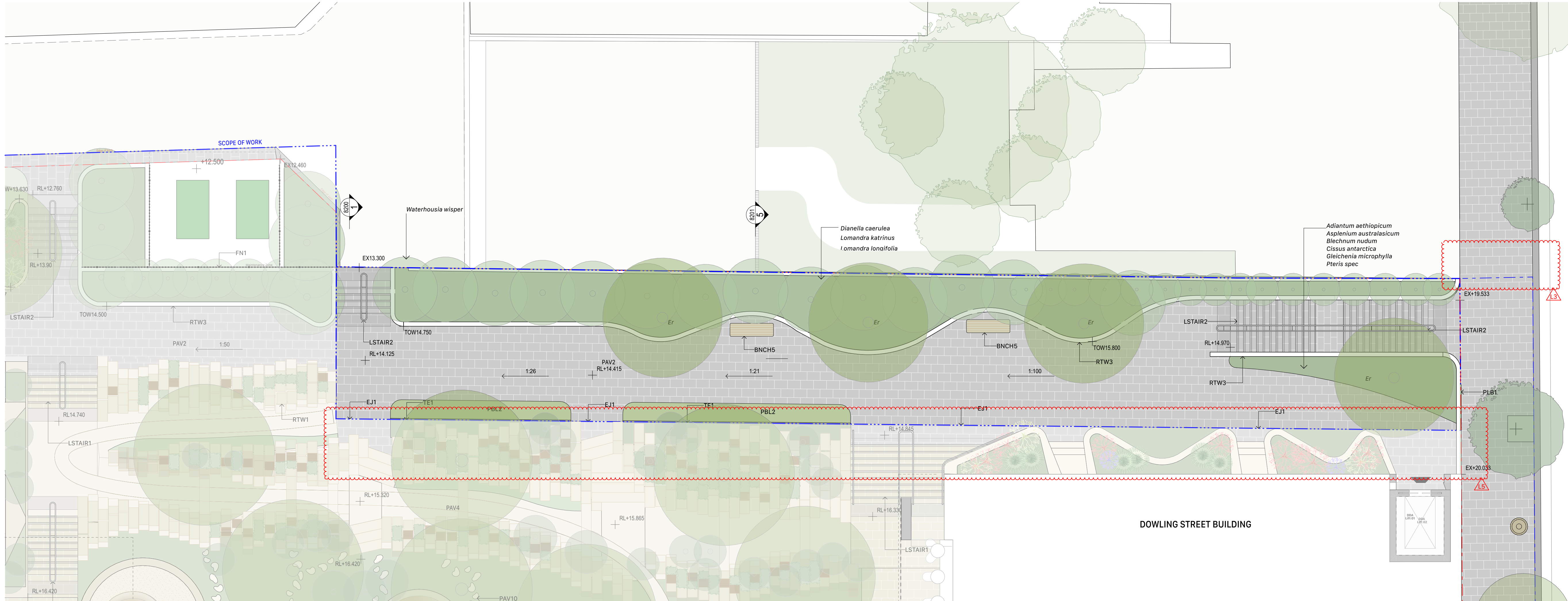
+ EX XXXX EXISTING LEVELS
+ RL XXXX PROPOSED LEVELS
+ TK XXXX TOP OF KERB LEVELS
+ TOW XXXX TOP OF WALL LEVELS

PUBLIC DOMAIN & VPA ZONE

BNV - (TO CITY OF SYDNEY SPECIFICATION)
BNCH5 - BENCH SEATING (TO CITY OF SYDNEY SPECIFICATION)
LSTAIR2 - AUSTRAL BLACK GRANITE STAIR WITH DOUBLE HANDRAIL & GRANITE NOSING & TACTILES
PAV2 - PRECAST UNIT (TO CITY OF SYDNEY SPECIFICATION)
PAV3 - AUSTRAL BLACK GRANITE PAVEMENT (TO CITY OF SYDNEY SPECIFICATION)
PLB1 - PLANTER BOX
PLB2 - RAINGARDEN
TRG1 - TREE GRATE (TO CITY OF SYDNEY SPECIFICATION)
BYR1 - POLE MOUNTED BIKE RAIL EXISTING
BYR2 - BIKE RAIL (TO CITY OF SYDNEY SPECIFICATION @ SPACES 1 PER HOOP)
TE1 - TIMBER EDGE TO RAINGARDEN
EJ1 - EXPANSION JOINT TO VPA BOUNDARY

SOFTSCAPE

MASS PLANTING
LARGE SHRUBS
NATIVE FLOWERING LARGE SHRUBS
SCREEN PLANTING
PROPOSED TREES
EXISTING PUBLIC DOMAIN TREES
EXISTING TREE TO BE REMOVED TO FACILITATE RELOCATED DRIVEWAY (REFER TO ARBORIST REPORT)



Schedule of Changes

L1	Missing tree added to the demolition plan
L2	Retained/removed public realm trees update
L3	Scope of works extent updated
L4	Green roof extent updated
L5	VPA delineation confirmed
L6	Deep soil zone shown on section
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164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woolloomooloo NSW 2011

Landscape Plans
VPA General Arrangement & Planting
Plan

Scale

1:100 @ A1

Project Code
H180W

First Issued

13/8/2025

Sheet No.
8102

Rev

02

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

- SITE BOUNDARY
- VPA
- SCOPE OF WORK
- + EX XXXX EXISTING LEVELS
- + RL XXXX PROPOSED LEVELS
- + TK XXXX TOP OF KERB LEVELS
- + TOW XXXX TOP OF WALL LEVELS

PUBLIC DOMAIN & VPA ZONE

- BIN1 - (TO CITY OF SYDNEY SPECIFICATION)
- BNCH5 - BENCH SEATING (TO CITY OF SYDNEY SPECIFICATION)
- LSTAIR2 - AUSTRALIAN BLACK GRANITE STAIR WITH DOUBLE HANDRAIL & GRANITE NOSING & TACTILES
- PAV2 - PRECAST UNIT (TO CITY OF SYDNEY SPECIFICATION)
- PAV3 - AUSTRALIAN BLACK GRANITE PAVEMENT (TO CITY OF SYDNEY SPECIFICATION)
- PLB1 - PLANTER BOX
- PLB2 - RAINGARDEN
- TRG1 - TREE GRATE (TO CITY OF SYDNEY SPECIFICATION)
- BYR1 - POLE MOUNTED BIKE RAIL EXISTING
- BYR2 - BIKE RAIL (TO CITY OF SYDNEY SPECIFICATION @ SPACES 1 PER HOOP)
- TE1 - TIMBER EDGE TO RAINGARDEN
- EJ1 - EXPANSION JOINT TO VPA BOUNDARY

SOFTSCAPE

- MASS PLANTING
- LARGE SHRUBS
- NATIVE FLOWERING LARGE SHRUBS
- SCREEN PLANTING
- PROPOSED TREES
- EXISTING PUBLIC DOMAIN TREES
- EXISTING TREE TO BE REMOVED TO FACILITATE RELOCATED DRIVEWAY (REFER TO ARBORIST REPORT)

- Schedule of Changes**
- L1 Missing tree added to the demolition plan
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164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
Woollahro NSW 2011

Landscape Plans
Public Domain Concept Plan

Scale
1:200 @ A1

Project Code
H180W

First Issued
13/8/2025

Sheet No.
8103

Rev
02

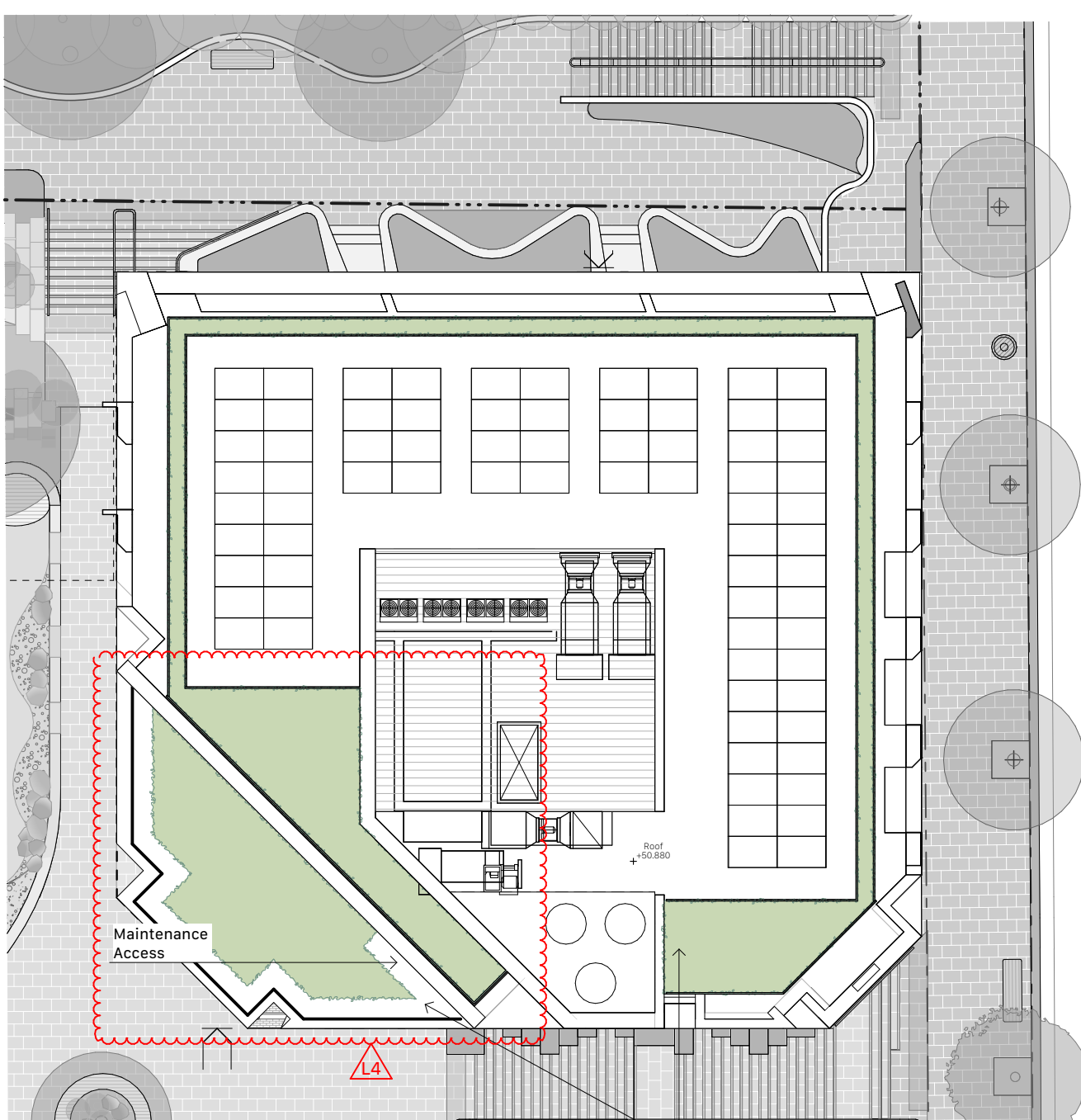
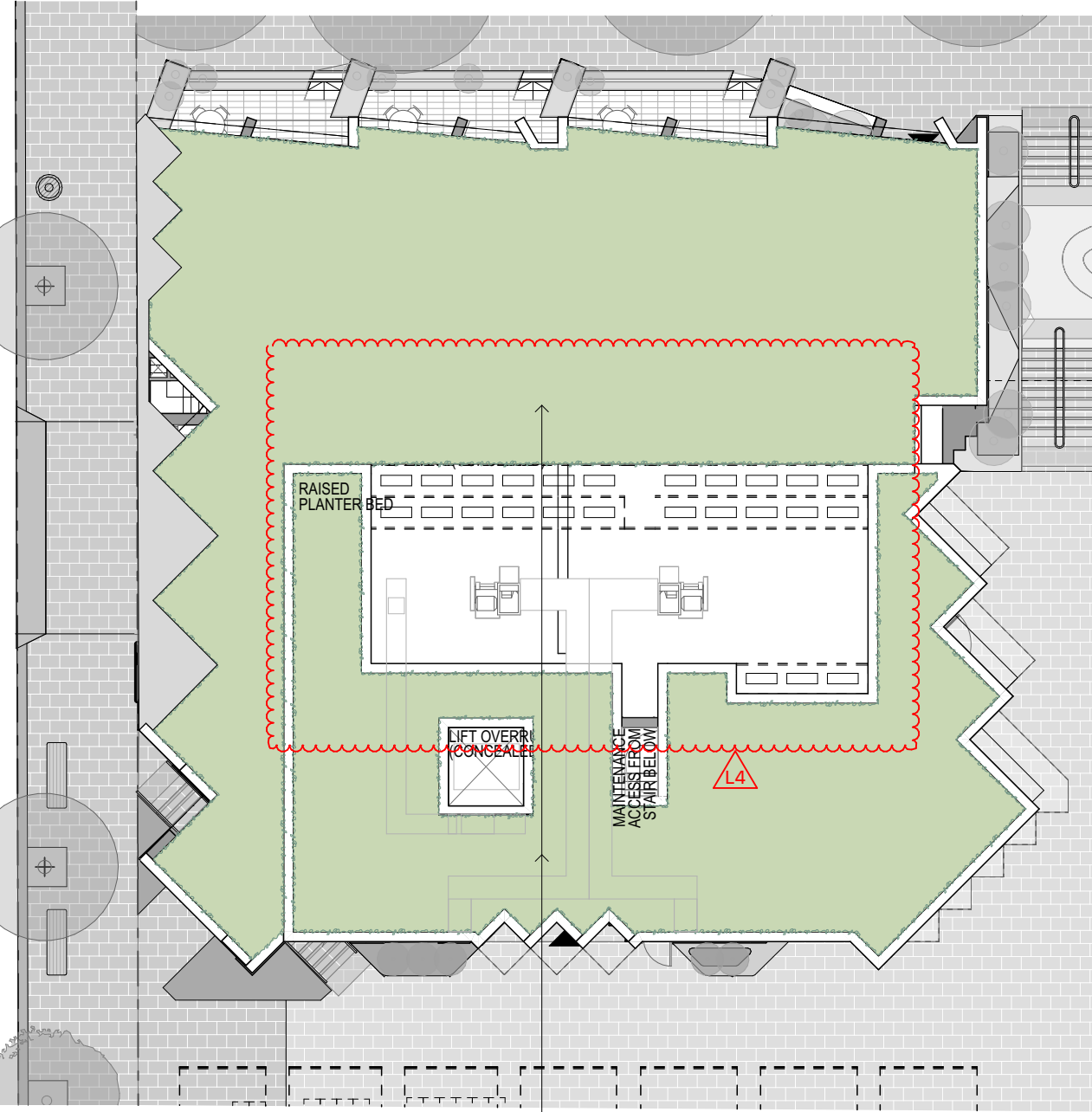
General notes

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Legend

- SITE BOUNDARY
- + RL XXXX PROPOSED LEVELS
- PAV7 - STONE PAVING
- TD1 - TIMBER DECKING
- BNCH4 - INTEGRATED TIMBER SEATING
- PLB1- PLANTER BOX
- MASS PLANTING
- LARGE SHRUBS

1 PLAN William West Level 09 Communal Terrace
1:100

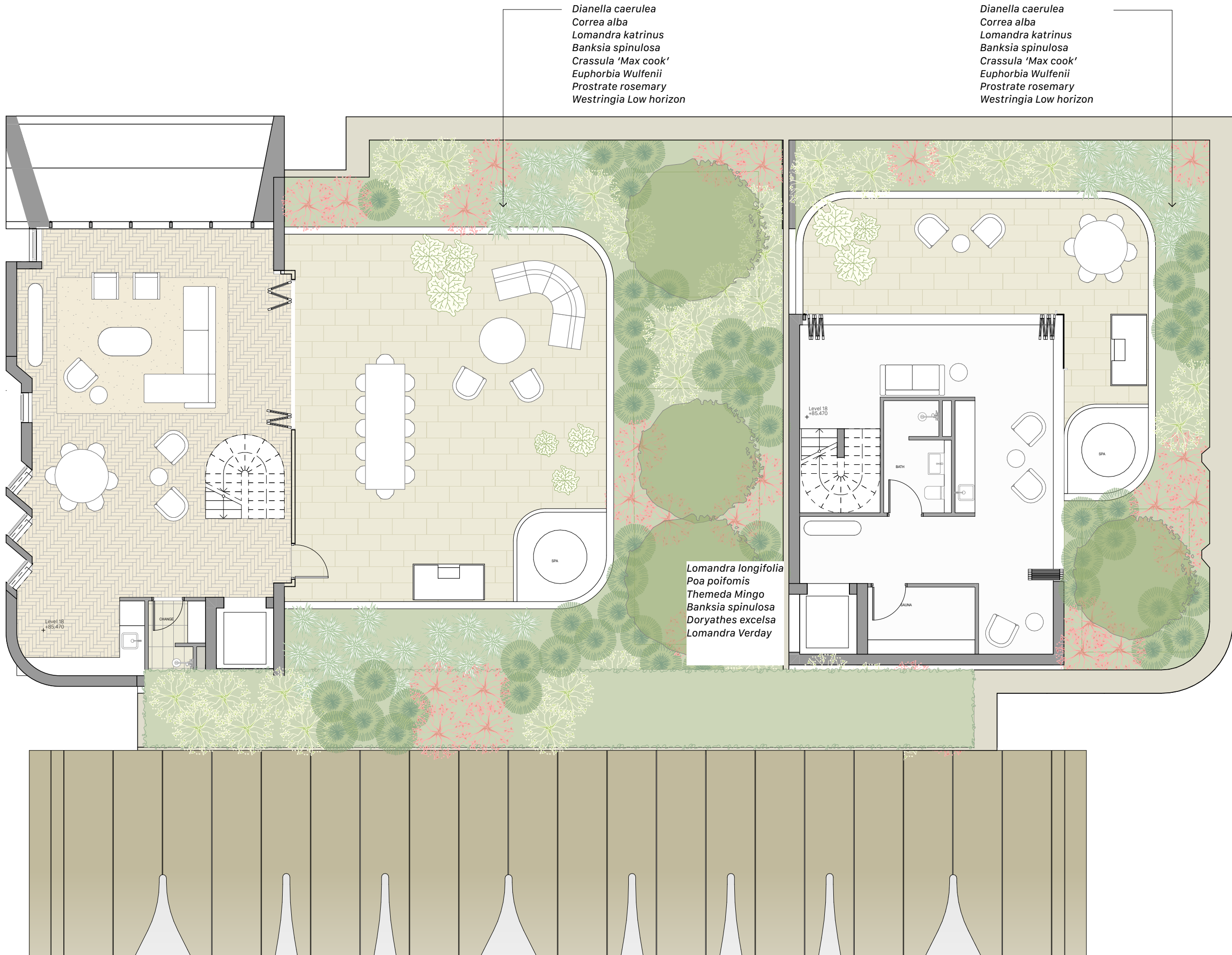


2 PLAN Combined Landscaped roof plan
1:200

Correa alba
Lomandra katrinus
Banksia spinulosa
Crassula 'Max cook'
Prostrate rosemary
Westringia Low horizon
Acacia suaveolens
Doryathes excelsa
Correa alba
Russelia equisetiformis
Lomandra longifolia
Poa polifomis
Themeda Mingo
Banksia spinulosa
Doryathes excelsa
Lomandra Verday

Dianella caerulea
Correa alba
Dillwynia retorta
Lomandra katrinus
Viola Hederacea
Westringia Low horizon
Hardenbergia violacea
Westringia Low horizon
Themeda Mingo
Lomandra longifolia
Poa polifomis
Themeda Mingo
Banksia spinulosa
Doryathes excelsa
Lomandra Verday

3 PLAN Level 18 - William East - Penthouse Terrace
1:100



Schedule of Changes

L1	Missing tree added to the demolition plan
L2	Retained/removed public realm trees update
L3	Scope of works extent updated
L4	Green roof extent updated
L5	VPA delineation confirmed
L6	Deep soil zone shown on section
L7	Door removed from section

02	9/4/2026	SSDA RFAI Response	01	KC
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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

Landscape Plans
Communal Terrace & Landscaped
Roof Plan

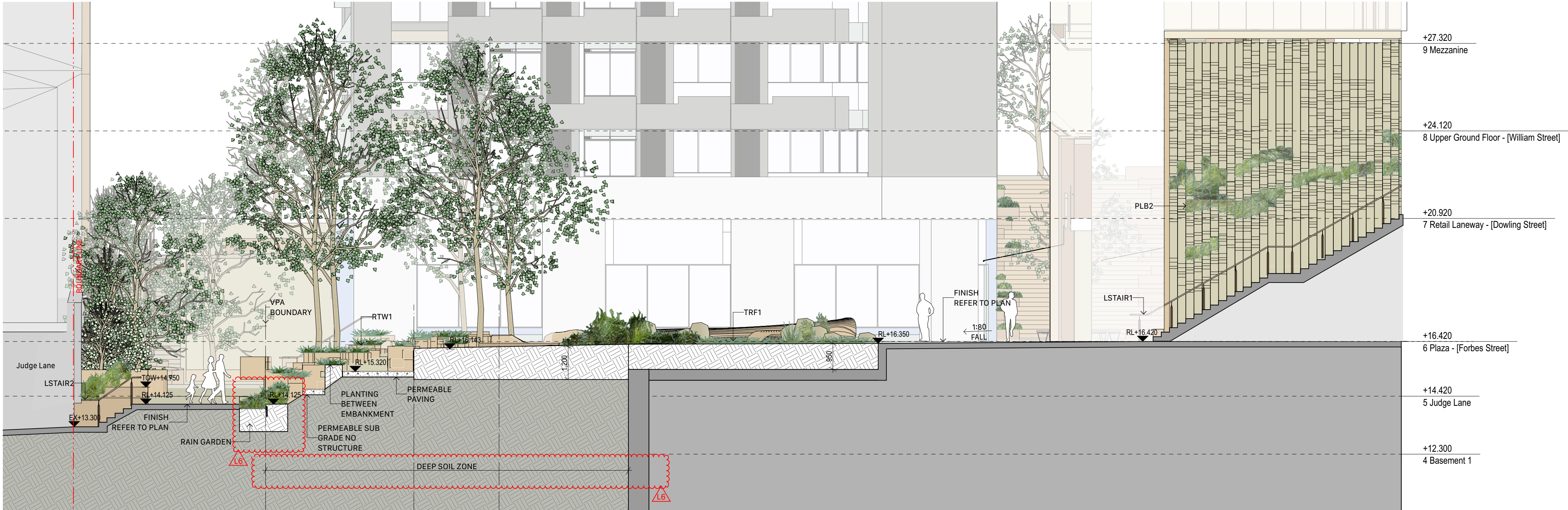
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Project Code
H180W

First Issued
13/8/2025

Sheet No.
8104

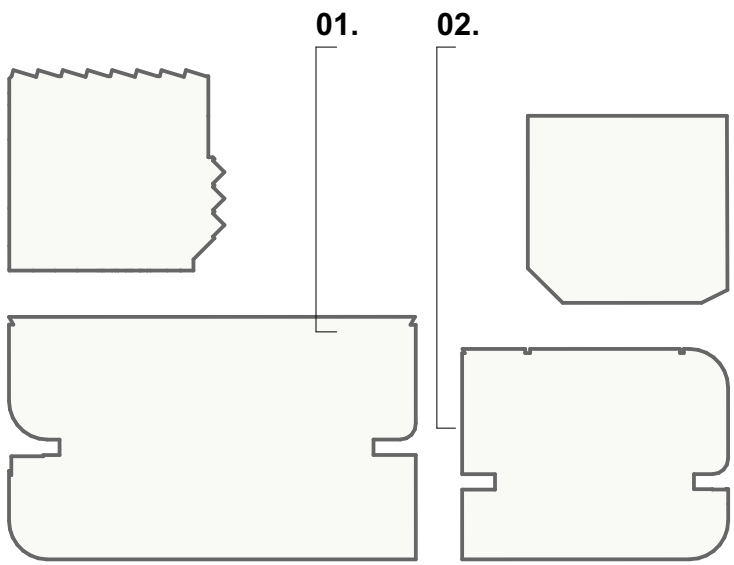
Rev
02



1 SECTION North South Section
1:100



2 SECTION East West Park Section
1:100



Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

0 1 2 5m

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

Schedule of Changes			
L1	Missing tree added to the demolition plan		
L2	Retained/removed public realm trees updated		
L3	Scope of works extent updated		
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L5	VPA delineation confirmed		
L6	Deep soil zone shown on section		
L7	Door removed from section		

02	9/4/2026	SSDA RFAI Response	01	KC
1	22/9/2025	for SSDA Approval		KY
01	13/8/2025	Issued for SSDA		MZ

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

Landscape Sections
Sections

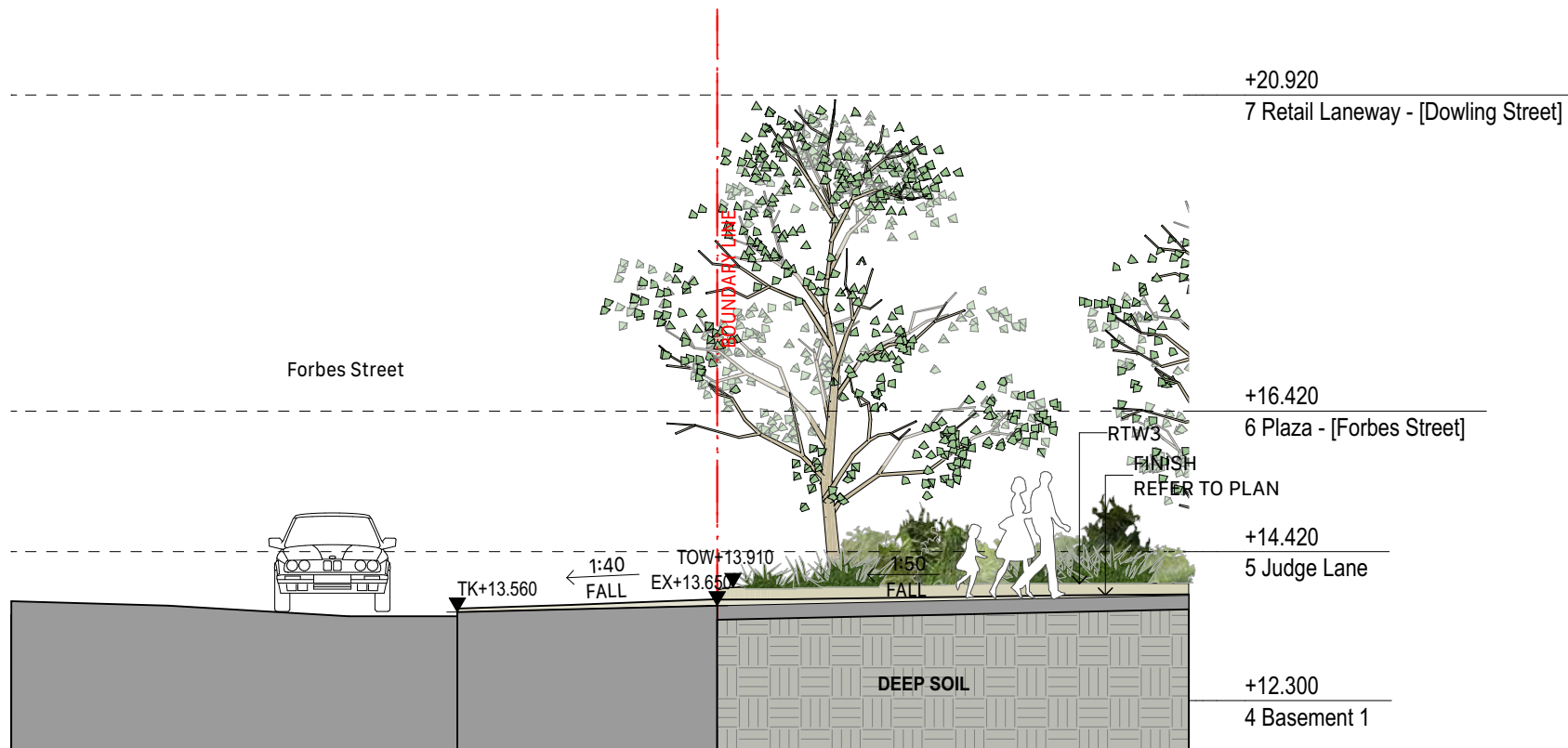
Scale
1:100 @ A1

Project Code
H180W

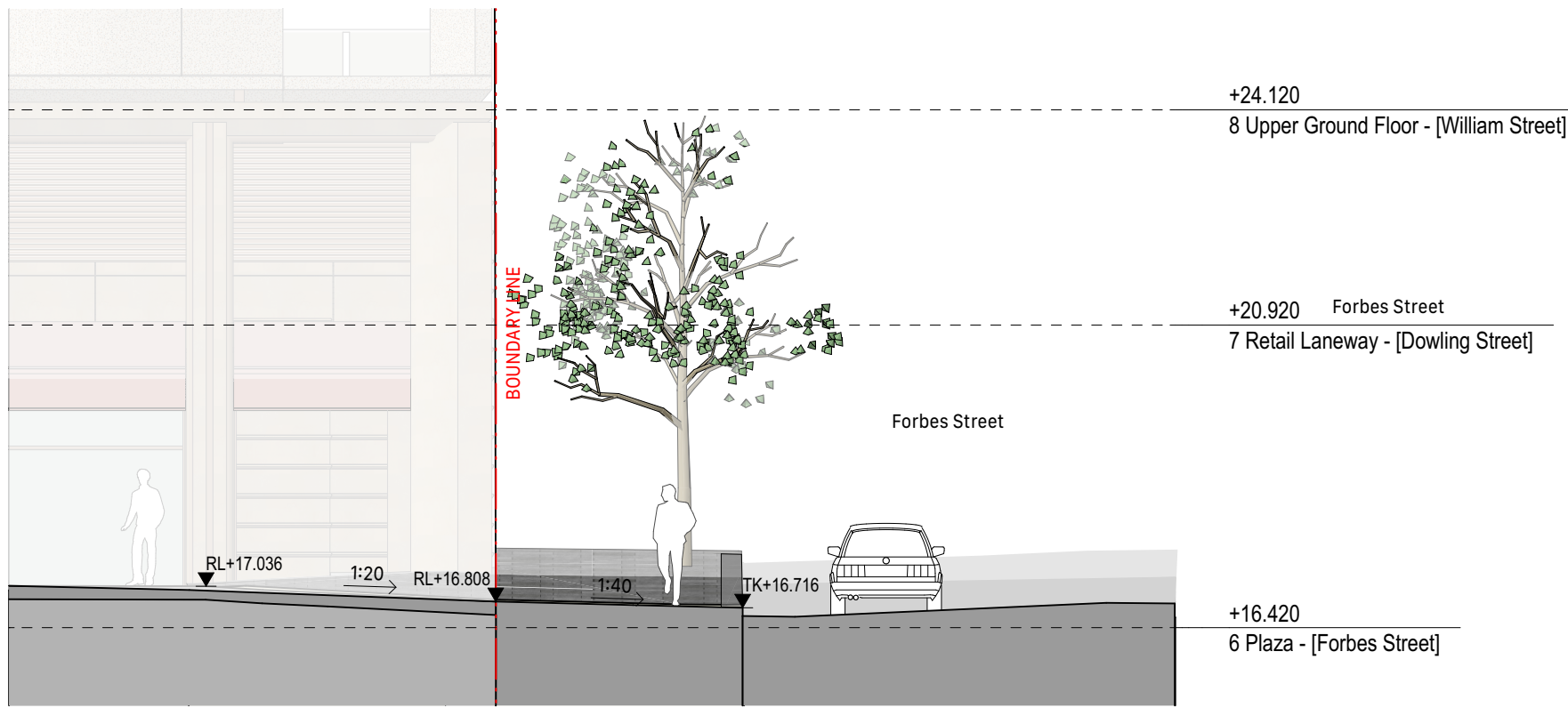
First Issued
13/8/2025

Sheet No.
8200

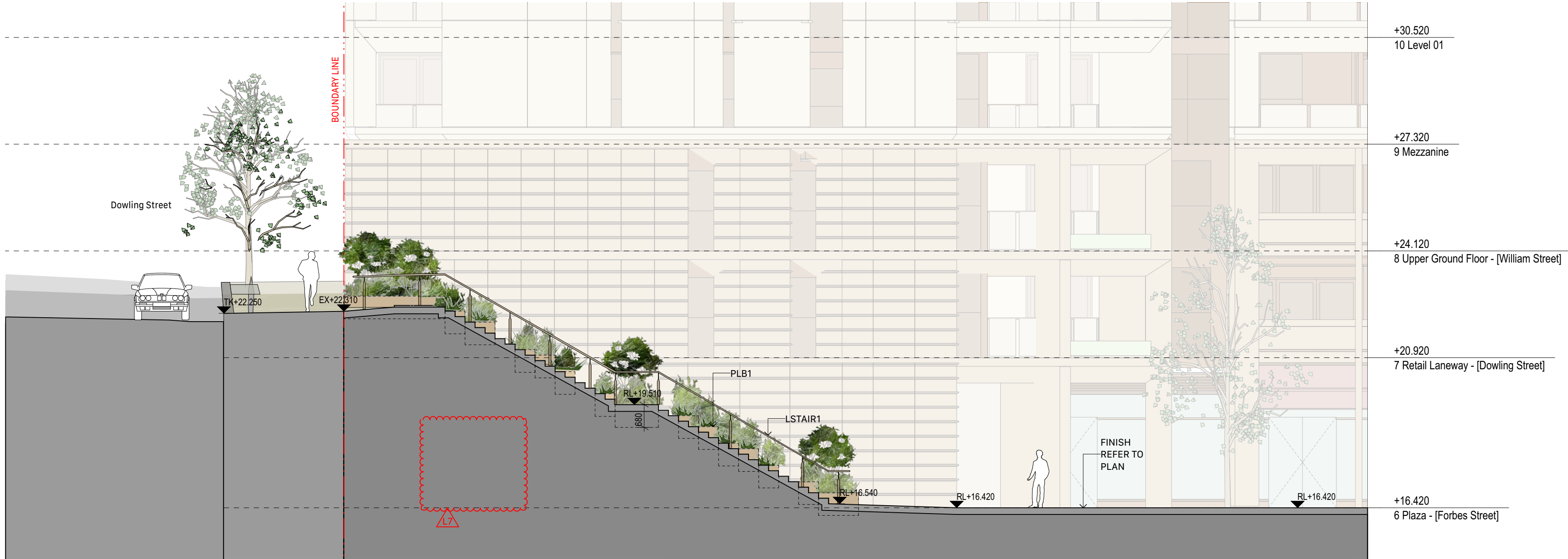
Rev
02



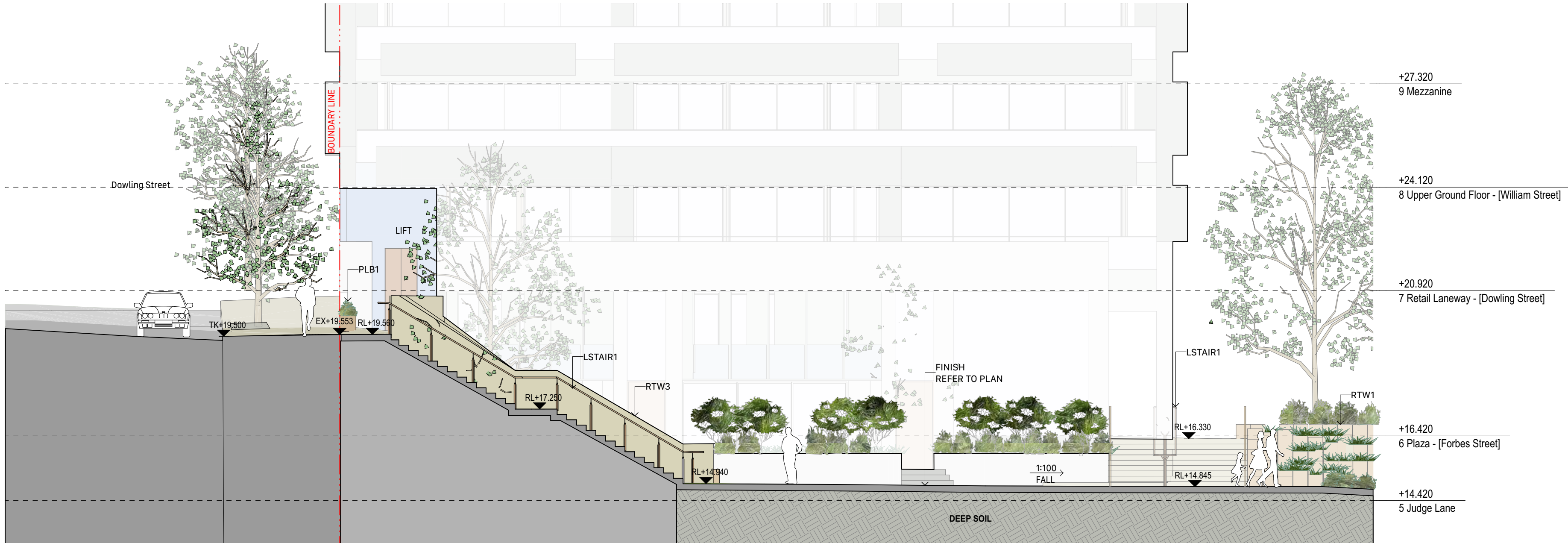
1 SECTION Judge Lane Entry
1:100



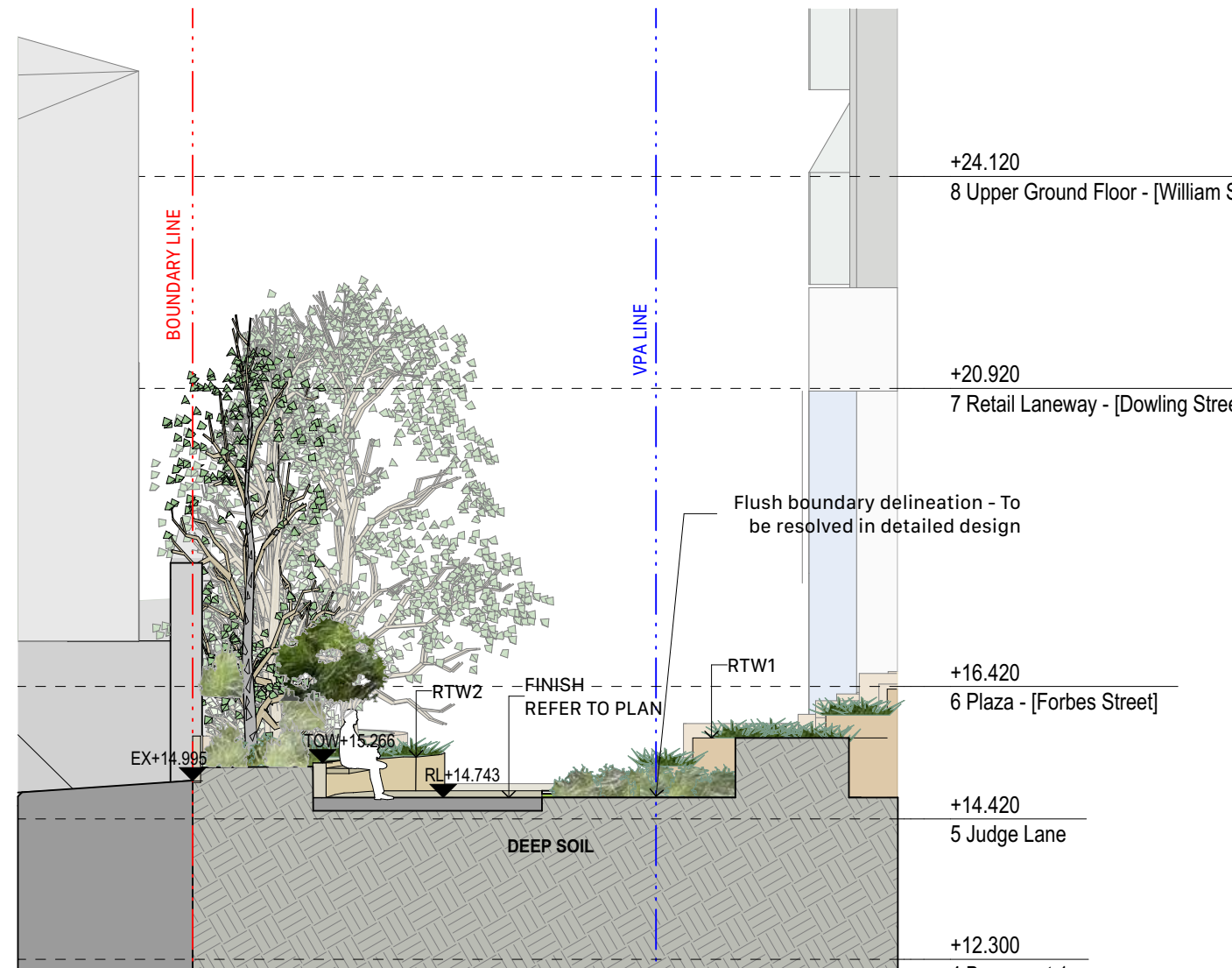
2 SECTION Forbes Street Entry
1:100



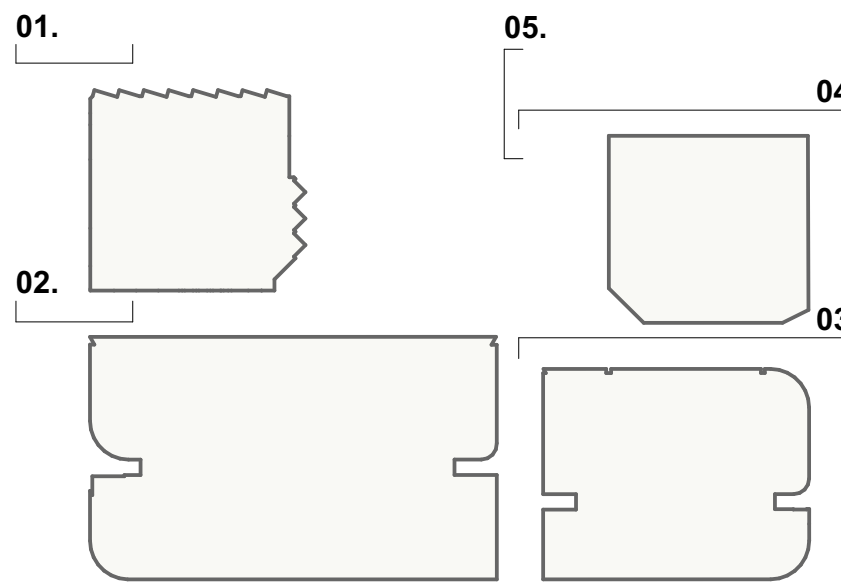
3 SECTION Dowling Street South Stair Entry
1:100



4 SECTION Dowling Street Stair Entry
1:100



5 SECTION VPA/Escarpment Interface
1:100



- 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