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164 -172 and 174-194 William Street, Woolloomooloo

ADG Compliance — 20/05/26

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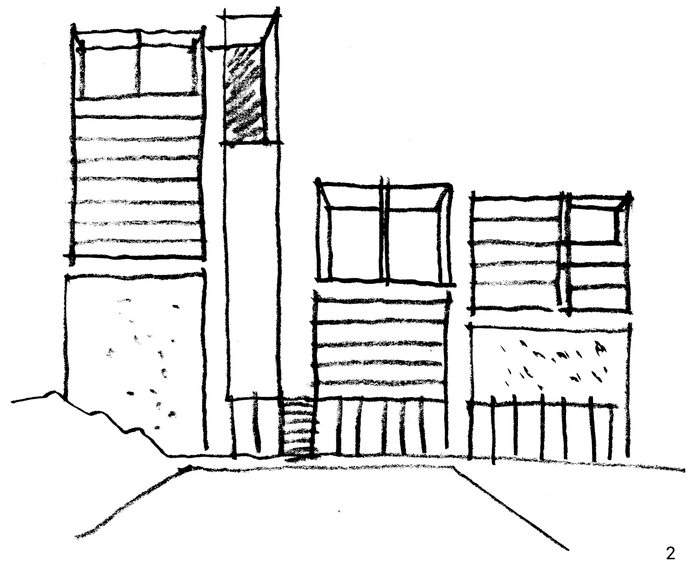

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24 April 2026

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

Dear Sir/Madam,

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

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

I confirm that:

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

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

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

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

Yours sincerely,

Richard Francis-Jones
Design Director

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Sydney Melbourne Brisbane UK **architecture / interiors / landscape / urban / place**

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Development Application Architectural Documentation Schedule

Document Title	Number	Revision	Date
RFAI Response Report			24/4/26
SEPP 65 ADG Compliance Schedule			24/4/26
Architectural Design Report		2	23/9/25
Cover Sheet	1000	2	9/4/26
Site Plan	1200	2	9/4/26
Ground Floor Demolition Plan	1300	2	9/4/26
Basement 04	2000	2	9/4/26
Basement 03	2001	2	9/4/26
Basement 02	2002	2	9/4/26
Basement 01	2003	2	9/4/26
Plaza Level - Forbes Street	2004	2	9/4/26
Retail Laneway - Dowling Street	2005	3	24/4/26
Upper Ground Floor - William Street	2006	3	24/4/26
Mezzanine Level	2007	3	24/4/26
Level 01 - 02	2008	3	24/4/26
Level 03	2009	3	24/4/26
Level 04	2010	3	24/4/26
Level 05	2011	3	24/4/26
Level 06	2012	3	24/4/26
Level 07	2013	3	24/4/26
Level 08	2014	3	24/4/26
Level 09	2015	3	24/4/26
Level 10	2016	2	9/4/26
Level 11 - 13	2017	2	9/4/26
Level 14	2018	2	9/4/26
Level 15	2019	2	9/4/26
Level 16	2020	2	9/4/26
Level 17	2021	2	9/4/26
Level 18	2022	2	9/4/26
Roof Plan	2023	2	9/4/26
North Elevation - William Street Building	3000	3	24/4/26
West Elevation - William Street Building	3001	2	9/4/26

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Document Title	Number	Revision	Date
South Elevation - William Street Building	3002	2	9/4/26
East Elevation - William Street Building	3003	2	9/4/26
East Elevation - Through Site Link	3004	2	9/4/26
West Elevation - Through Site Link	3005	2	9/4/26
North Elevation - Forbes and Dowling Street Building	3006	2	9/4/26
South Elevation - Forbes and Dowling Street Building	3007	2	9/4/26
East Section	4001	2	9/4/26
West Section	4002	2	9/4/26
North Section	4003	2	9/4/26
South Section	4004	2	9/4/26

Housing SEPP Schedule 9 Compliance

PRINCIPLE 1: CONTEXT AND NEIGHBOURHOOD CHARACTER

Good design responds and contributes to its context. Context is the key natural and built features of an area, their relationship and the character they create when combined. It also includes social, economic, health and environmental conditions.

PRINCIPLE 2: BUILT FORM AND SCALE

Good design achieves a scale, bulk and height appropriate to the existing or desired future character of the street and surrounding buildings.

PRINCIPLE 3: DENSITY

Good design achieves a high level of amenity for residents and each apartment, resulting in a density appropriate to the site and its context.

PRINCIPLE 4: SUSTAINABILITY

Good design combines positive environmental, social and economic outcomes. Good sustainable design includes use of natural cross ventilation and sunlight for the amenity and liveability of residents and passive ther- mal design for ventilation, heating and cooling reducing reliance on technology and operation costs.

PRINCIPLE 5: LANDSCAPE

Good design recognises that together landscape and buildings operate as an integrated and sustainable system, resulting in attractive developments with good amenity. A positive image and contextual fit of well de- signed developments is achieved by contributing to the landscape character of the streetscape and neighbour- hood.

The subject site is located at 164-194 William Street (AKA 180 William Street). It is a consolidated block bound by Forbes street on the western side, Judge lane to the north and Dowling street to the east. Located on the edge between the suburbs of Woolloomooloo and Darlinghurst.

The local built form surrounding the site is diverse and complex, ranging from heritage-listed terrace houses and warehouses to contemporary high-rise apartment buildings, commercial offices and varying scales of retail.

This is a place where old meets new, creating a vibrant and dynamic urban environment.

The site sits at the edge of three distinct locales: the Wooloomooloo basin to the north, Darlinghurst to the south and the William Street arterial spine at its front door. The site context calls for a diverse response to the varying scales and typologies of the urban context nearby.

More importantly, the site calls for a response that that is sensitive to the site's unique natural history and natural environment. The building design and public domain design can draw clues from Country, land, and time to add stitches to the rich tapestry of the urban fabric.

The existing built form pattern of the Woolloomooloo area is defined with medium scale buildings of 8-10 stories forming the northern edge of William Street, and taller buildings lining its way toward the city and up to Kings Cross; then transitioning to the North with predominantly smaller scale, 3-6 stories finer grain buildings down towards the harbour. The subject site is at the intersection of this change in scale in the urban environment.

The built form of the proposed development looks to mediate a transition from the smaller scale northern edge building stock to the taller perimeter block forms.

An alignment of the William Street bulk and scale is delineated by William lane to the west of the site, where the Concept DA Envelope responds by forming a transition to the lower scale with an east to west building separation.

The lower buildings that address Dowling and Forbes street are separated with an increased north-south separation to encourage daylight access into the centre of the site and provide on site deep soil opportunities.

The proposal complies with the provision of the Housing SEPP - Affordable Housing Uplift. Where height controls are given an additional 30% uplift for the Infill Affordable Housing (IAH) where the new limitations are 45.5m (previously 35m LEP) and 28.6m (previously 22m LEP).

The proposal offers a range of apartment options to accommodate varying density needs, including spacious upper-floor apartments as an alternative to detached housing. This approach aims to attract a broader demographic of potential residents who may not have previously considered the area.

The proposed floor space ratio (FSR) is 3.97:1, including a 10% FSR bonus achieved through the Design Excellence competition process. The scheme demonstrates that the FSR can be accommodated on the site with a good built form outcome and high-quality amenity for residents.

To create opportunities for an active street interface, the existing buildings will be demolished, and car parking will move underground. The development will wrap around the corners of Dowling and Forbes Street, providing an activated frontage along William Street.

The siting of the development required careful consideration of its impact on neighbouring properties' views. The proposal aims to minimise these impacts by carefully crafting the building form and analysing surrounding view lines. Additional details can be found in the View Impact Assessment by Urbane.
The proposal's location in an inner-city suburb means it has excellent public transport connections and easy access to the city's main arterial roads. Situated directly on William Street, it provides a direct link to the CBD, whilst driving east on New South Head Road connects to the Eastern suburbs.

The orientation of the site (East, West and North) allows for exceptional solar amenity for the future residential occupants.

The proposal incorporates a number of sustainability principles:
· Extensive landscaping to rooftops and over structure minimising stormwater run-off
· Reduction in building energy usage due to green rooftops
· On-site rainwater tank, water collection for use in landscape irrigation
· Naturally cross ventilated apartments maximised across the development
· Solar access to living areas and private open space for most of the apartments can be easily achieved
· Provision for PV cells on the rooftops
· Materials from site demolition to be reused or recycled where possible
· Selection of planting species to be a majority of native and Indigenous species
· Energy-efficient lighting and appliances
· Water-efficient fixtures
· Proximity to public transport and local shops

The proposal has a strong focus on providing generous landscaping not only at ground floor but also as part of the building's architecture all the way to the roof.

A large scale (for the site and context), publicly accessible , privately owned park improves the quality and amenity of the public domain beyond the immediate site. The indicative ground plane area remains open to the sky. It offers a rare and much needed urban oasis in an dense urban environment.

A wide strip of deep soil planting has been introduced along Judge Lane to soften this edge and provide opportunities for public art integrated within landscape. The communal open space comprises of a variety of fixed planter configuration to provide shading and greenery as required.

The new laneway dedication is buffered from the development with 2m green edge allowing for transition from the laneway and privacy for the residents.

Plant species have been selected to suit the location and climate, maximising the use of native and Indigenous species where possible

Housing SEPP Schedule 9 Compliance

PRINCIPLE 6: AMENITY

Good design positively influences internal and external amenity for residents and neighbours. Achieving good amenity contributes to positive living environments and resident well being.

The natural ventilation approach, developed with consultants CPP and Flux, has been measured across the whole of site and excludes 'noise affected apartments' along traffic-heavy William Street.

· Apartments with natural cross-ventilation: 64/107 (60% - excluding noise affected units)
· All apartments satisfy the dimensional requirements of Housing SEPP with regards to width of living spaces and depth of balconies and the majority of the apartments well surpass these minimum requirements.
· Upper levels boast large apartments with dimensions and amenity levels that well surpass the minimum requirements.
· 3.2m floor to floor height are proposed for typical residential levels, with 3.3m floor to floors for upper residential levels.
· All apartments have been provided with internal and external storage, consistent with Housing SEPP's rule of thumb. Storage is located adjacent to corridors and living areas where possible. Additional storage has been provided in dedicated storage areas within the basement.
· Communal open space located on ground floor and on the roof top terraces would receive ample direct sunlight throughout the year.
· Majority of the apartments enjoy great views towards the city skyline, Opera House, Harbour Bridge and Sydney harbour.

PRINCIPLE 7: SAFETY

Good design optimises safety and security, within the development and the public domain. It provides for quality public and private spaces that are clearly defined and fit for the intended purpose. Opportunities to maximise passive surveillance of public and communal areas promote safety.

The design of the development optimises safety and security, both internal to the development and to the public domain. Safety and security have also been considered in accordance with CPTED principles of surveillance, access, territorial reinforcement and space management.

Design initiatives incorporated into the design are:
- Activated frontages will be provided along the Dowling, William and Forbes street elevations. By locating the pedestrian entry points adjacent to this frontage it brings the building entrance into the public realm, being clearly identifiable and allows for passive surveillance.
- The pedestrian entrance has secure access with video intercom at the lobby.
- Security access to the basement and individual storage garages will be in the form of swipe cards and remote controllers will be provided
- Car park layouts are designed to minimise opportunities for alcoves. Columns or walls do not obstruct sight lines and the car parks are generally open.
- Positioning the residential lobbies on the outer corners of William Street buildings concentrates William Street retail around the public through-site links, creating passive surveillance, light spill and presenting overtly public, welcoming link thresholds.

PRINCIPLE 8: HOUSING DIVERSITY AND SOCIAL INTERACTION

Good design achieves a mix of apartment sizes, providing housing choice for different demographics, living needs and household budgets.

The proposal provides a mix of apartment sizes far exceeding ADG minimum areas, including a range of 1 bedroom, 2 bedroom as well as 3 bedroom units organised into typical floorplates where possible, and penthouses at the top levels. This is in response to market demands for the area.

All residential units and basement parking areas are accessible by lift. We have 24 units of varying sizes across the development adopted to suit the needs of people with disabilities or the elderly. (DDA and Silver Living)

The immediate mixed use typologies of retail and commercial will provide space for goods and services to serve the residents as well as the broader community.

The activity that exists within Wolloomooloo supports all demographics with excellent access to public transport with:
· Bus services along William Street
· Train service at walking distance
· Bicycle parking for each resident and visitors in accordance with the relevant controls

PRINCIPLE 9: AESTHETICS

Good design achieves a built form that has good proportions and a balanced composition of elements, reflecting the internal layout and structure. Good design uses a variety of materials, colours and textures.

The built form is carefully designed to maximize quality and amenity for all apartments, ensuring equal access to sunlight, views, and communal spaces. Residents will enjoy the northern harbour orientation, with shared spaces offering panoramic views and ample sunlight for all to experience.

At the heart of this proposal is a 1,356 sqm sunlit public park, designed to create a vibrant and accessible community hub. The park is framed by a composition of articulated built form elements, transitioning in scale to form a three-sided U-shaped arrangement open to both the sun and key views. A network of new pedestrian lanes weaves through the site, offering seamless permeability and direct integration into the surrounding urban fabric of streets and lanes.

The selected materiality is unique to each building on the site, whilst complementing each other when the collection of buildings is perceived as a whole. The variety of materials, colours and texture reflect a successful collaboration between creative minds on this project.







H180W - 180 William Street

Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
PART 03 - SITING THE DEVELOPMENT					
	Site Analysis	**3A-1**	Site analysis illustrates that design decisions have been based on opportunities and constraints of the site conditions and their relationship to the surrounding context	• A site analysis has been provided which identifies the opportunities and constraints of the site conditions. • The site opportunities and constraints are key to the design of the precinct, buildings and landscape. • Refer also to Section 2 of the Architectural Design Statement (Urban Design Report) - Site Location and Analysis for more detail	**Y**
		3B-1	Building types and layouts respond to the streetscape and site while optimising solar access within the development	• The building sits within the envelope which is designed to respond to street walls and overall streetscape. • Building massing has been carefully reviewed and Apartments located to optimise solar access and minimise overshadowing and view loss within the site and to the neighbouring residences.	**Y**
	Orientation	**3B-2**	Overshadowing of neighbouring properties is minimised during mid winter	• Building massing has been carefully reviewed and the building forms and orientation have been composed to minimise overshadowing. • Refer to the shadow diagrams showing plan shadows. • Refer to the sun eye view study n the Appendices of the RFAI response report illustrating shadows to the adjacent buildings.	**Y**
	Public Domain Interface	**3C-1**	Transition between private and public domain is achieved without compromising safety and security	• The apartment lobbies open to the public domain through glazed facades providing good visual amenity toward the public domain. An access control system is provided to control entry and exit from the apartment lobbies. Lobbies are also within view of primary pedestrian paths which in turn will provide good passive surveillance of the area.	**Y**
		3C-2	Amenity of the public domain is retained and enhanced	• The scheme proposes a major new public space with 6 new public through site links and laneways. All apartments are provided with private open space in the form of balconies and larger terraces on ground levels. The scheme enjoys the excellent amenity of a large communal area colocated on the public park level and equitably accessible from all buildings.	**Y**
	Communal and Public Open Space	**3D-1**	An adequate area of communal open space is provided to enhance residential amenity and to provide opportunities for landscaping 1. Communal open space has a minimum area equal to 25% of the site (see figure 3D.3) 2. Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)	1. The site area is 6,398sqm. The open space available to the residence includes the ground level open space: 2,568sqm, rooftop open space: 416sqm and indoor communal space: 217sqm. A total of 3,247sqm. 2. More than 50% of the Communal open space will receive the minimum 2 hours of direct sunlight between 9am to 3pm on the 21st June.	**Y**
		3D-2	Communal open space is designed to allow for a range of activities, respond to site conditions and be attractive and inviting	• A variety of public and more private communal outdoor spaces are provided throughout the development, including a large new public park, a smaller neighbourhood park, laneways, through site links, outdoor rooftop terraces and indoor communal facilities • Refer also to the Public Domain Section of the Design report and the Landscape Design Report for further details on the outdoor communal spaces. • Refer also to the Plans for the locations of indoor communal facilities.	**Y**
		3D-3	Communal open space is designed to maximise safety	• Passive surveillance of space and CPTED principles have been considered throughout the development and is enhanced with CCTV coverage of the public domain and lobby areas.	**Y**
		3D-4	Public open space, where provided, is responsive to the existing pattern and uses of the neighbourhood	• The public domain design responds to the site conditions, context, street pattern, urban scale, level changes, desire lines, existing and proposed land use and microclimate. • Refer also to the Public Domain Section of the Design report or further details on the design of the public open space.	**Y**

H180W - 180 William Street

Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
	Deep Soil Zone	**3E-1**	Deep soil zones provide areas on the site that allow for and support healthy plant and tree growth. They improve residential amenity and promote management of water and air quality Deep soil zones are to meet the following minimum requirements: Site area / Min. Dim. / Deep Soil zone (% of site area) <650m2 / - / 7% 650m² - 1500m² / 3m / 7% >1150m² / 6m / 7%	• Deep Soil Area 541.8 m² = 9% of the site area (including permeable paving)	**Y**
	Site Amenity - Visual Privacy	**3F-1**	Adequate building separation distances are shared equitably between neighbouring sites, to achieve reasonable levels of external and internal visual privacy Note: Separation distances between buildings on the same site should combine required building separations depending on the type of room • Separation between windows and balconies is provided to ensure visual privacy is achieved. Minimum required separation distances from buildings to the side and rear boundaries are as follows: Building Height / Habitable Room & Balcony / Non Habitable Room & Balcony Up to 12m (4 storeys) / 6m / 3m Up to 12m (5-8 storeys) / 9m / 4.5m Up to 25m (9+ storeys) / 12m / 6m	• Minimum separation distances between buildings within the site are satisfied and distances to adjoining residential development is in accordance with the approved Concept DA. • Refer to the 'Compliance' chapter in the Architectural design report for additional details on visual privacy between proposed site buildings.	**Y**
		3F-2	Site and building design elements increase privacy without compromising access to light and air and balance outlook and views from habitable rooms and private open space	• Local residents' privacy is protected through specific facade responses across the development, for example angled windows with solid blade walls, love screens and room/private open space orientation are all considered to preserve residential privacy. • Refer also to the elevations in the plans and facade design sections for each building in the Design report..	**Y**
	Site Access - Pedestrian Access and Entries	**3G-1**	Building entries and pedestrian access connects to and addresses the public domain	• All entries and pedestrian ways address the greater public domain.	**Y**
		3G-2	Access, entries and pathways are accessible and easy to identify	• Access requirements have been identified including requirements for access to lobbies, apartments and retail. All have on grade accessible access and contrasting colours for vision impairment. Signage to entrances will be provided	**Y**
		3G-3	Large sites provide pedestrian links for access to streets and connection to destinations	• The design is in accordance with the principles of the Approved Concept DA which aims to encourage pedestrian permeability and connectivity through the site to continue the laneway way networks of the surrounding context. Through providing the following; • Provide an east west pedestrian connection activated with retail space to align with William Lane. • Provide a North south pedestrian connection with Judge Street • Provide an east west connection from Dowling Street to the corner of Judge Lane and Forbes Street	**Y**

H180W - 180 William Street

Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
	Vehicle Access	**3H-1**	Vehicle access points are designed and located to achieve safety, minimise conflicts between pedestrians and vehicles and create high quality streetscapes	• The proposed scheme includes 2 vehicle access points off Forbes Street; one for cars and one for service vehicles. The Concept DA included 1of vehicle access point off Forbes, with service vehicles and cars sharing the one entry. With the introduction of the public plaza, building footprints became smaller and the Forbes street building could no longer fit a combined vehicle access point without significantly detrimental impacts to park space, retail activation and laneway access. Additionally, revised flood levels and freeboards resulted in prohibitively long service vehicle ramps that neither the William West nor William East building footprints could accommodate without losing through-site links and retail activation to either the park or William Street. Finally, a combined service vehicle and car access point would be very wide to accommodate ingressing and egressing service vehicle and cars, which, given the steep gradients of Forbes or Dowling streets, resulted in very wide and split carriage vehicle cross overs. The narrower access point option was to decouple the service vehicles from the car access points. Whilst there is a resultant increase in access points, they are narrower, safer, and present no increase in traffic conflicts between pedestrians and vehicles. • Refer to the TIA for further details.	**Y**
	Bicycle and Car Parking	**3J-1**	Car parking is provided based on proximity to public transport in metropolitan Sydney and centres in regional areas. 1. For development in the following locations: ✶ on sites that are within 800 metres of a railway station or light rail stop in the Sydney Metropolitan Area; or ✶ on land zoned, and sites within 400 metres of land zoned, B3 Commercial Core, B4 Mixed Use or equivalent in a nominated regional centre The minimum car parking requirement for residents and visitors is set out in the Guide to Traffic Generating Developments, or the car parking requirement prescribed by the relevant council, whichever is less The car parking needs for a development must be provided off street.	• Car Parking numbers have been calculated based on the proximity to public transport. • Car Parking schedules are provided on the plans. • A Traffic Impact Assessment has been provided which sets out the car parking calculation in detail.	**Y**
		3J-2	Parking and facilities are provided for other modes of transport	• Bicycle parking is provided for all apartments. • Refer to the plans for locations and schedules. • Refer to the TIA for further details.	**Y**
		3J-3	Car park design and access is safe and secure	• The car park is secure with access directly to the lobbies of all 4 buildings. Lifts serve for access to bicycle parking and storage in addition to management of waste and loading.	**Y**
		3J-4	Visual and environmental impacts of underground car parking are minimised	• The car park is entirely underground, which minimisers its visual impact on the surrounding area.	**Y**
		3J-5	Visual and environmental impacts of on-grade car parking are minimised	• The impact of entry and loading on ground level is minimised by consolidating the entry off Forbes Street.	**Y**
		3J-6	Visual and environmental impacts of above ground enclosed car parking are minimised	• There is no above ground parking.	**Y**
PART 04 - DESIGNING THE BUILDING					**Y**

H180W - 180 William Street

Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
	Solar and Daylight Access	**4A-1**	To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space ✶ Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas ✶ In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter ✶ A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3 pm at mid winter	• 75% (176 of 235 apartments) of all living rooms and POS receive 2 hours of sunlight on 21 June • N/A • 15% (36 of 235 apartments) receive less than 15 minutes of direct sunlight on 21 June	**Y**
		4A-2	Daylight access is maximised where sunlight is limited	• All apartments have been designed to maximise their window openings to capture views and as a consequence optimise their access to daylight.	**Y**
		4A-3	Design incorporates shading and glare control, particularly for warmer months	• To all apartments on all levels across the whole development, balconies and sun shading extend to shade summer sun, but allow winter sun to penetrate living areas. • Shading devices are used across the development for specific facade responses. Refer to elevations, the facade design sections for each building in the Design report and the specific responses to DIP comments in The RFAi response report.	**Y**
	Natural Ventilation	**4B-1**	All habitable rooms are naturally ventilated	• All apartments have operable windows with compliant open areas. • All balconies have sliding doors opening into the living spaces to maximise ventilation. • Some noise affected apartments, predominately along William Street, are naturally ventilated via acoustic plenums. Refer to the 'Compliance' chapter within the Architectural Design Report.	**Y**
		4B-2	The layout and design of single aspect apartments maximises natural ventilation	• Apartments are generally well orientated to maximise the natural ventilation performance of apartments. In addition some single aspect apartments achieve effective cross ventilation due to wind effects between buildings. Refer to the natural ventilation/wind report included in the RFAI response submission.	**Y**
		4B-3	The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents. 1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed. 2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line	• 63% of apartments are naturally cross ventilated in the first nine levels of the building. (79 of 126 apartments - excluding Noise Affected Apartments). • There are nil instances of cross-through apartments.	**Y**
		4C-1	Ceiling height achieves sufficient natural ventilation and daylight access 1. Measured from finished floor level to finished ceiling level, minimum ceiling heights are: Minimum ceiling height for apartment and mixed use buildings ✶ Habitable Rooms - 2.7m ✶ Non-Habitable Rooms - 2.4m ✶ Two Storey Apartments - 2.7m for living area floor and 2.4m for second floor where it's area does not exceed 50% of the apartment area. ✶ Attic Spaces - 1.8m at edge of room with a 30 degree minimum ceiling slope. ✶ If located in mixed use areas - 3.3m for ground and first floor to promote future flexibility of use. These minimums do not preclude higher ceilings if desired	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • Maisonette apartments comply • Attic spaces comply • 3.3m for ground and first floor has not been provided in all instances. Across the four buildings there are 4 ground levels. Across William West and William East alone, there are 3 ground levels. A balance has been sought prioritising retail tenancies to activate surrounding ground plane...	**Y**

H180W - 180 William Street

Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
		4C-2	Ceiling height increases the sense of space in apartments and provides for well proportioned rooms	• All habitable rooms have a minimum ceiling height of 2.7m • All non-habitable rooms have a minimum ceiling height of 2.4m • All ceiling mounted services are located in 2400 ceilings over wet areas. • Bulkheads do not protrude into habitable spaces	**Y**
		4C-3	Ceiling heights contribute to the flexibility of building use over the life of the building	• The proposed development is for a mixed use residential development • The apartment ceiling heights comply with Objectives 4C1 and 2 • Retail ceiling levels and Floor to Floor heights are taller to optimise flexibility	**Y**
		4D-1	The layout of rooms within an apartment is functional, well organised and provides a high standard of amenity 1. Apartments are required to have the following minimum internal areas: ✶ Studio - 35m2 ✶ 1 Bedroom - 50m2 ✶ 2 Bedroom - 70m2 ✶ 3 Bedroom - 90m2 The minimum internal areas include only one bathroom. Additional bathrooms increase the minimum internal area by 5m^2 each. A fourth bedroom and further additional bedrooms increase the minimum internal area by 12m^2 each. 2. Every habitable room must have a window in an external wall with a total minimum glass area of not less than 10% of the floor area of the room. Daylight and air may not be borrowed from other rooms	• Apartment sizes have been developed in accordance with the client brief and are typically well over ADG minimums. 1. The scheme results in the following range of apartment and balcony sizes: ✶ 1 bed Internal - 58 to 84m^2 ✶ 2 bed Internal - 73 to 105m^2 ✶ 3 Bed Internal - 136 to 324m^2 2. All habitable rooms have windows which represent more than 10% of the floor area of the room.	**Y**
		4D-2	Environmental performance of the apartment is maximised 1. Habitable room depths are limited to a maximum of 2.5 x the ceiling height 2. In open plan layouts (where the living, dining and kitchen are combined) the maximum habitable room depth is 8m from a window	• All apartments comply with the 8m to the back of the kitchen rule of thumb. • All apartments are open plan layouts, with living rooms and bedrooms located against the external envelope of the building to maximise natural light and ventilation.	**Y**
		4D-3	Apartment layouts are designed to accommodate a variety of household activities and needs 1. Master bedrooms have a minimum area of 10m2 and other bedrooms 9m2 (excluding wardrobe space) 2. Bedrooms have a minimum dimension of 3m (excluding wardrobe space) 3. Living rooms or combined living/dining rooms have a minimum width of: ✶ 3.6m for studio and 1 bedroom apartments ✶ 4m for 2 and 3 bedroom apartments 4. The width of cross-over or cross-through apartments are at least 4m internally to avoid deep narrow apartment layouts	• All minimum apartment dimensions are met or exceeded . 1. Bedroom areas comply. 2. Bedroom minimum clear dimensions comply 3. Living room minimum clear dimensions comply 4. N/A	**Y**
	Private Open Space and Balconies	**4E-1**	Apartments provide appropriately sized private open space and balconies to enhance residential amenity ✶ Studio - 4m^2 - no min. depth ✶ 1 Bedroom - 8m^2 - min 2m depth ✶ 2 Bedroom - 10m^2 - min 2m depth ✶ 3 Bedroom - 12m^2 - min 2.4m depth For apartments at ground level or on a podium or similar structure, a private open space is provided instead of a balcony. It must have a minimum area of 15m^2 and a minimum depth of 3m.	• The proposal results in the following range of balcony sizes: ✶ 1bed External Area - 8 to 17m^2 min 2m depth ✶ 2bed External Area - 10 to 20m^2 min 2m depth ✶ 3 Bed External Area - 12 to 69m^2 min 2.4m depth • Private open spaces as terraces exceed the minimum area and depth requirements of the ADG.	**Y**
		4E-2	Primary private open space and balconies are appropriately located to enhance liveability for residents	• Balconies are located off the living areas to maximise useability, sunlight and views.	**Y**
		4E-3	Private open space and balcony design is integrated into and contributes to the overall architectural form and detail of the building	• Balconies are located within the building envelope to become an integral part of the form and considered facade and material expression.	**Y**

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Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
		4E-4	Private open space and balcony design maximises safety	• The proposed development satisfies the requirements of the objective. • The handrail design is contiguous across the width of all balconies and the heights are compliant with the Australian Standards and BCA	**Y**
	Common Circulation and Spaces	**4F-1**	Common circulation spaces achieve good amenity and properly service the number of apartments 1. The maximum number of apartments off a circulation core on a single level is eight 2. For buildings of 10 storeys and over, the maximum number of apartments sharing a single lift is 40	• Typically within the William Street West Building there are a maximum of 9 apartments per floor being served from 2 lifts. The lift lobby and corridor on each floor has access to natural light at either end, along with filtered natural air via a mechanical system. For the affordable levels this increases to a a maximum of 15, retaining access to natural light at the eastern end of the corridor • Within the William Street East Building there are a maximum of 6 apartments per floor being served from 2 lifts. The lift lobby and corridors on each floor have access to natural light and filtered natural air via a mechanical system. • Within the Forbes Street Building there are a maximum of 4 apartments per floor being served from 1 lift. The lift lobby and corridors on each floor have access to natural light. • Within the Dowling Street Building there are a maximum of 4 apartments per floor being served from 1 lift. The lift lobby and corridors on each floor have access to natural light.	**Y**
		4F-2	Common circulation spaces promote safety and provide for social interaction between residents	• Areas in front of lifts and corridor widths allow for sufficient circulation space and interaction of residents	**Y**
	Storage	**4G-1**	Common circulation spaces achieve good amenity and properly service the number of apartments. In addition to storage in kitchens, bathrooms and bedrooms, the following storage is provided: ✷ Studio - 4m3 ✷ 1 Bedroom - 6m3 ✷ 2 Bedroom - 8m3 ✷ 3 Bedroom - 10m3 At least 50% of the required storage is to be located within the apartment	• Minimum storage volumes are provided per apartment with large (<50%) storage cages being provided in the basement adjacent the lift lobby area. Many of the affordable apartments have 100% of their storage within the apartment • Refer to apartment storage schedules.	**Y**
		4G-2	Additional storage is conveniently located, accessible and nominated for individual apartments	• Large storage cages zones are provided in the basement adjacent to relative lift lobby's. • On grade accessible access is provided to all storage facilities	**Y**
	Acoustic Privacy	**4H-1**	Noise transfer is minimised through the siting of buildings and building layout	• Generally apartments are arranged side by side to assist in the resolution of acoustic separation and zoning. Noise sources such as lift shafts and common corridors have also been taken into account.	**Y**
		4H-2	Noise impacts are mitigated within apartments through layout and acoustic treatments	• Where possible, rooms with similar noise requirements are grouped together. Wardrobes are also used as sound buffers.	**Y**
	Noise and Pollution	**4J-1**	In noisy or hostile environments the impacts of external noise and pollution are minimised through the careful siting and layout of buildings	• Generally, apartments are arranged side by side to enhance acoustic separation and zoning. Noise sources, such as traffic, lift shafts, and common corridors, have been carefully considered. • The facade design aims to block or reduce street traffic noise, while operable sliding doors on the balconies provide additional sound insulation and a sense of enclosure when needed. • For William West and William East, winter gardens are included for the first three levels, with noise-affected balconies and acoustically treated ceilings to POS on higher floors • Acoustic plenums have been incorporated to enable natural ventilation for noise affected apartments.	**Y**

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Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
		4J-2	Appropriate noise shielding or attenuation techniques for the building design, construction and choice of materials are used to mitigate noise transmission	• The development will meet this criterion through a combination of site-specific facade design, carefully organised apartment layout, and thoughtful material selection. • Insulation will be provided to the facade walls to minimise noise. Elements of solid walls are provided to the balcony areas to further minimise noise transfer.	**Y**
	Apartment Mix	**4K-1**	A range of apartment types and sizes is provided to cater for different household types now and into the future	• A range of apartment types are provided across the entire development, including 23.4% 1B, 34.5% 2B's, and 42.1% 3+B's.	**Y**
		4K-2	The apartment mix is distributed to suitable locations within the building	• Careful consideration has been given to provide equitable access to amenity and views for all apartment types including affordable house. Further detail on this is provided in the RFAI Response report.	**Y**
	Ground Floor Apartments	**4L-1**	Street frontage activity is maximised where ground floor apartments are located	• Street and park frontages are typically commercial/retail tenancies to promote activation. • The northern elevations of the Forbes and Dowling street buildings to Judge Lane are proposed as ground floor apartments, echoing the the character transition from the busier William Street and proposed park south, to the quieter residential areas north. • In both instances, the garden terraces front on to new public landscaped parks and pedestrian-only laneways.	**Y**
		4L-2	Design of ground floor apartments delivers amenity and safety for residents	• Garden terraces include palisade fences, vegetation buffers and deeper gardens for privacy and additional upper level balconies for amenity.	**Y**
	Facades	**4M-1**	Building facades provide visual interest along the street while respecting the character of the local area	• The facades have been studied in detail in terms of local materiality, environmental response, enhancement of the public domain and modulation of scale and residential rhythm. Refer to the facade section for each building in the Architectural Design Report.	**Y**
		4M-2	Building functions are expressed by the facade	• The facades of each building have been carefully modulated by each building architect to express the function, scale and orientation of the buildings. • Refer to the Design report and elevations for further details.	**Y**
	Roof Design	**4N-1**	Roof treatments are integrated into the building design and positively respond to the street	• The treatment of the roof tops has been developed to respond to the relative exposure of each building to the degree to which they are viewed from adjoining developments. • Given the locale, each building is heavily overlooked by both its immediate offsite neighbours as well as buildings/apartments within the site. Given their exposure the rooves are seen as a "fifth facade" and have been carefully composed to conceal and combine apartments, COS, plant and landscaping.	**Y**
		4N-2	Opportunities to use roof space for residential accommodation and open space are maximised	• The roof area of William West on level 8 is utilised as communal open space whilst been screened sufficiently by landscaping to enhance privacy to adjacent buildings and private outdoor areas.	**Y**
		4N-3	Roof design incorporates sustainability features	• The roof incorporates water capture with a water tank located under the car park entry ramp. This water will be used for watering the podium landscaping. PV panel arrays are also included.	**Y**
	Landscape Design	**4O-1**	Landscape design is viable and sustainable	• Sustainability has been a key consideration in the landscape design, with the selection of local and low water species, natural materials and extensive planted areas. • Refer to the Landscape Drawings for further details.	**Y**
		4O-2	Landscape design contributes to the streetscape and amenity	• The design of publicly accessible spaces including laneways, through site links and the new publicly accessible parks is intended to enhance and extend the existing streetscape and amenity of the local area	**Y**
	Planting on structures	**4P-1**	Appropriate soil profiles are provided	• Soil volumes, makeup and depths have all been carefully considered based on plant selection, location and maintenance requirements. • Refer to the Landscape Drawings for further details.	**Y**

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Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
		4P-2	Plant growth is optimised with appropriate selection and maintenance	• Species selection is based on local species, conditions and maintenance requirements. • Refer to the Landscape Drawings for further details.	**Y**
		4P-3	Planting on structures contributes to the quality and amenity of communal and public open spaces	• Extensive planting is proposed on structures including the lawn area of the new public park, the gully planting in the publicly accessible stairs, Private and common area rooftops and non-accessible green roofs. This extensive planting is intended to contribute to the quality and amenity of the communal, private and public open spaces and reduce the urban heat island effect of the development • Refer to the Landscape Drawings for further details.	**Y**
	Universal Design	**4Q-1**	Universal design features are included in apartment design to promote flexible housing for all community members • Developments achieve a benchmark of 20% of the total apartments incorporating the Liveable Housing Guideline's silver level universal design features	• 35 out of 235 apartments are adaptable (15%) • A minimum of 46 out of 235 apartments are to universal design silver standards (20%)	**Y**
		4Q-2	A variety of apartments with adaptable designs are provided	• Adaptable apartments range in size, type, building, orientation, and level throughout the development. • 3 of the four buildings offer adaptable apartments. • Equitable access is provided to all adaptable apartment doors in accordance with AS 1428.2	**Y**
		4Q-3	Apartment layouts are flexible and accommodate a range of lifestyle needs	• Equitable access is provided to all apartment doors in accordance with AS1428.2	**Y**
	Adaptive Reuse	**4R-1**	New additions to existing buildings are contemporary and complementary and enhance an area's identity and sense of place	• NA	**N/A**
		4R-2	Adapted buildings provide residential amenity while not precluding future adaptive reuse	• NA	**N/A**
	Mixed Use	**4S-1**	Mixed use developments are provided in appropriate locations and provide active street frontages that encourage pedestrian movement	• The project is a compliant mixed use development within the approved boundaries and given the retail locations and expected pedestrian activation of the precinct, the proposed development will achieve the objective.	**Y**
		4S-2	Residential levels of the building are integrated within the development, and safety and amenity is maximised for residents	• Residential, retail and publicly accessible spaces within the development are carefully integrated and separated to provide activation, visual and acoustic privacy, equitable access, safety and security.	**Y**
	Awning and Signage	**4T-1**	Awnings are well located and complement and integrate with the building design	• Awnings have been provided on the main pedestrian thoroughfare of the William Street frontage in accordance with the requirements of the City of Sydney DCP awnings extent. • Awnings have been designed as an integral part of the building design and to allow natural light along the shopfronts.	**Y**
		4T-2	Signage responds to the context and desired streetscape character	• N/A, Signage to be developed under separate application	**Y**
	Energy Efficiency	**4U-1**	Development incorporates passive environmental design ✶ Adequate natural light is provided to habitable rooms (see 4A Solar and daylight access) ✶ Well located, screened outdoor areas should be provided for clothes drying	• See 'Solar and Daylight Access' for natural daylighting. • All apartments have internal drying facilities and where indicated, weather protected balconies.	**Y**
		4U-2	Development incorporates passive solar design to optimise heat storage in winter and reduce heat transfer in summer	• Sun shading, winter solar access and solid masonry exterior fabric all contribute to the passive solar performance of the building. • The thermal performance of the development in all seasons has been verified through the BASIX assessment.	**Y**
		4U-3	Adequate natural ventilation minimises the need for mechanical ventilation	• Natural ventilation is provided.	**Y**
	Water Management and Conservation	**4V-1**	Potable water use is minimised	• The proposed development satisfies the requirements of the objective.	**Y**

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Control - Apartment Design Guide - 15/05/26					
Clause Number	**Clause Title**	**Objective**	Design Criteria	fjcstudio Commentary	**Compliance (Y/N)**
		4V-2	Urban storm water is treated on site before being discharged to receiving waters	• On-site OSD has been included to manage and control the flow of stormwater before it enters the public drainage system. • Refer to Services Design Statement for further details.	**Y**
		4V-3	Flood management systems are integrated into site design	• All Ground Floor levels have been designed to suit flood levels and freeboard requirements.	**Y**
	Waste Management	**4W-1**	Waste storage facilities are designed to minimise impacts on the streetscape, building entry and amenity of residents	• All waste storage and management facilities are within the podium envelope and are not accessible nor visible to the general public.	**Y**
		4W-2	Domestic waste is minimised by providing safe and convenient source separation and recycling	• The garbage chute is an e-diverter system that allows for normal residential waste to be separated from recycling.	**Y**
	Building Maintenance	**4X-1**	Building design detail provides protection from weathering	• The materiality and detailing of the proposed development are in keeping with the client brief, building typology and expected building life.	**Y**
		4X-2	Systems and access enable ease of maintenance	• All facades are accessible for cleaning and maintenance from either rope access or boom lift.	**Y**
		4X-3	Material selection reduces ongoing maintenance costs	• Materials have been carefully selected to require minimum ongoing maintenance.	**Y**

ADG Compliance
ADG Compliance Summary

ADG Compliance Schedule Summary

Building	Total	Solar Access				Cross Ventilation			Access			
		2 hours or more		Less than 15 minutes		Applicable	Cross Vent		Silver		Adaptable	
Dowling Street	30	25	83%	0	0%	29	27	93%	14	47%	5	17%
Forbes Street	26	24	92%	0	0%	26	16	62%	5	19%	5	19%
William Street East	84	63	75%	14	17%	18	9	50%	0	0%	0	0%
William Street West	95	64	67%	22	23%	53	27	51%	27	28%	25	26%
Overall	**235**	176	**75%**	36	**15%**	126	79	**63%**	46	**20%**	35	**15%**
Target			70%		15%			60%		20%		15%

Deep Soil Area

Item	Area (m²)	%	Required
Site area	6,398		
VPA Area	360		
Area of deep soil	**781**		
Stairs, pavements in deep soil areas	239.2		
Permeable paving	**78**	**10%**	**Max 10%**
Net deep soil	**620**	**10.3%**	**Min 7%**

Communal Open Space

Item	Area (m²)	%	Required
Ground level open space:	2,568	43%	
Rooftop open space	416	7%	
Indoor space:	217	4%	
Total Communal space:	**3,247**	**54%**	**25%**

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ADG Compliance Schedule Summary

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Project — 180 William Street

Code	H180W
Revision	4
Date	20/05/2026
Doc	ADG.SCH.01

Building	**Total**	**Solar Access**				**Cross Ventilation**			**Access**				**Apartment Mix**		
		2 hours or more		Less than 15 minutes		Applicable	Cross Vent		Silver		Adaptable		1	2	3+
Dowling Street	30	25	83%	0	0%	29	27	93%	16	53%	5	17%	6	8	16
Forbes Street	26	24	92%	0	0%	26	16	62%	5	19%	5	19%	13	7	6
William Street East	84	63	75%	14	17%	18	9	50%	0	0%	0	0%	0	31	53
William Street West	95	64	67%	22	23%	53	27	51%	25	26%	25	26%	36	35	24
Overall	**235**	176	**75%**	36	**15%**	126	79	**63%**	46	**20%**	35	**15%**	55	81	99
Target			70%		15%			60%		20%		15%	23.4%	34.5%	42.1%

ADG Compliance Schedule

	No	Unit No.	Bed	Internal Area		Private Open Space		Solar	Vent		Storage			Access	
				m²	Compliance	m²	Compliance			Internal (m³)	Basement (m³)	Total (m³)	% Internal	Compliance	
▼ **Dowling Street**	**30**														
▼ Forbes Street (Park)	2														
	1	G01D	2	129	Yes	15	Yes	≥ 2h	No	8	0	8	100%	Yes	
	2	G02D	2	127	Yes	11	Yes	≥ 2h	No	10	0	10	100%	Yes	
▼ William Street (Ground)	3														
	3	101D	3	115	Yes	21	Yes	≥ 2h	Yes	11	0	11	100%	Yes	
	4	102D	1	58	Yes	17	Yes	≥ 2h	Yes	3	3	6	50%	Yes	
	5	104D	2	86	Yes	10	Yes	≥ 2h	Yes	6	2	8	75%	Yes	
▼ Mezzanine	4														
	6	201D	3	121	Yes	21	Yes	≥ 2h	Yes	11	0	11	100%	Yes	
	7	202D	3	113	Yes	15	Yes	≥ 2h	Yes	8	2	10	80%	Yes	
	8	203D	1	61	Yes	8	Yes	< 2h	Yes	6	0	6	100%	Yes	
	9	204D	2	87	Yes	11	Yes	≥ 2h	Yes	6	2	8	75%	Yes	Adaptable
▼ Level 1	4														
	10	301D	3	121	Yes	21	Yes	≥ 2h	Yes	11	0	11	100%	Yes	
	11	302D	3	113	Yes	15	Yes	≥ 2h	Yes	8	3	11	73%	Yes	
	12	303D	1	61	Yes	8	Yes	< 2h	Yes	6	0	6	100%	Yes	
	13	304D	2	87	Yes	11	Yes	≥ 2h	Yes	6	2	8	75%	Yes	Adaptable
▼ Level 2	4														
	14	401D	3	121	Yes	21	Yes	≥ 2h	Yes	11	0	11	100%	Yes	
	15	402D	3	113	Yes	15	Yes	≥ 2h	Yes	8	2	10	80%	Yes	
	16	403D	1	61	Yes	8	Yes	< 2h	Yes	6	0	6	100%	Yes	
	17	404D	2	87	Yes	11	Yes	≥ 2h	Yes	6	2	8	75%	Yes	Adaptable
▼ Level 3	4														
	18	501D	3	121	Yes	21	Yes	≥ 2h	Yes	11	0	11	100%	Yes	Silver
	19	502D	3	113	Yes	15	Yes	≥ 2h	Yes	8	2	10	80%	Yes	Silver
	20	503D	1	61	Yes	8	Yes	< 2h	Yes	6	0	6	100%	Yes	Silver
	21	504D	2	87	Yes	11	Yes	≥ 2h	Yes	6	2	8	75%	Yes	Adaptable
▼ Level 4	4														
	22	601D	3	121	Yes	21	Yes	≥ 2h	Yes	11	0	11	100%	Yes	Silver
	23	602D	3	113	Yes	15	Yes	≥ 2h	Yes	10	0	10	100%	Yes	Silver
	24	603D	1	61	Yes	8	Yes	< 2h	Yes	6	0	6	100%	Yes	Silver
	25	604D	2	87	Yes	11	Yes	≥ 2h	Yes	6	2	8	75%	Yes	Adaptable
▼ Level 5	2														
	26	701D	3	210	Yes	30	Yes	≥ 2h	Yes	17	0	17	100%	Yes	Silver
	27	702D	3	179	Yes	22	Yes	≥ 2h	Yes	20	0	20	100%	Yes	Silver
▼ Level 6	2														
	28	801D	3	210	Yes	30	Yes	≥ 2h	Yes	17	0	17	100%	Yes	Silver
	29	802D	3	179	Yes	22	Yes	≥ 2h	Yes	20	0	20	100%	Yes	Silver
▼ Level 7	1														
	30	901D	3	324	Yes	69	Yes	≥ 2h	NA	56	0	56	100%	Yes	Silver
▼ **Forbes Street**	**26**														
▼ Judge Lane	3														
	31	101F	2	91	Yes	16	Yes	≥ 2h	Yes	6	2	8	75%	Yes	
	32	102F	2	82	Yes	18	Yes	≥ 2h	No	5	3	8	63%	Yes	

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	No	Unit No.	Bed	Internal Area	Private Open Space	Solar	Vent	Storage				Access
				m² Compliance	m² Compliance			Internal (m³)	Basement (m³)	Total (m³)	% Internal Compliance	
	33	103F	2	95 Yes	18 Yes	≥ 2h	No	5	3	8	63% Yes	
▼ Dowling Street		5										
	34	201F	2	80 Yes	19 Yes	≥ 2h	No	4	4	8	50% Yes	
	35	202F	2	83 Yes	20 Yes	≥ 2h	No	6	2	8	75% Yes	
	36	203F	1	63 Yes	8 Yes	< 2h	No	5	3	8	63% Yes	
	37	204F	1	66 Yes	9 Yes	≥ 2h	Yes	8	0	8	100% Yes	
	38	205F	1	67 Yes	9 Yes	≥ 2h	No	4	4	8	50% Yes	Adaptable
▼ William Street (Ground)		6										
	39	301F	2	80 Yes	17 Yes	≥ 2h	No	4	4	8	50% Yes	
	40	302F	2	83 Yes	18 Yes	≥ 2h	No	6	2	8	75% Yes	
	41	303F	1	63 Yes	8 Yes	< 2h	No	5	3	8	63% Yes	
	42	304F	1	66 Yes	9 Yes	≥ 2h	Yes	8	0	8	100% Yes	
	43	305F	1	65 Yes	9 Yes	≥ 2h	Yes	10	0	10	100% Yes	
	44	306F	1	67 Yes	9 Yes	≥ 2h	No	4	4	8	50% Yes	Adaptable
▼ Mezzanine		4										
	45	401F	3	160 Yes	25 Yes	≥ 2h	Yes	15	0	15	100% Yes	
	46	402F	3	162 Yes	19 Yes	≥ 2h	Yes	17	0	17	100% Yes	Adaptable
	47	403F	1	64 Yes	9 Yes	≥ 2h	Yes	8	0	8	100% Yes	
	48	404F	1	63 Yes	9 Yes	≥ 2h	Yes	9	0	9	100% Yes	
▼ Level 1		4										
	49	501F	3	160 Yes	25 Yes	≥ 2h	Yes	15	0	15	100% Yes	
	50	502F	3	162 Yes	19 Yes	≥ 2h	Yes	17	0	17	100% Yes	Adaptable
	51	503F	1	64 Yes	9 Yes	≥ 2h	Yes	8	0	8	100% Yes	
	52	504F	1	63 Yes	9 Yes	≥ 2h	Yes	9	0	9	100% Yes	
▼ Level 2		4										
	53	601F	3	160 Yes	25 Yes	≥ 2h	Yes	15	0	15	100% Yes	
	54	602F	3	162 Yes	19 Yes	≥ 2h	Yes	17	0	17	100% Yes	Adaptable
	55	603F	1	64 Yes	9 Yes	≥ 2h	Yes	8	0	8	100% Yes	
	56	604F	1	63 Yes	9 Yes	≥ 2h	Yes	9	0	9	100% Yes	
▼ William Street East		**84**										
▼ Dowling Street		2										
	57	D01E	2	99 Yes	11 Yes	≥ 2h	Yes	4	4	8	50% Yes	
	58	D02E	3	168 Yes	12 Yes	≥ 2h	No	5	5	10	50% Yes	
▼ William Street (Ground)		2										
	59	UG01E	2	99 Yes	11 Yes	≥ 2h	Yes	4	4	8	50% Yes	
	60	UG02E	3	168 Yes	12 Yes	≥ 2h	No	9	4	13	69% Yes	
▼ Mezzanine		3										
	61	M01E	3	154 Yes	12 Yes	≥ 2h	Yes	10	0	10	100% Yes	
	62	M02E	3	173 Yes	12 Yes	≥ 2h	No	13	0	13	100% Yes	
	63	M03E	2	101 Yes	12 Yes	≥ 2h	NA	5	3	8	63% Yes	
▼ Level 1		5										
	64	101E	3	154 Yes	12 Yes	≥ 2h	Yes	8	2	10	80% Yes	
	65	102E	3	172 Yes	12 Yes	≥ 2h	No	13	0	13	100% Yes	
	66	103E	3	138 Yes	12 Yes	≥ 2h	NA	7	3	10	70% Yes	
	67	104E	2	79 Yes	10 Yes	< 15m	NA	4	4	8	50% Yes	
	68	105E	2	73 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	
▼ Level 2		5										
	69	201E	3	154 Yes	12 Yes	≥ 2h	Yes	8	2	10	80% Yes	
	70	202E	3	172 Yes	12 Yes	≥ 2h	No	13	0	13	100% Yes	
	71	203E	3	138 Yes	12 Yes	≥ 2h	NA	7	3	10	70% Yes	
	72	204E	2	79 Yes	10 Yes	< 15m	NA	4	4	8	50% Yes	
	73	205E	2	73 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	
▼ Level 3		5										
	74	301E	3	154 Yes	12 Yes	≥ 2h	Yes	10	0	10	100% Yes	
	75	302E	3	172 Yes	12 Yes	≥ 2h	No	13	0	13	100% Yes	
	76	303E	3	138 Yes	12 Yes	≥ 2h	NA	8	3	11	73% Yes	
	77	304E	2	79 Yes	10 Yes	< 15m	NA	4	4	8	50% Yes	
	78	305E	2	73 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	
▼ Level 4		5										
	79	401E	3	154 Yes	12 Yes	≥ 2h	Yes	8	2	10	80% Yes	
	80	402E	3	172 Yes	12 Yes	≥ 2h	No	13	0	13	100% Yes	
	81	403E	3	138 Yes	12 Yes	≥ 2h	NA	7	3	10	70% Yes	
	82	404E	2	79 Yes	10 Yes	< 15m	NA	4	4	8	50% Yes	
	83	405E	2	73 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	

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	No	Unit No.	Bed	Internal Area		Private Open Space		Solar	Vent	Storage				Access
				m²	Compliance	m²	Compliance			Internal (m³)	Basement (m³)	Total (m³)	% Internal	Compliance
▼ Level 5		5												
	84	501E	3	154	Yes	12	Yes	≥ 2h	Yes	8	2	10	80%	Yes
	85	502E	3	172	Yes	12	Yes	≥ 2h	No	13	0	13	100%	Yes
	86	503E	3	138	Yes	12	Yes	≥ 2h	NA	7	3	10	70%	Yes
	87	504E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	88	505E	2	73	Yes	12	Yes	< 2h	NA	4	4	8	50%	Yes
▼ Level 6		5												
	89	601E	3	154	Yes	12	Yes	≥ 2h	Yes	8	2	10	80%	Yes
	90	602E	3	172	Yes	12	Yes	≥ 2h	No	11	0	11	100%	Yes
	91	603E	3	138	Yes	12	Yes	≥ 2h	NA	8	3	11	73%	Yes
	92	604E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	93	605E	2	73	Yes	12	Yes	< 2h	NA	4	4	8	50%	Yes
▼ Level 7		5												
	94	701E	3	157	Yes	12	Yes	≥ 2h	NA	10	0	10	100%	Yes
	95	702E	3	160	Yes	20	Yes	≥ 2h	NA	10	0	10	100%	Yes
	96	703E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	97	704E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	98	705E	2	73	Yes	12	Yes	< 2h	NA	4	4	8	50%	Yes
▼ Level 8		5												
	99	801E	3	156	Yes	12	Yes	≥ 2h	NA	10	0	10	100%	Yes
	100	802E	3	160	Yes	20	Yes	≥ 2h	NA	10	0	10	100%	Yes
	101	803E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	102	804E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	103	805E	2	84	Yes	15	Yes	≥ 2h	NA	4	4	8	50%	Yes
▼ Level 9		5												
	104	901E	3	156	Yes	12	Yes	≥ 2h	NA	10	0	10	100%	Yes
	105	902E	3	160	Yes	20	Yes	≥ 2h	NA	10	0	10	100%	Yes
	106	903E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	107	904E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	108	905E	2	83	Yes	15	Yes	≥ 2h	NA	4	4	8	50%	Yes
▼ Level 10		5												
	109	1001E	3	153	Yes	12	Yes	≥ 2h	NA	8	4	12	67%	Yes
	110	1002E	3	160	Yes	20	Yes	≥ 2h	NA	10	0	10	100%	Yes
	111	1003E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	112	1004E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	113	1005E	2	83	Yes	15	Yes	≥ 2h	NA	4	4	8	50%	Yes
▼ Level 11		5												
	114	1101E	3	154	Yes	12	Yes	≥ 2h	NA	16	0	16	100%	Yes
	115	1102E	3	160	Yes	20	Yes	≥ 2h	NA	10	0	10	100%	Yes
	116	1103E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	117	1104E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	118	1105E	2	83	Yes	15	Yes	≥ 2h	NA	4	4	8	50%	Yes
▼ Level 12		5												
	119	1201E	3	154	Yes	12	Yes	≥ 2h	NA	16	0	16	100%	Yes
	120	1202E	3	160	Yes	20	Yes	≥ 2h	NA	10	4	14	71%	Yes
	121	1203E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	122	1204E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	123	1205E	2	83	Yes	15	Yes	≥ 2h	NA	4	4	8	50%	Yes
▼ Level 13		5												
	124	1301E	3	154	Yes	12	Yes	≥ 2h	NA	15	0	15	100%	Yes
	125	1302E	3	160	Yes	20	Yes	≥ 2h	NA	10	0	10	100%	Yes
	126	1303E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	127	1304E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	128	1305E	2	83	Yes	15	Yes	≥ 2h	NA	4	4	8	50%	Yes
▼ Level 14		5												
	129	1401E	3	154	Yes	12	Yes	≥ 2h	NA	13	0	13	100%	Yes
	130	1402E	3	160	Yes	20	Yes	≥ 2h	NA	10	0	10	100%	Yes
	131	1403E	3	136	Yes	15	Yes	≥ 2h	NA	5	5	10	50%	Yes
	132	1404E	2	79	Yes	10	Yes	< 15m	NA	4	4	8	50%	Yes
	133	1405E	2	83	Yes	15	Yes	≥ 2h	NA	4	4	8	50%	Yes
▼ Level 15		3												
	134	1501E	3	184	Yes	17	Yes	≥ 2h	NA	10	0	10	100%	Yes
	135	1502E	3	232	Yes	28	Yes	≥ 2h	NA	11	0	11	100%	Yes
	136	1503E	3	158	Yes	53	Yes	≥ 2h	NA	13	0	13	100%	Yes

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	No	Unit No.	Bed	Internal Area		Private Open Space		Solar	Vent	Storage				Access
				m²	Compliance	m²	Compliance			Internal (m³)	Basement (m³)	Total (m³)	% Internal	Compliance
▼ Level 16		2												
	137	1601E	3	264	Yes	26	Yes	≥ 2h	NA	10	0	10	100%	Yes
	138	1602E	3	296	Yes	37	Yes	≥ 2h	NA	11	0	11	100%	Yes
▼ Level 17		2												
	139	1701E	4+	316	Yes	187	Yes	≥ 2h	NA	11	0	11	100%	Yes
	140	1702E	4+	307	Yes	110	Yes	≥ 2h	NA	10	0	10	100%	Yes
▼ William Street West		**95**												
▼ Dowling Street		3												
	141	D01W	3	148	Yes	25	Yes	≥ 2h	Yes	6	4	10	60%	Yes
	142	D02W	3	171	Yes	26	Yes	≥ 2h	No	6	4	10	60%	Yes
	143	D03W	3	170	Yes	27	Yes	≥ 2h	Yes	8	3	11	73%	Yes
▼ William Street (Ground)		4												
	144	UG01W	2	72	Yes	10	Yes	≥ 2h	Yes	6	2	8	75%	Yes
	145	UG02W	2	94	Yes	12	Yes	≥ 2h	Yes	8	0	8	100%	Yes
	146	UG03W	1	65	Yes	11	Yes	< 2h	No	6	0	6	100%	Yes
	147	UG04W	2	92	Yes	12	Yes	≥ 2h	Yes	9	0	9	100%	Yes Adaptable
▼ Mezzanine		12												
	148	M01W	2	72	Yes	10	Yes	≥ 2h	Yes	6	2	8	75%	Yes
	149	M02W	2	94	Yes	12	Yes	≥ 2h	Yes	8	0	8	100%	Yes
	150	M03W	1	65	Yes	11	Yes	< 2h	No	6	0	6	100%	Yes
	151	M04W	2	93	Yes	12	Yes	≥ 2h	Yes	9	0	9	100%	Yes Adaptable
	152	M05W	3	177	Yes	15	Yes	≥ 2h	No	7	3	10	70%	Yes Adaptable
	153	M06W	3	158	Yes	14	Yes	≥ 2h	Yes	7	5	12	58%	Yes Adaptable
	154	M07W	2	79	Yes	12	Yes	< 2h	NA	4	4	8	50%	Yes
	155	M08W	2	94	Yes	10	Yes	< 15m	NA	8	0	8	100%	Yes
	156	M09W	1	60	Yes	8	Yes	< 15m	NA	6	0	6	100%	Yes
	157	M10W	1	59	Yes	8	Yes	< 15m	NA	6	0	6	100%	Yes
	158	M11W	1	74	Yes	8	Yes	≥ 2h	NA	6	0	6	100%	Yes
	159	M12W	1	57	Yes	8	Yes	≥ 2h	No	6	0	6	100%	Yes
▼ Level 1		15												
	160	101W	2	72	Yes	10	Yes	≥ 2h	Yes	8	0	8	100%	Yes
	161	102W	2	94	Yes	12	Yes	≥ 2h	Yes	8	0	8	100%	Yes
	162	103W	1	65	Yes	11	Yes	≥ 2h	No	6	0	6	100%	Yes
	163	104W	2	93	Yes	12	Yes	≥ 2h	Yes	10	0	10	100%	Yes Adaptable
	164	105W	1	84	Yes	11	Yes	≥ 2h	No	11	0	11	100%	Yes Adaptable
	165	106W	1	82	Yes	11	Yes	≥ 2h	No	9	0	9	100%	Yes Adaptable
	166	107W	1	64	Yes	9	Yes	≥ 2h	No	7	0	7	100%	Yes
	167	108W	2	84	Yes	10	Yes	≥ 2h	Yes	6	2	8	75%	Yes
	168	109W	2	78	Yes	12	Yes	< 2h	NA	5	4	9	56%	Yes
	169	110W	1	59	Yes	8	Yes	< 15m	NA	3	3	6	50%	Yes
	170	111W	1	61	Yes	8	Yes	< 15m	NA	6	0	6	100%	Yes
	171	112W	1	60	Yes	8	Yes	< 15m	NA	6	0	6	100%	Yes
	172	113W	1	59	Yes	8	Yes	< 15m	NA	5	1	6	83%	Yes
	173	114W	1	74	Yes	8	Yes	≥ 2h	NA	6	0	6	100%	Yes
	174	115W	1	57	Yes	8	Yes	≥ 2h	No	6	0	6	100%	Yes
▼ Level 2		15												
	175	201W	2	72	Yes	10	Yes	≥ 2h	Yes	8	0	8	100%	Yes
	176	202W	2	94	Yes	12	Yes	≥ 2h	Yes	8	0	8	100%	Yes
	177	203W	1	65	Yes	11	Yes	≥ 2h	No	6	0	6	100%	Yes
	178	204W	2	93	Yes	12	Yes	≥ 2h	Yes	10	0	10	100%	Yes Adaptable
	179	205W	1	84	Yes	11	Yes	≥ 2h	No	11	0	11	100%	Yes Adaptable
	180	206W	1	82	Yes	11	Yes	≥ 2h	No	9	0	9	100%	Yes Adaptable
	181	207W	1	64	Yes	10	Yes	≥ 2h	No	7	0	7	100%	Yes
	182	208W	2	84	Yes	10	Yes	≥ 2h	Yes	4	4	8	50%	Yes
	183	209W	2	78	Yes	12	Yes	< 2h	NA	4	4	8	50%	Yes
	184	210W	1	59	Yes	8	Yes	< 15m	NA	3	3	6	50%	Yes
	185	211W	1	61	Yes	8	Yes	< 15m	NA	6	0	6	100%	Yes
	186	212W	1	60	Yes	8	Yes	< 15m	NA	6	1	7	86%	Yes
	187	213W	1	59	Yes	8	Yes	< 15m	NA	5	1	6	83%	Yes
	188	214W	1	74	Yes	8	Yes	≥ 2h	NA	6	0	6	100%	Yes
	189	215W	1	57	Yes	8	Yes	≥ 2h	No	6	0	6	100%	Yes
▼ Level 3		15												
	190	301W	2	72	Yes	10	Yes	≥ 2h	Yes	8	0	8	100%	Yes
	191	302W	2	94	Yes	12	Yes	≥ 2h	Yes	8	0	8	100%	Yes

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	No	Unit No.	Bed	Internal Area	Private Open Space	Solar	Vent	Storage				Access
				m² Compliance	m² Compliance			Internal (m³)	Basement (m³)	Total (m³)	% Internal Compliance	
	192	303W	1	65 Yes	11 Yes	≥ 2h	No	6	0	6	100% Yes	
	193	304W	2	93 Yes	12 Yes	≥ 2h	Yes	10	0	10	100% Yes	Adaptable
	194	305W	1	84 Yes	11 Yes	≥ 2h	No	11	0	11	100% Yes	Adaptable
	195	306W	1	82 Yes	10 Yes	≥ 2h	No	9	0	9	100% Yes	Adaptable
	196	307W	1	64 Yes	10 Yes	≥ 2h	No	7	0	7	100% Yes	
	197	308W	2	84 Yes	10 Yes	≥ 2h	Yes	6	2	8	75% Yes	
	198	309W	2	78 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	
	199	310W	1	59 Yes	8 Yes	< 15m	NA	3	3	6	50% Yes	
	200	311W	1	61 Yes	8 Yes	< 15m	NA	6	0	6	100% Yes	
	201	312W	1	60 Yes	8 Yes	< 15m	NA	6	0	6	100% Yes	
	202	313W	1	59 Yes	8 Yes	< 15m	NA	5	1	6	83% Yes	
	203	314W	1	74 Yes	8 Yes	≥ 2h	NA	6	0	6	100% Yes	
	204	315W	1	57 Yes	8 Yes	≥ 2h	No	6	0	6	100% Yes	
▼ Level 4		9										
	205	401W	3	160 Yes	14 Yes	≥ 2h	Yes	6	4	10	60% Yes	
	206	402W	3	179 Yes	17 Yes	≥ 2h	No	9	2	11	82% Yes	
	207	403W	3	177 Yes	15 Yes	≥ 2h	No	6	4	10	60% Yes	Adaptable
	208	404W	3	157 Yes	14 Yes	≥ 2h	Yes	5	5	10	50% Yes	Adaptable
	209	405W	2	79 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	
	210	406W	2	90 Yes	10 Yes	< 15m	NA	4	4	8	50% Yes	
	211	407W	2	91 Yes	10 Yes	< 15m	NA	8	0	8	100% Yes	
	212	408W	2	91 Yes	10 Yes	< 15m	NA	5	3	8	63% Yes	
	213	409W	2	105 Yes	10 Yes	≥ 2h	NA	4	4	8	50% Yes	Adaptable
▼ Level 5		9										
	214	501W	3	160 Yes	14 Yes	≥ 2h	Yes	6	4	10	60% Yes	
	215	502W	3	179 Yes	17 Yes	≥ 2h	No	9	2	11	82% Yes	Adaptable
	216	503W	3	177 Yes	15 Yes	≥ 2h	No	6	4	10	60% Yes	Adaptable
	217	504W	3	158 Yes	14 Yes	≥ 2h	Yes	5	5	10	50% Yes	Adaptable
	218	505W	2	79 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	
	219	506W	2	89 Yes	10 Yes	< 15m	NA	4	4	8	50% Yes	
	220	507W	2	97 Yes	10 Yes	< 15m	NA	8	0	8	100% Yes	
	221	508W	2	99 Yes	10 Yes	< 15m	NA	5	3	8	63% Yes	
	222	509W	2	105 Yes	10 Yes	≥ 2h	NA	4	4	8	50% Yes	Adaptable
▼ Level 6		7										
	223	601W	3	160 Yes	14 Yes	≥ 2h	Yes	6	4	10	60% Yes	
	224	602W	3	179 Yes	17 Yes	≥ 2h	No	9	2	11	82% Yes	Adaptable
	225	603W	3	176 Yes	14 Yes	≥ 2h	No	6	4	10	60% Yes	Adaptable
	226	604W	3	156 Yes	14 Yes	≥ 2h	Yes	5	5	10	50% Yes	Adaptable
	227	605W	2	79 Yes	12 Yes	< 2h	NA	4	4	8	50% Yes	
	228	606W	2	90 Yes	10 Yes	< 15m	NA	4	4	8	50% Yes	
	229	607W	4+	200 Yes	106 Yes	≥ 2h	NA	19	0	19	100% Yes	
▼ Level 7		4										
	230	701W	3	298 Yes	30 Yes	≥ 2h	NA	12	8	20	60% Yes	
	231	702W	3	180 Yes	16 Yes	≥ 2h	NA	9	2	11	82% Yes	Adaptable
	232	703W	3	175 Yes	13 Yes	≥ 2h	NA	6	4	10	60% Yes	Adaptable
	233	704W	4+	335 Yes	58 Yes	≥ 2h	NA	12	0	12	100% Yes	
▼ Level 8		2										
	234	801W	4+	440 Yes	43 Yes	≥ 2h	NA	27	0	27	100% Yes	
	235	802W	4+	428 Yes	297 Yes	≥ 2h	NA	5	5	10	50% Yes	

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Storage Schedule Summary

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Project — 180 William Street

Code	H180W
Revision	4
Date	20/05/2026
Doc	STO.SCH.01

Total apartments	**235**	
Basement Storage Units	**123**	
Total Basement Storage	**428**	m^3

Storage Schedule

No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
▼ **Dowling Street**	**30**			**24**			
▼ Forbes Street (Park)	2						
1	G01D	2	8	0	8	100%	Complies
2	G02D	2	10	0	10	100%	Complies
▼ William Street (Ground)	3						
3	101D	3	11	0	11	100%	Complies
4	102D	1	3	3	6	50%	Complies
5	104D	2	6	2	8	75%	Complies
▼ Mezzanine	4						
6	201D	3	11	0	11	100%	Complies
7	202D	3	8	2	10	80%	Complies
8	203D	1	6	0	6	100%	Complies
9	204D	2	6	2	8	75%	Complies
▼ Level 1	4						
10	301D	3	11	0	11	100%	Complies
11	302D	3	8	3	11	73%	Complies
12	303D	1	6	0	6	100%	Complies
13	304D	2	6	2	8	75%	Complies
▼ Level 2	4						
14	401D	3	11	0	11	100%	Complies
15	402D	3	8	2	10	80%	Complies
16	403D	1	6	0	6	100%	Complies
17	404D	2	6	2	8	75%	Complies
▼ Level 3	4						
18	501D	3	11	0	11	100%	Complies
19	502D	3	8	2	10	80%	Complies
20	503D	1	6	0	6	100%	Complies

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	No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
	21	504D	2	6	2	8	75%	Complies
▼ Level 4		4						
	22	601D	3	11	0	11	100%	Complies
	23	602D	3	10	0	10	100%	Complies
	24	603D	1	6	0	6	100%	Complies
	25	604D	2	6	2	8	75%	Complies
▼ Level 5		2						
	26	701D	3	17	0	17	100%	Complies
	27	702D	3	20	0	20	100%	Complies
▼ Level 6		2						
	28	801D	3	17	0	17	100%	Complies
	29	802D	3	20	0	20	100%	Complies
▼ Level 7		1						
	30	901D	3	56	0	56	100%	Complies
▼ Forbes Street		**26**			**34**			
▼ Judge Lane		3						
	31	101F	2	6	2	8	75%	Complies
	32	102F	2	5	3	8	63%	Complies
	33	103F	2	5	3	8	63%	Complies
▼ Dowling Street		5						
	34	201F	2	4	4	8	50%	Complies
	35	202F	2	6	2	8	75%	Complies
	36	203F	1	5	3	8	63%	Complies
	37	204F	1	8	0	8	100%	Complies
	38	205F	1	4	4	8	50%	Complies
▼ William Street (Ground)		6						
	39	301F	2	4	4	8	50%	Complies
	40	302F	2	6	2	8	75%	Complies
	41	303F	1	5	3	8	63%	Complies
	42	304F	1	8	0	8	100%	Complies
	43	305F	1	10	0	10	100%	Complies
	44	306F	1	4	4	8	50%	Complies
▼ Mezzanine		4						
	45	401F	3	15	0	15	100%	Complies
	46	402F	3	17	0	17	100%	Complies
	47	403F	1	8	0	8	100%	Complies
	48	404F	1	9	0	9	100%	Complies
▼ Level 1		4						
	49	501F	3	15	0	15	100%	Complies
	50	502F	3	17	0	17	100%	Complies
	51	503F	1	8	0	8	100%	Complies
	52	504F	1	9	0	9	100%	Complies
▼ Level 2		4						

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	No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
	53	601F	3	15	0	15	100%	Complies
	54	602F	3	17	0	17	100%	Complies
	55	603F	1	8	0	8	100%	Complies
	56	604F	1	9	0	9	100%	Complies
▼ William Street East	**84**				**208**			
▼ Dowling Street	2							
	57	D01E	2	4	4	8	50%	Complies
	58	D02E	3	5	5	10	50%	Complies
▼ William Street (Ground)	2							
	59	UG01E	2	4	4	8	50%	Complies
	60	UG02E	3	9	4	13	69%	Complies
▼ Mezzanine	3							
	61	M01E	3	10	0	10	100%	Complies
	62	M02E	3	13	0	13	100%	Complies
	63	M03E	2	5	3	8	63%	Complies
▼ Level 1	5							
	64	101E	3	8	2	10	80%	Complies
	65	102E	3	13	0	13	100%	Complies
	66	103E	3	7	3	10	70%	Complies
	67	104E	2	4	4	8	50%	Complies
	68	105E	2	4	4	8	50%	Complies
▼ Level 2	5							
	69	201E	3	8	2	10	80%	Complies
	70	202E	3	13	0	13	100%	Complies
	71	203E	3	7	3	10	70%	Complies
	72	204E	2	4	4	8	50%	Complies
	73	205E	2	4	4	8	50%	Complies
▼ Level 3	5							
	74	301E	3	10	0	10	100%	Complies
	75	302E	3	13	0	13	100%	Complies
	76	303E	3	8	3	11	73%	Complies
	77	304E	2	4	4	8	50%	Complies
	78	305E	2	4	4	8	50%	Complies
▼ Level 4	5							
	79	401E	3	8	2	10	80%	Complies
	80	402E	3	13	0	13	100%	Complies
	81	403E	3	7	3	10	70%	Complies
	82	404E	2	4	4	8	50%	Complies
	83	405E	2	4	4	8	50%	Complies
▼ Level 5	5							
	84	501E	3	8	2	10	80%	Complies
	85	502E	3	13	0	13	100%	Complies
	86	503E	3	7	3	10	70%	Complies

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	No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
	87	504E	2	4	4	8	50%	Complies
	88	505E	2	4	4	8	50%	Complies
▼ Level 6		5						
	89	601E	3	8	2	10	80%	Complies
	90	602E	3	11	0	11	100%	Complies
	91	603E	3	8	3	11	73%	Complies
	92	604E	2	4	4	8	50%	Complies
	93	605E	2	4	4	8	50%	Complies
▼ Level 7		5						
	94	701E	3	10	0	10	100%	Complies
	95	702E	3	10	0	10	100%	Complies
	96	703E	3	5	5	10	50%	Complies
	97	704E	2	4	4	8	50%	Complies
	98	705E	2	4	4	8	50%	Complies
▼ Level 8		5						
	99	801E	3	10	0	10	100%	Complies
	100	802E	3	10	0	10	100%	Complies
	101	803E	3	5	5	10	50%	Complies
	102	804E	2	4	4	8	50%	Complies
	103	805E	2	4	4	8	50%	Complies
▼ Level 9		5						
	104	901E	3	10	0	10	100%	Complies
	105	902E	3	10	0	10	100%	Complies
	106	903E	3	5	5	10	50%	Complies
	107	904E	2	4	4	8	50%	Complies
	108	905E	2	4	4	8	50%	Complies
▼ Level 10		5						
	109	1001E	3	8	4	12	67%	Complies
	110	1002E	3	10	0	10	100%	Complies
	111	1003E	3	5	5	10	50%	Complies
	112	1004E	2	4	4	8	50%	Complies
	113	1005E	2	4	4	8	50%	Complies
▼ Level 11		5						
	114	1101E	3	16	0	16	100%	Complies
	115	1102E	3	10	0	10	100%	Complies
	116	1103E	3	5	5	10	50%	Complies
	117	1104E	2	4	4	8	50%	Complies
	118	1105E	2	4	4	8	50%	Complies
▼ Level 12		5						
	119	1201E	3	16	0	16	100%	Complies
	120	1202E	3	10	4	14	71%	Complies
	121	1203E	3	5	5	10	50%	Complies
	122	1204E	2	4	4	8	50%	Complies

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	No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
	123	1205E	2	4	4	8	50%	Complies
▼ Level 13		5						
	124	1301E	3	15	0	15	100%	Complies
	125	1302E	3	10	0	10	100%	Complies
	126	1303E	3	5	5	10	50%	Complies
	127	1304E	2	4	4	8	50%	Complies
	128	1305E	2	4	4	8	50%	Complies
▼ Level 14		5						
	129	1401E	3	13	0	13	100%	Complies
	130	1402E	3	10	0	10	100%	Complies
	131	1403E	3	5	5	10	50%	Complies
	132	1404E	2	4	4	8	50%	Complies
	133	1405E	2	4	4	8	50%	Complies
▼ Level 15		3						
	134	1501E	3	10	0	10	100%	Complies
	135	1502E	3	11	0	11	100%	Complies
	136	1503E	3	13	0	13	100%	Complies
▼ Level 16		2						
	137	1601E	3	10	0	10	100%	Complies
	138	1602E	3	11	0	11	100%	Complies
▼ Level 17		2						
	139	1701E	4+	11	0	11	100%	Complies
	140	1702E	4+	10	0	10	100%	Complies
▼ William Street West		**95**			**162**			
▼ Dowling Street		3						
	141	D01W	3	6	4	10	60%	Complies
	142	D02W	3	6	4	10	60%	Complies
	143	D03W	3	8	3	11	73%	Complies
▼ William Street (Ground)		4						
	144	UG01W	2	6	2	8	75%	Complies
	145	UG02W	2	8	0	8	100%	Complies
	146	UG03W	1	6	0	6	100%	Complies
	147	UG04W	2	9	0	9	100%	Complies
▼ Mezzanine		12						
	148	M01W	2	6	2	8	75%	Complies
	149	M02W	2	8	0	8	100%	Complies
	150	M03W	1	6	0	6	100%	Complies
	151	M04W	2	9	0	9	100%	Complies
	152	M05W	3	7	3	10	70%	Complies
	153	M06W	3	7	5	12	58%	Complies
	154	M07W	2	4	4	8	50%	Complies
	155	M08W	2	8	0	8	100%	Complies
	156	M09W	1	6	0	6	100%	Complies

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	No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
	157	M10W	1	6	0	6	100%	Complies
	158	M11W	1	6	0	6	100%	Complies
	159	M12W	1	6	0	6	100%	Complies
▼ Level 1		15						
	160	101W	2	8	0	8	100%	Complies
	161	102W	2	8	0	8	100%	Complies
	162	103W	1	6	0	6	100%	Complies
	163	104W	2	10	0	10	100%	Complies
	164	105W	1	11	0	11	100%	Complies
	165	106W	1	9	0	9	100%	Complies
	166	107W	1	7	0	7	100%	Complies
	167	108W	2	6	2	8	75%	Complies
	168	109W	2	5	4	9	56%	Complies
	169	110W	1	3	3	6	50%	Complies
	170	111W	1	6	0	6	100%	Complies
	171	112W	1	6	0	6	100%	Complies
	172	113W	1	5	1	6	83%	Complies
	173	114W	1	6	0	6	100%	Complies
	174	115W	1	6	0	6	100%	Complies
▼ Level 2		15						
	175	201W	2	8	0	8	100%	Complies
	176	202W	2	8	0	8	100%	Complies
	177	203W	1	6	0	6	100%	Complies
	178	204W	2	10	0	10	100%	Complies
	179	205W	1	11	0	11	100%	Complies
	180	206W	1	9	0	9	100%	Complies
	181	207W	1	7	0	7	100%	Complies
	182	208W	2	4	4	8	50%	Complies
	183	209W	2	4	4	8	50%	Complies
	184	210W	1	3	3	6	50%	Complies
	185	211W	1	6	0	6	100%	Complies
	186	212W	1	6	1	7	86%	Complies
	187	213W	1	5	1	6	83%	Complies
	188	214W	1	6	0	6	100%	Complies
	189	215W	1	6	0	6	100%	Complies
▼ Level 3		15						
	190	301W	2	8	0	8	100%	Complies
	191	302W	2	8	0	8	100%	Complies
	192	303W	1	6	0	6	100%	Complies
	193	304W	2	10	0	10	100%	Complies
	194	305W	1	11	0	11	100%	Complies
	195	306W	1	9	0	9	100%	Complies
	196	307W	1	7	0	7	100%	Complies

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	No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
	197	308W	2	6	2	8	75%	Complies
	198	309W	2	4	4	8	50%	Complies
	199	310W	1	3	3	6	50%	Complies
	200	311W	1	6	0	6	100%	Complies
	201	312W	1	6	0	6	100%	Complies
	202	313W	1	5	1	6	83%	Complies
	203	314W	1	6	0	6	100%	Complies
	204	315W	1	6	0	6	100%	Complies
▼ Level 4		9						
	205	401W	3	6	4	10	60%	Complies
	206	402W	3	9	2	11	82%	Complies
	207	403W	3	6	4	10	60%	Complies
	208	404W	3	5	5	10	50%	Complies
	209	405W	2	4	4	8	50%	Complies
	210	406W	2	4	4	8	50%	Complies
	211	407W	2	8	0	8	100%	Complies
	212	408W	2	5	3	8	63%	Complies
	213	409W	2	4	4	8	50%	Complies
▼ Level 5		9						
	214	501W	3	6	4	10	60%	Complies
	215	502W	3	9	2	11	82%	Complies
	216	503W	3	6	4	10	60%	Complies
	217	504W	3	5	5	10	50%	Complies
	218	505W	2	4	4	8	50%	Complies
	219	506W	2	4	4	8	50%	Complies
	220	507W	2	8	0	8	100%	Complies
	221	508W	2	5	3	8	63%	Complies
	222	509W	2	4	4	8	50%	Complies
▼ Level 6		7						
	223	601W	3	6	4	10	60%	Complies
	224	602W	3	9	2	11	82%	Complies
	225	603W	3	6	4	10	60%	Complies
	226	604W	3	5	5	10	50%	Complies
	227	605W	2	4	4	8	50%	Complies
	228	606W	2	4	4	8	50%	Complies
	229	607W	4+	19	0	19	100%	Complies
▼ Level 7		4						
	230	701W	3	12	8	20	60%	Complies
	231	702W	3	9	2	11	82%	Complies
	232	703W	3	6	4	10	60%	Complies
	233	704W	4+	12	0	12	100%	Complies
▼ Level 8		2						
	234	801W	4+	27	0	27	100%	Complies

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No	Unit No.	Bed	Internal (m^3)	Basement (m^3)	Total (m^3)	% Internal	Compliance
235	802W	4+	5	5	10	50%	Complies

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Cross Ventilation Schedule Summary

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Project — 180 William Street

Code	H180W
Revision	2
Date	14/04/2026
Doc	VENT.SCH.01

Type	No.	%	Target
Market Housing	**177**		
Cross Ventilated	61	68%	
Single Aspect	29	32%	
Noise Affected	33		
Not Applicable	54		
Affordable Housing	**58**		
Cross Ventilated	18	50%	
Single Aspect	18	50%	
Noise Affected	22		
Total	**235**		
Cross Ventilated	79	**63%**	60%
Single Aspect	47	37%	
Noise Affected	55		
Not Applicable	54		

Cross Ventilation Schedule

	No	Unit No.	Ventilation	Category
▼ **Dowling Street**		**30**		
▼ Forbes Street (Park)		2		
	1	G01D	Single Aspect	Market
	2	G02D	Single Aspect	Market
▼ William Street (Ground)		3		
	3	101D	Cross Ventilated	Market
	4	102D	Cross Ventilated	Market
	5	104D	Cross Ventilated	Market
▼ Mezzanine		4		
	6	201D	Cross Ventilated	Market
	7	202D	Cross Ventilated	Market
	8	203D	Cross Ventilated	Market
	9	204D	Cross Ventilated	Market
▼ Level 1		4		
	10	301D	Cross Ventilated	Market
	11	302D	Cross Ventilated	Market
	12	303D	Cross Ventilated	Market

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	No	Unit No.	Ventilation	Category
	13	304D	Cross Ventilated	Market
▼ Level 2		4		
	14	401D	Cross Ventilated	Market
	15	402D	Cross Ventilated	Market
	16	403D	Cross Ventilated	Market
	17	404D	Cross Ventilated	Market
▼ Level 3		4		
	18	501D	Cross Ventilated	Market
	19	502D	Cross Ventilated	Market
	20	503D	Cross Ventilated	Market
	21	504D	Cross Ventilated	Market
▼ Level 4		4		
	22	601D	Cross Ventilated	Market
	23	602D	Cross Ventilated	Market
	24	603D	Cross Ventilated	Market
	25	604D	Cross Ventilated	Market
▼ Level 5		2		
	26	701D	Cross Ventilated	Market
	27	702D	Cross Ventilated	Market
▼ Level 6		2		
	28	801D	Cross Ventilated	Market
	29	802D	Cross Ventilated	Market
▼ Level 7		1		
	30	901D	Not Applicable	Market
▼ Forbes Street		**26**		
▼ Judge Lane		3		
	31	101F	Cross Ventilated	Market
	32	102F	Single Aspect	Market
	33	103F	Single Aspect	Market
▼ Dowling Street		5		
	34	201F	Single Aspect	Market
	35	202F	Single Aspect	Market
	36	203F	Single Aspect	Market
	37	204F	Cross Ventilated	Market
	38	205F	Single Aspect	Market
▼ William Street (Ground)		6		
	39	301F	Single Aspect	Market
	40	302F	Single Aspect	Market
	41	303F	Single Aspect	Market
	42	304F	Cross Ventilated	Market
	43	305F	Cross Ventilated	Market
	44	306F	Single Aspect	Market
▼ Mezzanine		4		

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	No	Unit No.	Ventilation	Category
	45	401F	Cross Ventilated	Market
	46	402F	Cross Ventilated	Market
	47	403F	Cross Ventilated	Market
	48	404F	Cross Ventilated	Market
▼ Level 1		4		
	49	501F	Cross Ventilated	Market
	50	502F	Cross Ventilated	Market
	51	503F	Cross Ventilated	Market
	52	504F	Cross Ventilated	Market
▼ Level 2		4		
	53	601F	Cross Ventilated	Market
	54	602F	Cross Ventilated	Market
	55	603F	Cross Ventilated	Market
	56	604F	Cross Ventilated	Market
▼ William Street East		**84**		
▼ Dowling Street		2		
	57	D01E	Cross Ventilated	Market
	58	D02E	Single Aspect	Market
▼ William Street (Ground)		2		
	59	UG01E	Cross Ventilated	Market
	60	UG02E	Single Aspect	Market
▼ Mezzanine		3		
	61	M01E	Cross Ventilated	Market
	62	M02E	Single Aspect	Market
	63	M03E	Noise Affected	Market
▼ Level 1		5		
	64	101E	Cross Ventilated	Market
	65	102E	Single Aspect	Market
	66	103E	Noise Affected	Market
	67	104E	Noise Affected	Market
	68	105E	Noise Affected	Market
▼ Level 2		5		
	69	201E	Cross Ventilated	Market
	70	202E	Single Aspect	Market
	71	203E	Noise Affected	Market
	72	204E	Noise Affected	Market
	73	205E	Noise Affected	Market
▼ Level 3		5		
	74	301E	Cross Ventilated	Market
	75	302E	Single Aspect	Market
	76	303E	Noise Affected	Market
	77	304E	Noise Affected	Market
	78	305E	Noise Affected	Market

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	No	Unit No.	Ventilation	Category
▼ Level 4		5		
	79	401E	Cross Ventilated	Market
	80	402E	Single Aspect	Market
	81	403E	Noise Affected	Market
	82	404E	Noise Affected	Market
	83	405E	Noise Affected	Market
▼ Level 5		5		
	84	501E	Cross Ventilated	Market
	85	502E	Single Aspect	Market
	86	503E	Noise Affected	Market
	87	504E	Noise Affected	Market
	88	505E	Noise Affected	Market
▼ Level 6		5		
	89	601E	Cross Ventilated	Market
	90	602E	Single Aspect	Market
	91	603E	Noise Affected	Market
	92	604E	Noise Affected	Market
	93	605E	Noise Affected	Market
▼ Level 7		5		
	94	701E	Not Applicable	Market
	95	702E	Not Applicable	Market
	96	703E	Not Applicable	Market
	97	704E	Not Applicable	Market
	98	705E	Not Applicable	Market
▼ Level 8		5		
	99	801E	Not Applicable	Market
	100	802E	Not Applicable	Market
	101	803E	Not Applicable	Market
	102	804E	Not Applicable	Market
	103	805E	Not Applicable	Market
▼ Level 9		5		
	104	901E	Not Applicable	Market
	105	902E	Not Applicable	Market
	106	903E	Not Applicable	Market
	107	904E	Not Applicable	Market
	108	905E	Not Applicable	Market
▼ Level 10		5		
	109	1001E	Not Applicable	Market
	110	1002E	Not Applicable	Market
	111	1003E	Not Applicable	Market
	112	1004E	Not Applicable	Market
	113	1005E	Not Applicable	Market
▼ Level 11		5		

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	No	Unit No.	Ventilation	Category
	114	1101E	Not Applicable	Market
	115	1102E	Not Applicable	Market
	116	1103E	Not Applicable	Market
	117	1104E	Not Applicable	Market
	118	1105E	Not Applicable	Market
▼ Level 12		5		
	119	1201E	Not Applicable	Market
	120	1202E	Not Applicable	Market
	121	1203E	Not Applicable	Market
	122	1204E	Not Applicable	Market
	123	1205E	Not Applicable	Market
▼ Level 13		5		
	124	1301E	Not Applicable	Market
	125	1302E	Not Applicable	Market
	126	1303E	Not Applicable	Market
	127	1304E	Not Applicable	Market
	128	1305E	Not Applicable	Market
▼ Level 14		5		
	129	1401E	Not Applicable	Market
	130	1402E	Not Applicable	Market
	131	1403E	Not Applicable	Market
	132	1404E	Not Applicable	Market
	133	1405E	Not Applicable	Market
▼ Level 15		3		
	134	1501E	Not Applicable	Market
	135	1502E	Not Applicable	Market
	136	1503E	Not Applicable	Market
▼ Level 16		2		
	137	1601E	Not Applicable	Market
	138	1602E	Not Applicable	Market
▼ Level 17		2		
	139	1701E	Not Applicable	Market
	140	1702E	Not Applicable	Market
▼ William Street West		**95**		
▼ Dowling Street		3		
	141	D01W	Cross Ventilated	Market
	142	D02W	Single Aspect	Market
	143	D03W	Cross Ventilated	Market
▼ William Street (Ground)		4		
	144	UG01W	Cross Ventilated	Affordable
	145	UG02W	Cross Ventilated	Affordable
	146	UG03W	Single Aspect	Affordable
	147	UG04W	Cross Ventilated	Affordable

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	No	Unit No.	Ventilation	Category
▼ Mezzanine		12		
	148	M01W	Cross Ventilated	Affordable
	149	M02W	Cross Ventilated	Affordable
	150	M03W	Single Aspect	Affordable
	151	M04W	Cross Ventilated	Affordable
	152	M05W	Single Aspect	Market
	153	M06W	Cross Ventilated	Market
	154	M07W	Noise Affected	Market
	155	M08W	Noise Affected	Affordable
	156	M09W	Noise Affected	Affordable
	157	M10W	Noise Affected	Affordable
	158	M11W	Noise Affected	Affordable
	159	M12W	Single Aspect	Affordable
▼ Level 1		15		
	160	101W	Cross Ventilated	Affordable
	161	102W	Cross Ventilated	Affordable
	162	103W	Single Aspect	Affordable
	163	104W	Cross Ventilated	Affordable
	164	105W	Single Aspect	Affordable
	165	106W	Single Aspect	Affordable
	166	107W	Single Aspect	Affordable
	167	108W	Cross Ventilated	Affordable
	168	109W	Noise Affected	Affordable
	169	110W	Noise Affected	Affordable
	170	111W	Noise Affected	Affordable
	171	112W	Noise Affected	Affordable
	172	113W	Noise Affected	Affordable
	173	114W	Noise Affected	Affordable
	174	115W	Single Aspect	Affordable
▼ Level 2		15		
	175	201W	Cross Ventilated	Affordable
	176	202W	Cross Ventilated	Affordable
	177	203W	Single Aspect	Affordable
	178	204W	Cross Ventilated	Affordable
	179	205W	Single Aspect	Affordable
	180	206W	Single Aspect	Affordable
	181	207W	Single Aspect	Affordable
	182	208W	Cross Ventilated	Affordable
	183	209W	Noise Affected	Affordable
	184	210W	Noise Affected	Affordable
	185	211W	Noise Affected	Affordable
	186	212W	Noise Affected	Affordable
	187	213W	Noise Affected	Affordable

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	No	Unit No.	Ventilation	Category
	188	214W	Noise Affected	Affordable
	189	215W	Single Aspect	Affordable
▼ Level 3		15		
	190	301W	Cross Ventilated	Affordable
	191	302W	Cross Ventilated	Affordable
	192	303W	Single Aspect	Affordable
	193	304W	Cross Ventilated	Affordable
	194	305W	Single Aspect	Affordable
	195	306W	Single Aspect	Affordable
	196	307W	Single Aspect	Affordable
	197	308W	Cross Ventilated	Affordable
	198	309W	Noise Affected	Affordable
	199	310W	Noise Affected	Affordable
	200	311W	Noise Affected	Affordable
	201	312W	Noise Affected	Affordable
	202	313W	Noise Affected	Affordable
	203	314W	Noise Affected	Affordable
	204	315W	Single Aspect	Affordable
▼ Level 4		9		
	205	401W	Cross Ventilated	Market
	206	402W	Single Aspect	Market
	207	403W	Single Aspect	Market
	208	404W	Cross Ventilated	Market
	209	405W	Noise Affected	Market
	210	406W	Noise Affected	Market
	211	407W	Noise Affected	Market
	212	408W	Noise Affected	Market
	213	409W	Noise Affected	Market
▼ Level 5		9		
	214	501W	Cross Ventilated	Market
	215	502W	Single Aspect	Market
	216	503W	Single Aspect	Market
	217	504W	Cross Ventilated	Market
	218	505W	Noise Affected	Market
	219	506W	Noise Affected	Market
	220	507W	Noise Affected	Market
	221	508W	Noise Affected	Market
	222	509W	Noise Affected	Market
▼ Level 6		7		
	223	601W	Cross Ventilated	Market
	224	602W	Single Aspect	Market
	225	603W	Single Aspect	Market
	226	604W	Cross Ventilated	Market

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	No	Unit No.	Ventilation	Category
	227	605W	Noise Affected	Market
	228	606W	Noise Affected	Market
	229	607W	Noise Affected	Market
▼ Level 7		4		
	230	701W	Not Applicable	Market
	231	702W	Not Applicable	Market
	232	703W	Not Applicable	Market
	233	704W	Not Applicable	Market
▼ Level 8		2		
	234	801W	Not Applicable	Market
	235	802W	Not Applicable	Market

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Private Open Space Schedule Summary

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Project — 180 William Street

Code	H180W
Revision	3
Date	24/04/2026
Doc Number	POS.SCH.01

Standard Balconies	215
Wintergardens	20
No Private Open Space	0
Total	**235**

Private Open Space Schedule

	No	Unit No.	Bed	Area (m^2)	Type	Compliance
▼ **Dowling Street**		**30**				
▼ Forbes Street (Park)		2				
	1	G01D	2	15	Standard	Complies
	2	G02D	2	11	Standard	Complies
▼ William Street (Ground)		3				
	3	101D	3	21	Standard	Complies
	4	102D	1	17	Standard	Complies
	5	104D	2	10	Standard	Complies
▼ Mezzanine		4				
	6	201D	3	21	Standard	Complies
	7	202D	3	15	Standard	Complies
	8	203D	1	8	Standard	Complies
	9	204D	2	11	Standard	Complies
▼ Level 1		4				
	10	301D	3	21	Standard	Complies
	11	302D	3	15	Standard	Complies
	12	303D	1	8	Standard	Complies
	13	304D	2	11	Standard	Complies
▼ Level 2		4				
	14	401D	3	21	Standard	Complies
	15	402D	3	15	Standard	Complies
	16	403D	1	8	Standard	Complies
	17	404D	2	11	Standard	Complies
▼ Level 3		4				
	18	501D	3	21	Standard	Complies
	19	502D	3	15	Standard	Complies
	20	503D	1	8	Standard	Complies
	21	504D	2	11	Standard	Complies

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	No	Unit No.	Bed	Area (m^2)	Type	Compliance
▼ Level 4		4				
	22	601D	3	21	Standard	Complies
	23	602D	3	15	Standard	Complies
	24	603D	1	8	Standard	Complies
	25	604D	2	11	Standard	Complies
▼ Level 5		2				
	26	701D	3	30	Standard	Complies
	27	702D	3	22	Standard	Complies
▼ Level 6		2				
	28	801D	3	30	Standard	Complies
	29	802D	3	22	Standard	Complies
▼ Level 7		1				
	30	901D	3	69	Standard	Complies
▼ Forbes Street		**26**				
▼ Judge Lane		3				
	31	101F	2	16	Standard	Complies
	32	102F	2	18	Standard	Complies
	33	103F	2	18	Standard	Complies
▼ Dowling Street		5				
	34	201F	2	19	Standard	Complies
	35	202F	2	20	Standard	Complies
	36	203F	1	8	Standard	Complies
	37	204F	1	9	Standard	Complies
	38	205F	1	9	Standard	Complies
▼ William Street (Ground)		6				
	39	301F	2	17	Standard	Complies
	40	302F	2	18	Standard	Complies
	41	303F	1	8	Standard	Complies
	42	304F	1	9	Standard	Complies
	43	305F	1	9	Standard	Complies
	44	306F	1	9	Standard	Complies
▼ Mezzanine		4				
	45	401F	3	25	Standard	Complies
	46	402F	3	19	Standard	Complies
	47	403F	1	9	Standard	Complies
	48	404F	1	9	Standard	Complies
▼ Level 1		4				
	49	501F	3	25	Standard	Complies
	50	502F	3	19	Standard	Complies
	51	503F	1	9	Standard	Complies
	52	504F	1	9	Standard	Complies
▼ Level 2		4				
	53	601F	3	25	Standard	Complies

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	No	Unit No.	Bed	Area (m²)	Type	Compliance
	54	602F	3	19	Standard	Complies
	55	603F	1	9	Standard	Complies
	56	604F	1	9	Standard	Complies
▼ William Street East		**84**				
▼ Dowling Street		2				
	57	D01E	2	11	Standard	Complies
	58	D02E	3	12	Standard	Complies
▼ William Street (Ground)		2				
	59	UG01E	2	11	Standard	Complies
	60	UG02E	3	12	Standard	Complies
▼ Mezzanine		3				
	61	M01E	3	12	Standard	Complies
	62	M02E	3	12	Standard	Complies
	63	M03E	2	12	Standard	Complies
▼ Level 1		5				
	64	101E	3	12	Standard	Complies
	65	102E	3	12	Standard	Complies
	66	103E	3	12	Standard	Complies
	67	104E	2	10	Winter Garden	Complies
	68	105E	2	12	Winter Garden	Complies
▼ Level 2		5				
	69	201E	3	12	Standard	Complies
	70	202E	3	12	Standard	Complies
	71	203E	3	12	Standard	Complies
	72	204E	2	10	Winter Garden	Complies
	73	205E	2	12	Winter Garden	Complies
▼ Level 3		5				
	74	301E	3	12	Standard	Complies
	75	302E	3	12	Standard	Complies
	76	303E	3	12	Standard	Complies
	77	304E	2	10	Standard	Complies
	78	305E	2	12	Standard	Complies
▼ Level 4		5				
	79	401E	3	12	Standard	Complies
	80	402E	3	12	Standard	Complies
	81	403E	3	12	Standard	Complies
	82	404E	2	10	Standard	Complies
	83	405E	2	12	Standard	Complies
▼ Level 5		5				
	84	501E	3	12	Standard	Complies
	85	502E	3	12	Standard	Complies
	86	503E	3	12	Standard	Complies
	87	504E	2	10	Standard	Complies

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	No	Unit No.	Bed	Area (m²)	Type	Compliance
	88	505E	2	12	Standard	Complies
▼ Level 6		5				
	89	601E	3	12	Standard	Complies
	90	602E	3	12	Standard	Complies
	91	603E	3	12	Standard	Complies
	92	604E	2	10	Standard	Complies
	93	605E	2	12	Standard	Complies
▼ Level 7		5				
	94	701E	3	12	Standard	Complies
	95	702E	3	20	Standard	Complies
	96	703E	3	15	Standard	Complies
	97	704E	2	10	Standard	Complies
	98	705E	2	12	Standard	Complies
▼ Level 8		5				
	99	801E	3	12	Standard	Complies
	100	802E	3	20	Standard	Complies
	101	803E	3	15	Standard	Complies
	102	804E	2	10	Standard	Complies
	103	805E	2	15	Standard	Complies
▼ Level 9		5				
	104	901E	3	12	Standard	Complies
	105	902E	3	20	Standard	Complies
	106	903E	3	15	Standard	Complies
	107	904E	2	10	Standard	Complies
	108	905E	2	15	Standard	Complies
▼ Level 10		5				
	109	1001E	3	12	Standard	Complies
	110	1002E	3	20	Standard	Complies
	111	1003E	3	15	Standard	Complies
	112	1004E	2	10	Standard	Complies
	113	1005E	2	15	Standard	Complies
▼ Level 11		5				
	114	1101E	3	12	Standard	Complies
	115	1102E	3	20	Standard	Complies
	116	1103E	3	15	Standard	Complies
	117	1104E	2	10	Standard	Complies
	118	1105E	2	15	Standard	Complies
▼ Level 12		5				
	119	1201E	3	12	Standard	Complies
	120	1202E	3	20	Standard	Complies
	121	1203E	3	15	Standard	Complies
	122	1204E	2	10	Standard	Complies
	123	1205E	2	15	Standard	Complies

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	No	Unit No.	Bed	Area (m^2)	Type	Compliance
▼ Level 13		5				
	124	1301E	3	12	Standard	Complies
	125	1302E	3	20	Standard	Complies
	126	1303E	3	15	Standard	Complies
	127	1304E	2	10	Standard	Complies
	128	1305E	2	15	Standard	Complies
▼ Level 14		5				
	129	1401E	3	12	Standard	Complies
	130	1402E	3	20	Standard	Complies
	131	1403E	3	15	Standard	Complies
	132	1404E	2	10	Standard	Complies
	133	1405E	2	15	Standard	Complies
▼ Level 15		3				
	134	1501E	3	17	Standard	Complies
	135	1502E	3	28	Standard	Complies
	136	1503E	3	53	Standard	Complies
▼ Level 16		2				
	137	1601E	3	26	Standard	Complies
	138	1602E	3	37	Standard	Complies
▼ Level 17		2				
	139	1701E	4+	187	Standard	Complies
	140	1702E	4+	110	Standard	Complies
▼ William Street West		**95**				
▼ Dowling Street		3				
	141	D01W	3	25	Standard	Complies
	142	D02W	3	26	Standard	Complies
	143	D03W	3	27	Standard	Complies
▼ William Street (Ground)		4				
	144	UG01W	2	10	Standard	Complies
	145	UG02W	2	12	Standard	Complies
	146	UG03W	1	11	Standard	Complies
	147	UG04W	2	12	Standard	Complies
▼ Mezzanine		12				
	148	M01W	2	10	Standard	Complies
	149	M02W	2	12	Standard	Complies
	150	M03W	1	11	Standard	Complies
	151	M04W	2	12	Standard	Complies
	152	M05W	3	15	Standard	Complies
	153	M06W	3	14	Standard	Complies
	154	M07W	2	12	Winter Garden	Complies
	155	M08W	2	10	Winter Garden	Complies
	156	M09W	1	8	Winter Garden	Complies
	157	M10W	1	8	Winter Garden	Complies

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	No	Unit No.	Bed	Area (m²)	Type	Compliance
	158	M11W	1	8	Winter Garden	Complies
	159	M12W	1	8	Standard	Complies
▼ Level 1		15				
	160	101W	2	10	Standard	Complies
	161	102W	2	12	Standard	Complies
	162	103W	1	11	Standard	Complies
	163	104W	2	12	Standard	Complies
	164	105W	1	11	Standard	Complies
	165	106W	1	11	Standard	Complies
	166	107W	1	9	Standard	Complies
	167	108W	2	10	Standard	Complies
	168	109W	2	12	Winter Garden	Complies
	169	110W	1	8	Winter Garden	Complies
	170	111W	1	8	Winter Garden	Complies
	171	112W	1	8	Winter Garden	Complies
	172	113W	1	8	Winter Garden	Complies
	173	114W	1	8	Standard	Complies
	174	115W	1	8	Standard	Complies
▼ Level 2		15				
	175	201W	2	10	Standard	Complies
	176	202W	2	12	Standard	Complies
	177	203W	1	11	Standard	Complies
	178	204W	2	12	Standard	Complies
	179	205W	1	11	Standard	Complies
	180	206W	1	11	Standard	Complies
	181	207W	1	10	Standard	Complies
	182	208W	2	10	Standard	Complies
	183	209W	2	12	Winter Garden	Complies
	184	210W	1	8	Winter Garden	Complies
	185	211W	1	8	Winter Garden	Complies
	186	212W	1	8	Winter Garden	Complies
	187	213W	1	8	Winter Garden	Complies
	188	214W	1	8	Winter Garden	Complies
	189	215W	1	8	Standard	Complies
▼ Level 3		15				
	190	301W	2	10	Standard	Complies
	191	302W	2	12	Standard	Complies
	192	303W	1	11	Standard	Complies
	193	304W	2	12	Standard	Complies
	194	305W	1	11	Standard	Complies
	195	306W	1	10	Standard	Complies
	196	307W	1	10	Standard	Complies
	197	308W	2	10	Standard	Complies

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	No	Unit No.	Bed	Area (m^2)	Type	Compliance
	198	309W	2	12	Standard	Complies
	199	310W	1	8	Standard	Complies
	200	311W	1	8	Standard	Complies
	201	312W	1	8	Standard	Complies
	202	313W	1	8	Standard	Complies
	203	314W	1	8	Standard	Complies
	204	315W	1	8	Standard	Complies
▼ Level 4		9				
	205	401W	3	14	Standard	Complies
	206	402W	3	17	Standard	Complies
	207	403W	3	15	Standard	Complies
	208	404W	3	14	Standard	Complies
	209	405W	2	12	Standard	Complies
	210	406W	2	10	Standard	Complies
	211	407W	2	10	Standard	Complies
	212	408W	2	10	Standard	Complies
	213	409W	2	10	Standard	Complies
▼ Level 5		9				
	214	501W	3	14	Standard	Complies
	215	502W	3	17	Standard	Complies
	216	503W	3	15	Standard	Complies
	217	504W	3	14	Standard	Complies
	218	505W	2	12	Standard	Complies
	219	506W	2	10	Standard	Complies
	220	507W	2	10	Standard	Complies
	221	508W	2	10	Standard	Complies
	222	509W	2	10	Standard	Complies
▼ Level 6		7				
	223	601W	3	14	Standard	Complies
	224	602W	3	17	Standard	Complies
	225	603W	3	14	Standard	Complies
	226	604W	3	14	Standard	Complies
	227	605W	2	12	Standard	Complies
	228	606W	2	10	Standard	Complies
	229	607W	4+	106	Standard	Complies
▼ Level 7		4				
	230	701W	3	30	Standard	Complies
	231	702W	3	16	Standard	Complies
	232	703W	3	13	Standard	Complies
	233	704W	4+	58	Standard	Complies
▼ Level 8		2				
	234	801W	4+	43	Standard	Complies

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	No	Unit No.	Bed	Area (m^2)	Type	Compliance
	235	802W	4+	297	Standard	Complies

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Solar Access Schedule Summary

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Project — 180 William Street

Code	H180W
Revision	2
Date	14/04/2026
Doc Number	SOL.SCH.01

Type	No.	%	Target
Market Housing	**177**		
2 hours or more	138	78%	
>15 minutes and < 2 hours	18	10%	
Less than 15 minutes	21	12%	
Affordable Housing	**58**		
2 hours or more	38	66%	
>15 minutes and < 2 hours	5	9%	
Less than 15 minutes	15	26%	
Total	**235**		
2 hours or more	176	**75%**	70%
>15 minutes and < 2 hours	23	10%	
Less than 15 minutes	36	**15%**	15%

Solar Access Schedule

	No	Unit No.	Solar Access	Category
▼ **Dowling Street**		**30**		
▼ Forbes Street (Park)		2		
	1	G01D	Greater than Threshold	Market
	2	G02D	Greater than Threshold	Market
▼ William Street (Ground)		3		
	3	101D	Greater than Threshold	Market
	4	102D	Greater than Threshold	Market
	5	104D	Greater than Threshold	Market
▼ Mezzanine		4		
	6	201D	Greater than Threshold	Market
	7	202D	Greater than Threshold	Market
	8	203D	Less than Threshold	Market
	9	204D	Greater than Threshold	Market
▼ Level 1		4		
	10	301D	Greater than Threshold	Market
	11	302D	Greater than Threshold	Market
	12	303D	Less than Threshold	Market
	13	304D	Greater than Threshold	Market
▼ Level 2		4		

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	No	Unit No.	Solar Access	Category
	14	401D	Greater than Threshold	Market
	15	402D	Greater than Threshold	Market
	16	403D	Less than Threshold	Market
	17	404D	Greater than Threshold	Market
▼ Level 3		4		
	18	501D	Greater than Threshold	Market
	19	502D	Greater than Threshold	Market
	20	503D	Less than Threshold	Market
	21	504D	Greater than Threshold	Market
▼ Level 4		4		
	22	601D	Greater than Threshold	Market
	23	602D	Greater than Threshold	Market
	24	603D	Less than Threshold	Market
	25	604D	Greater than Threshold	Market
▼ Level 5		2		
	26	701D	Greater than Threshold	Market
	27	702D	Greater than Threshold	Market
▼ Level 6		2		
	28	801D	Greater than Threshold	Market
	29	802D	Greater than Threshold	Market
▼ Level 7		1		
	30	901D	Greater than Threshold	Market
▼ Forbes Street		**26**		
▼ Judge Lane		3		
	31	101F	Greater than Threshold	Market
	32	102F	Greater than Threshold	Market
	33	103F	Greater than Threshold	Market
▼ Dowling Street		5		
	34	201F	Greater than Threshold	Market
	35	202F	Greater than Threshold	Market
	36	203F	Less than Threshold	Market
	37	204F	Greater than Threshold	Market
	38	205F	Greater than Threshold	Market
▼ William Street (Ground)		6		
	39	301F	Greater than Threshold	Market
	40	302F	Greater than Threshold	Market
	41	303F	Less than Threshold	Market
	42	304F	Greater than Threshold	Market
	43	305F	Greater than Threshold	Market
	44	306F	Greater than Threshold	Market
▼ Mezzanine		4		
	45	401F	Greater than Threshold	Market
	46	402F	Greater than Threshold	Market

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	No	Unit No.	Solar Access	Category
	47	403F	Greater than Threshold	Market
	48	404F	Greater than Threshold	Market
▼ Level 1		4		
	49	501F	Greater than Threshold	Market
	50	502F	Greater than Threshold	Market
	51	503F	Greater than Threshold	Market
	52	504F	Greater than Threshold	Market
▼ Level 2		4		
	53	601F	Greater than Threshold	Market
	54	602F	Greater than Threshold	Market
	55	603F	Greater than Threshold	Market
	56	604F	Greater than Threshold	Market
▼ William Street East		**84**		
▼ Dowling Street		2		
	57	D01E	Greater than Threshold	Market
	58	D02E	Greater than Threshold	Market
▼ William Street (Ground)		2		
	59	UG01E	Greater than Threshold	Market
	60	UG02E	Greater than Threshold	Market
▼ Mezzanine		3		
	61	M01E	Greater than Threshold	Market
	62	M02E	Greater than Threshold	Market
	63	M03E	Greater than Threshold	Market
▼ Level 1		5		
	64	101E	Greater than Threshold	Market
	65	102E	Greater than Threshold	Market
	66	103E	Greater than Threshold	Market
	67	104E	No Sun	Market
	68	105E	Less than Threshold	Market
▼ Level 2		5		
	69	201E	Greater than Threshold	Market
	70	202E	Greater than Threshold	Market
	71	203E	Greater than Threshold	Market
	72	204E	No Sun	Market
	73	205E	Less than Threshold	Market
▼ Level 3		5		
	74	301E	Greater than Threshold	Market
	75	302E	Greater than Threshold	Market
	76	303E	Greater than Threshold	Market
	77	304E	No Sun	Market
	78	305E	Less than Threshold	Market
▼ Level 4		5		
	79	401E	Greater than Threshold	Market

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	No	Unit No.	Solar Access	Category
	80	402E	Greater than Threshold	Market
	81	403E	Greater than Threshold	Market
	82	404E	No Sun	Market
	83	405E	Less than Threshold	Market
▼ Level 5		5		
	84	501E	Greater than Threshold	Market
	85	502E	Greater than Threshold	Market
	86	503E	Greater than Threshold	Market
	87	504E	No Sun	Market
	88	505E	Less than Threshold	Market
▼ Level 6		5		
	89	601E	Greater than Threshold	Market
	90	602E	Greater than Threshold	Market
	91	603E	Greater than Threshold	Market
	92	604E	No Sun	Market
	93	605E	Less than Threshold	Market
▼ Level 7		5		
	94	701E	Greater than Threshold	Market
	95	702E	Greater than Threshold	Market
	96	703E	Greater than Threshold	Market
	97	704E	No Sun	Market
	98	705E	Less than Threshold	Market
▼ Level 8		5		
	99	801E	Greater than Threshold	Market
	100	802E	Greater than Threshold	Market
	101	803E	Greater than Threshold	Market
	102	804E	No Sun	Market
	103	805E	Greater than Threshold	Market
▼ Level 9		5		
	104	901E	Greater than Threshold	Market
	105	902E	Greater than Threshold	Market
	106	903E	Greater than Threshold	Market
	107	904E	No Sun	Market
	108	905E	Greater than Threshold	Market
▼ Level 10		5		
	109	1001E	Greater than Threshold	Market
	110	1002E	Greater than Threshold	Market
	111	1003E	Greater than Threshold	Market
	112	1004E	No Sun	Market
	113	1005E	Greater than Threshold	Market
▼ Level 11		5		
	114	1101E	Greater than Threshold	Market
	115	1102E	Greater than Threshold	Market

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	No	Unit No.	Solar Access	Category
	116	1103E	Greater than Threshold	Market
	117	1104E	No Sun	Market
	118	1105E	Greater than Threshold	Market
▼ Level 12		5		
	119	1201E	Greater than Threshold	Market
	120	1202E	Greater than Threshold	Market
	121	1203E	Greater than Threshold	Market
	122	1204E	No Sun	Market
	123	1205E	Greater than Threshold	Market
▼ Level 13		5		
	124	1301E	Greater than Threshold	Market
	125	1302E	Greater than Threshold	Market
	126	1303E	Greater than Threshold	Market
	127	1304E	No Sun	Market
	128	1305E	Greater than Threshold	Market
▼ Level 14		5		
	129	1401E	Greater than Threshold	Market
	130	1402E	Greater than Threshold	Market
	131	1403E	Greater than Threshold	Market
	132	1404E	No Sun	Market
	133	1405E	Greater than Threshold	Market
▼ Level 15		3		
	134	1501E	Greater than Threshold	Market
	135	1502E	Greater than Threshold	Market
	136	1503E	Greater than Threshold	Market
▼ Level 16		2		
	137	1601E	Greater than Threshold	Market
	138	1602E	Greater than Threshold	Market
▼ Level 17		2		
	139	1701E	Greater than Threshold	Market
	140	1702E	Greater than Threshold	Market
▼ William Street West		**95**		
▼ Dowling Street		3		
	141	D01W	Greater than Threshold	Market
	142	D02W	Greater than Threshold	Market
	143	D03W	Greater than Threshold	Market
▼ William Street (Ground)		4		
	144	UG01W	Greater than Threshold	Affordable
	145	UG02W	Greater than Threshold	Affordable
	146	UG03W	Less than Threshold	Affordable
	147	UG04W	Greater than Threshold	Affordable
▼ Mezzanine		12		
	148	M01W	Greater than Threshold	Affordable

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	No	Unit No.	Solar Access	Category
	149	M02W	Greater than Threshold	Affordable
	150	M03W	Less than Threshold	Affordable
	151	M04W	Greater than Threshold	Affordable
	152	M05W	Greater than Threshold	Market
	153	M06W	Greater than Threshold	Market
	154	M07W	Less than Threshold	Market
	155	M08W	No Sun	Affordable
	156	M09W	No Sun	Affordable
	157	M10W	No Sun	Affordable
	158	M11W	Greater than Threshold	Affordable
	159	M12W	Greater than Threshold	Affordable
▼ Level 1		15		
	160	101W	Greater than Threshold	Affordable
	161	102W	Greater than Threshold	Affordable
	162	103W	Greater than Threshold	Affordable
	163	104W	Greater than Threshold	Affordable
	164	105W	Greater than Threshold	Affordable
	165	106W	Greater than Threshold	Affordable
	166	107W	Greater than Threshold	Affordable
	167	108W	Greater than Threshold	Affordable
	168	109W	Less than Threshold	Affordable
	169	110W	No Sun	Affordable
	170	111W	No Sun	Affordable
	171	112W	No Sun	Affordable
	172	113W	No Sun	Affordable
	173	114W	Greater than Threshold	Affordable
	174	115W	Greater than Threshold	Affordable
▼ Level 2		15		
	175	201W	Greater than Threshold	Affordable
	176	202W	Greater than Threshold	Affordable
	177	203W	Greater than Threshold	Affordable
	178	204W	Greater than Threshold	Affordable
	179	205W	Greater than Threshold	Affordable
	180	206W	Greater than Threshold	Affordable
	181	207W	Greater than Threshold	Affordable
	182	208W	Greater than Threshold	Affordable
	183	209W	Less than Threshold	Affordable
	184	210W	No Sun	Affordable
	185	211W	No Sun	Affordable
	186	212W	No Sun	Affordable
	187	213W	No Sun	Affordable
	188	214W	Greater than Threshold	Affordable
	189	215W	Greater than Threshold	Affordable

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	No	Unit No.	Solar Access	Category
▼ Level 3		15		
	190	301W	Greater than Threshold	Affordable
	191	302W	Greater than Threshold	Affordable
	192	303W	Greater than Threshold	Affordable
	193	304W	Greater than Threshold	Affordable
	194	305W	Greater than Threshold	Affordable
	195	306W	Greater than Threshold	Affordable
	196	307W	Greater than Threshold	Affordable
	197	308W	Greater than Threshold	Affordable
	198	309W	Less than Threshold	Affordable
	199	310W	No Sun	Affordable
	200	311W	No Sun	Affordable
	201	312W	No Sun	Affordable
	202	313W	No Sun	Affordable
	203	314W	Greater than Threshold	Affordable
	204	315W	Greater than Threshold	Affordable
▼ Level 4		9		
	205	401W	Greater than Threshold	Market
	206	402W	Greater than Threshold	Market
	207	403W	Greater than Threshold	Market
	208	404W	Greater than Threshold	Market
	209	405W	Less than Threshold	Market
	210	406W	No Sun	Market
	211	407W	No Sun	Market
	212	408W	No Sun	Market
	213	409W	Greater than Threshold	Market
▼ Level 5		9		
	214	501W	Greater than Threshold	Market
	215	502W	Greater than Threshold	Market
	216	503W	Greater than Threshold	Market
	217	504W	Greater than Threshold	Market
	218	505W	Less than Threshold	Market
	219	506W	No Sun	Market
	220	507W	No Sun	Market
	221	508W	No Sun	Market
	222	509W	Greater than Threshold	Market
▼ Level 6		7		
	223	601W	Greater than Threshold	Market
	224	602W	Greater than Threshold	Market
	225	603W	Greater than Threshold	Market
	226	604W	Greater than Threshold	Market
	227	605W	Less than Threshold	Market
	228	606W	No Sun	Market

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	No	Unit No.	Solar Access	Category
	229	607W	Greater than Threshold	Market
▼ Level 7		4		
	230	701W	Greater than Threshold	Market
	231	702W	Greater than Threshold	Market
	232	703W	Greater than Threshold	Market
	233	704W	Greater than Threshold	Market
▼ Level 8		2		
	234	801W	Greater than Threshold	Market
	235	802W	Greater than Threshold	Market

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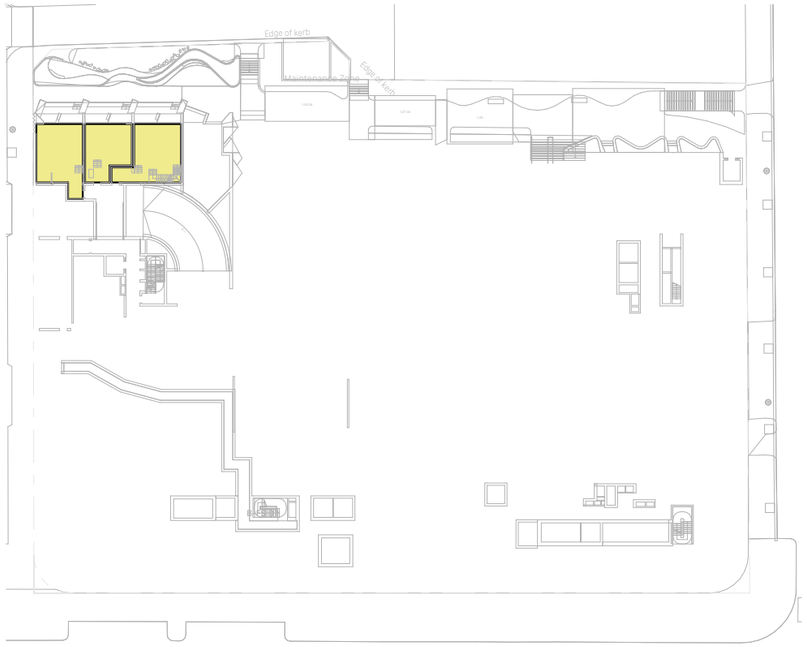
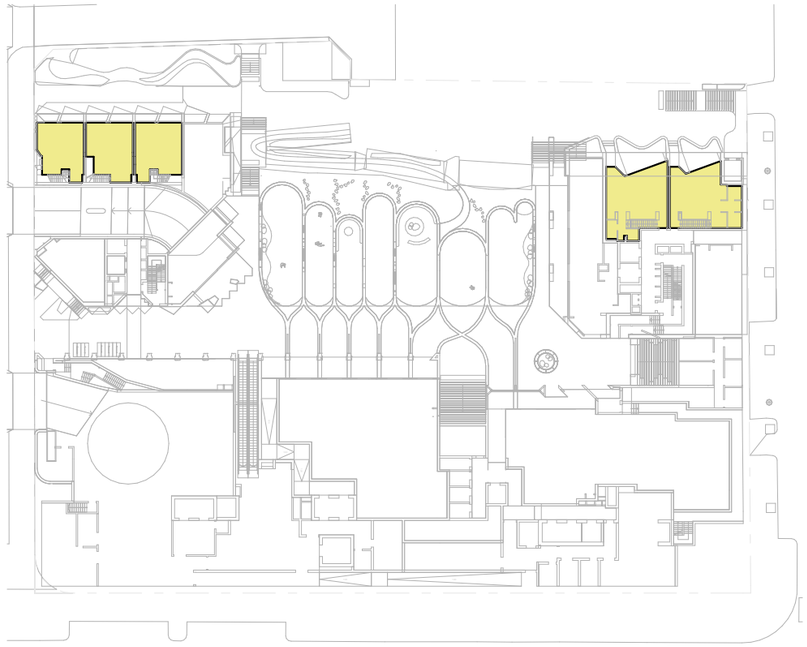


1 PLAN Judge Lane



2 PLAN Plaza - [Forbes Street]



3 PLAN Retail Laneway - [Dowling Street]



4 PLAN Upper Ground Floor - [William Street]



5 PLAN Mezzanine



6 PLAN Level 01

For Information
10/4/2026

DR - 9005 — ADG Solar Diagrams 01
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND **Solar**

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

Scale
1:800 @ A3

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1 PLAN Level 02



2 PLAN Level 03



3 PLAN Level 04



4 PLAN Level 05



5 PLAN Level 06



6 PLAN Level 07

For Information
10/4/2026

DR - 9006 — ADG Solar Diagrams 02
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND **Solar**

- >2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Scale
1:800 @ A3

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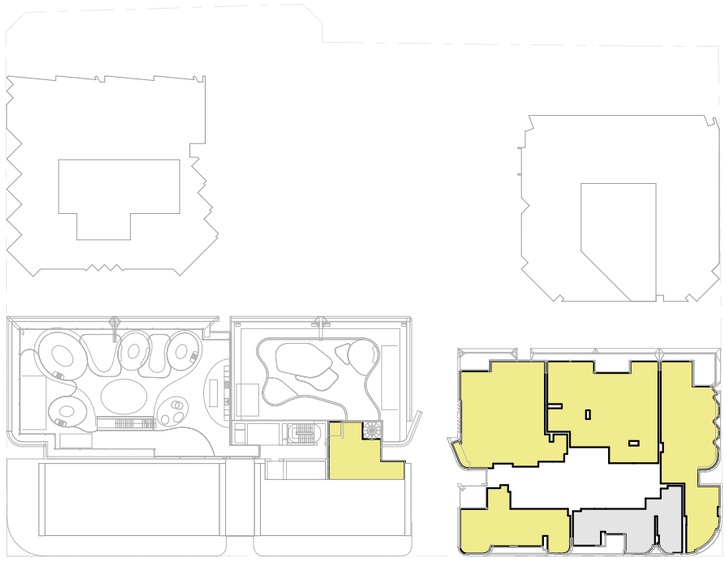
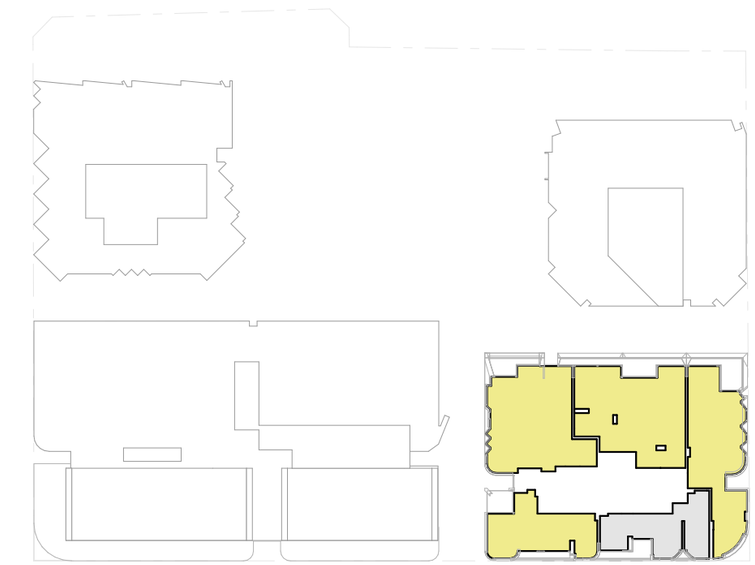
1 PLAN Level 08 - William West - Penthouse



2 PLAN Level 09 - William West - Penthouse | Communal



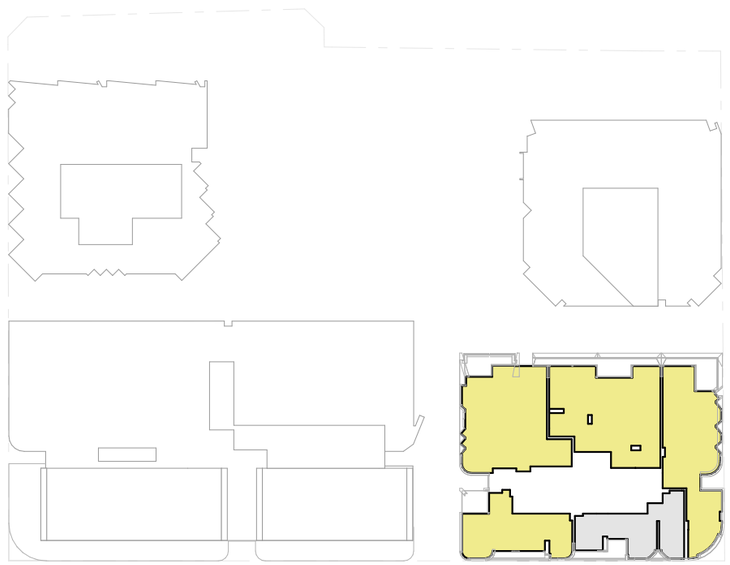
3 PLAN Level 10



4 PLAN Level 11



5 PLAN Level 12



6 PLAN Level 13

For Information
10/4/2026

DR - 9007 — ADG Solar Diagrams 03
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND **Solar**

- >2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Scale
1:800 @ A3

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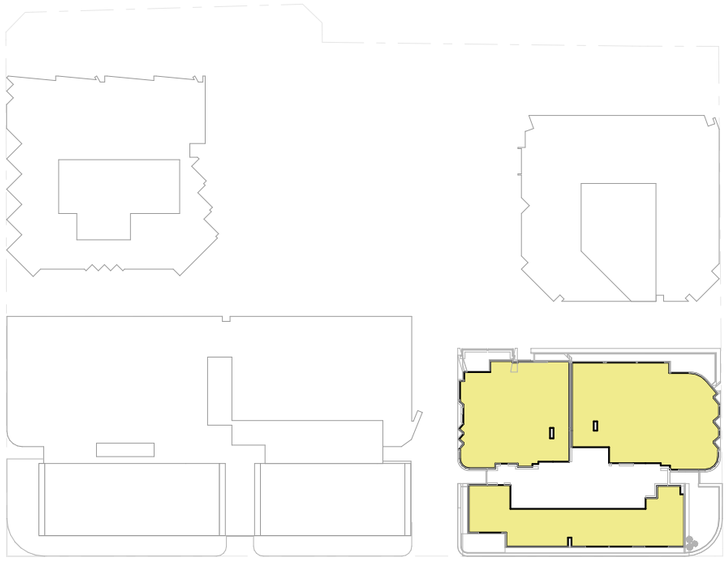
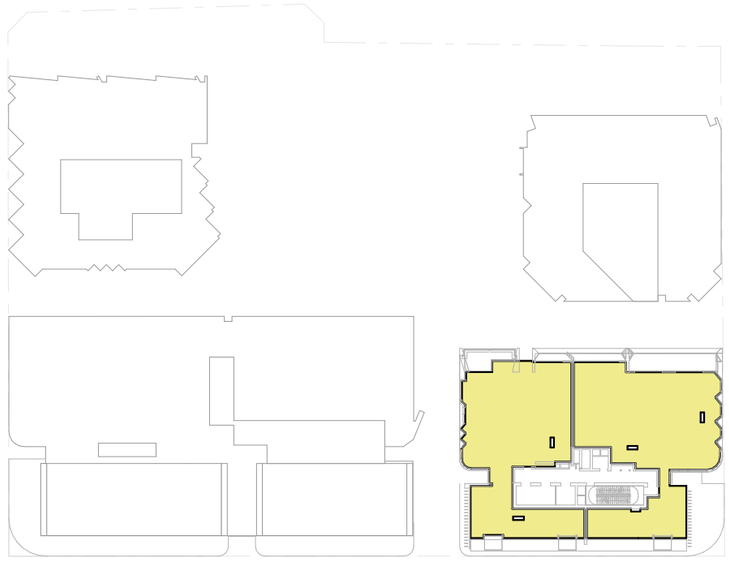
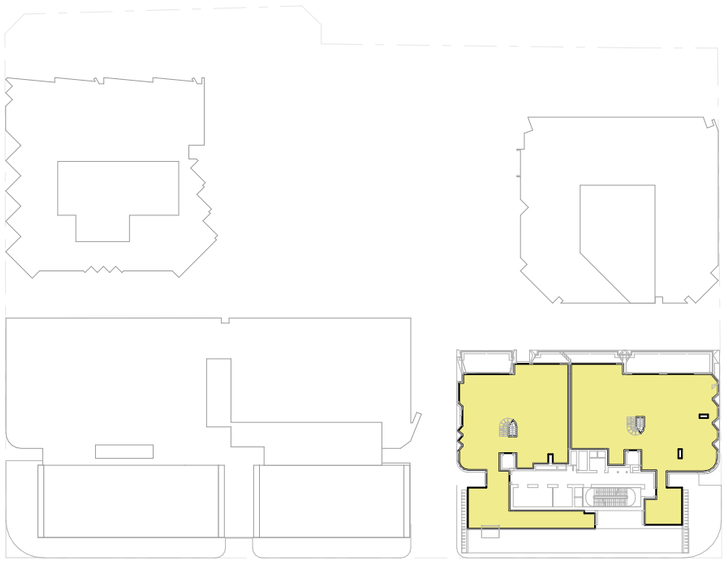
1 PLAN Level 14 - William East - Setback B



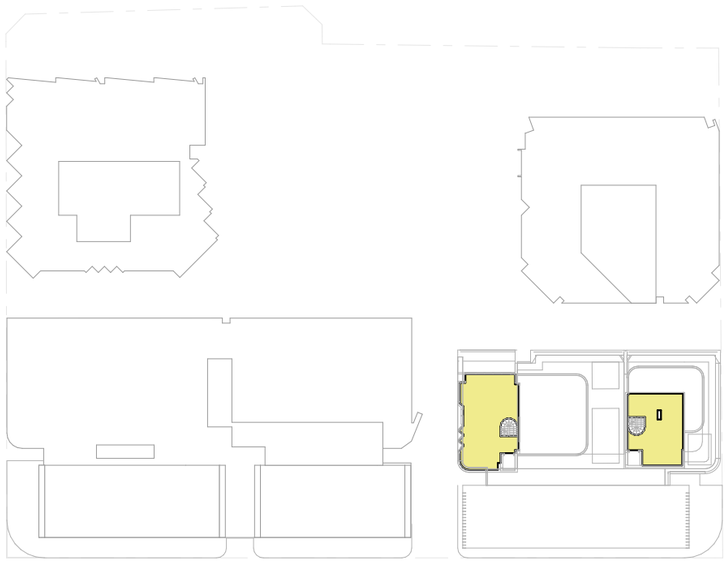
2 PLAN Level 15



3 PLAN Level 16



4 PLAN Level 17 - William East - Penthouse



5 PLAN Level 18 - William East - Penthouse Terrace

For Information
10/4/2026

DR - 9008 — ADG Solar Diagrams 04
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

Solar

- >2 Compliant
- <2 Non-Compliant
- 0 0 Hours

Scale
1:800 @ A3

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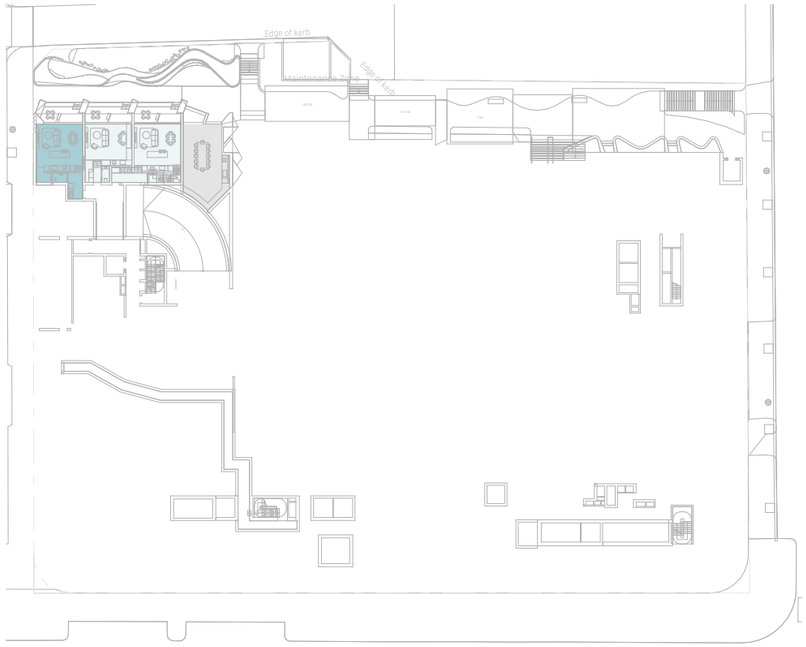
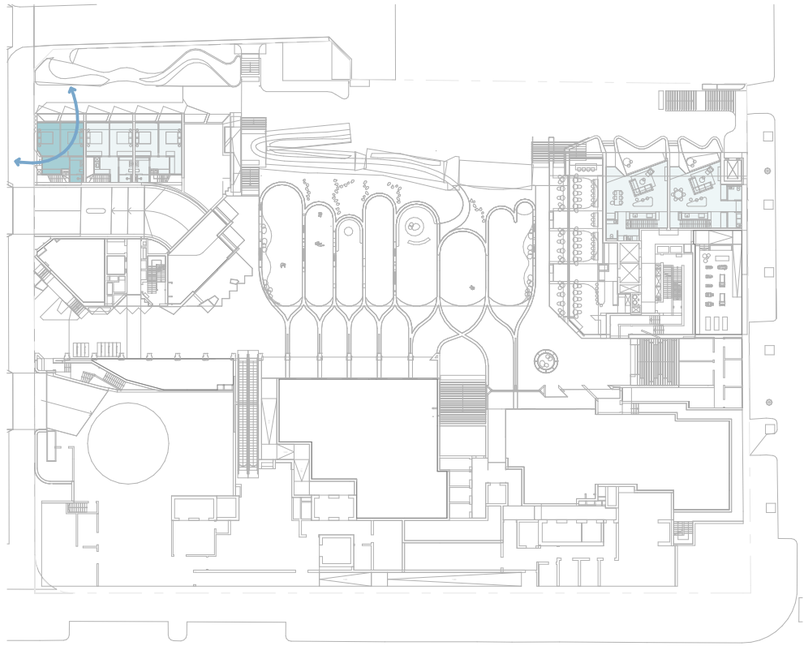
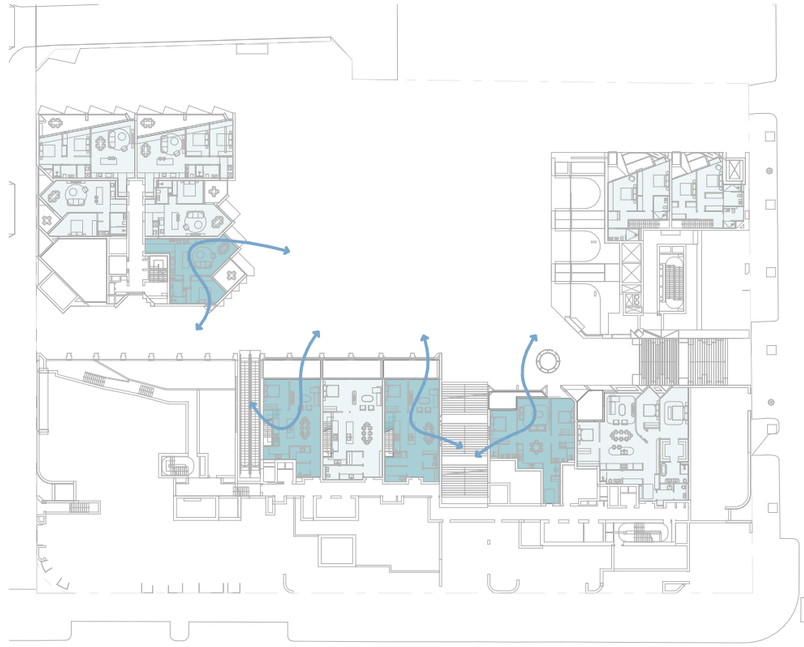


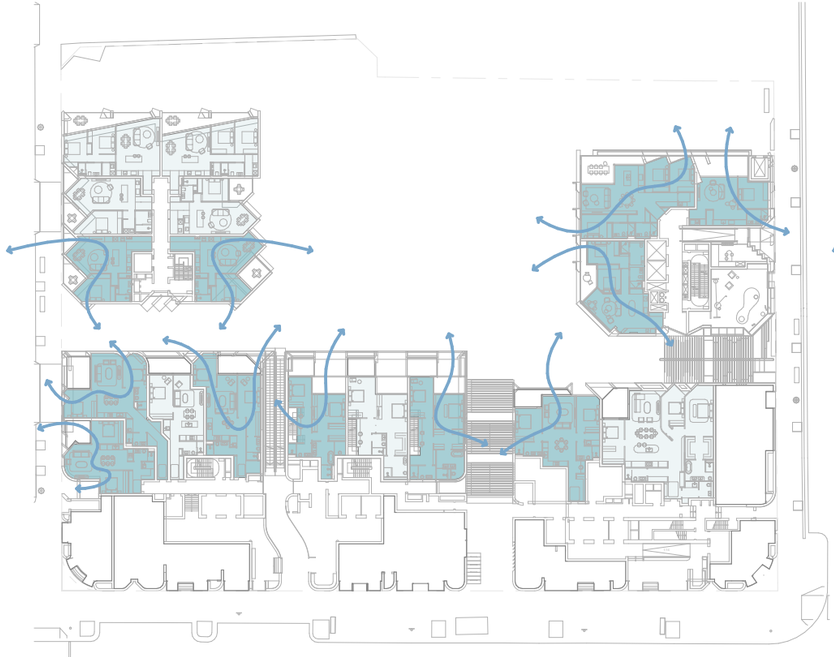
1 PLAN Judge Lane



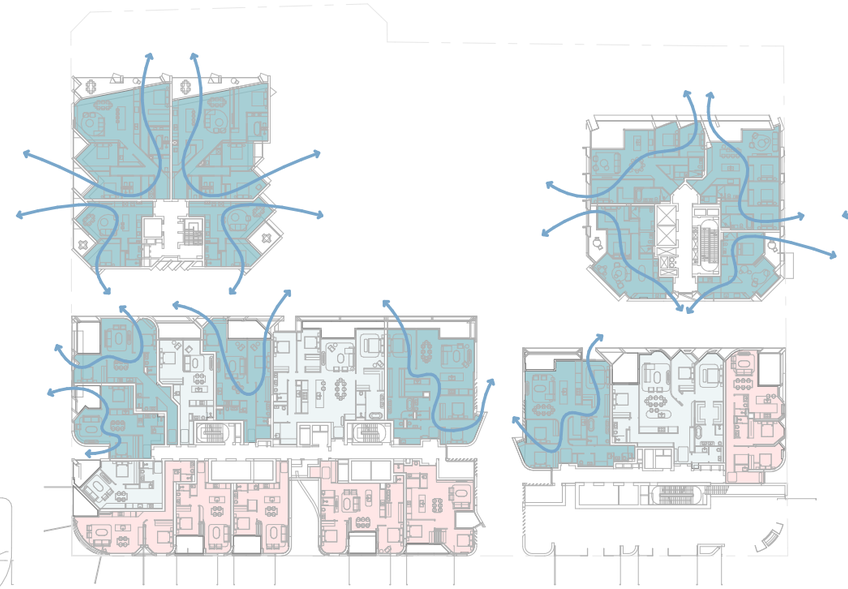
2 PLAN Plaza - [Forbes Street]



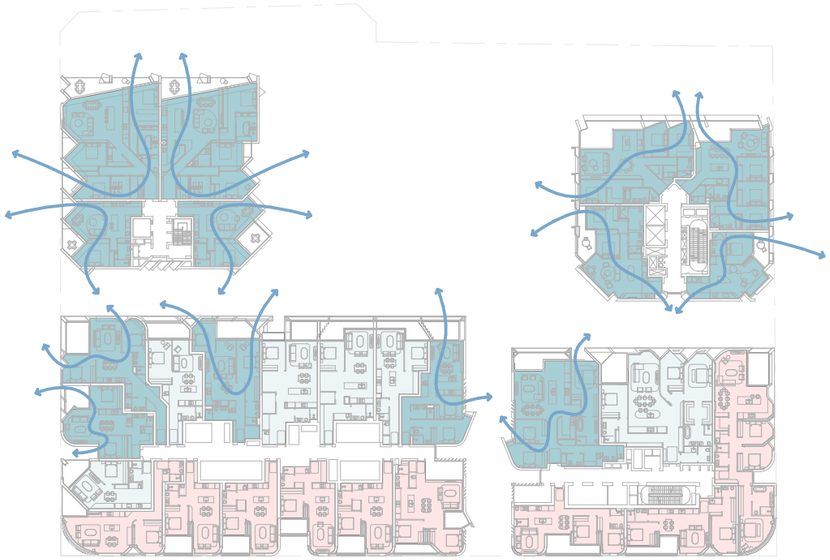
3 PLAN Retail Laneway - [Dowling Street]



4 PLAN Upper Ground Floor - [William Street]



5 PLAN Mezzanine



6 PLAN Level 01

For Information
13/4/2026

DR - 9001 — ADG Cross Ventilation Diagrams 01
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

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LEGEND **Ventilation**

- Natural Cross Ventilation
- Single Aspect
- Noise Affected / Plenum Ventilation

Scale
1:800 @ A3

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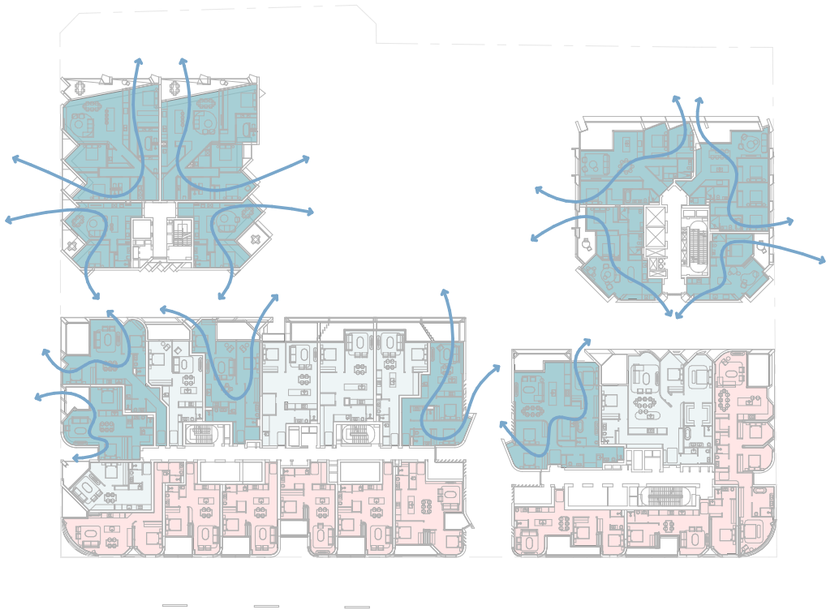
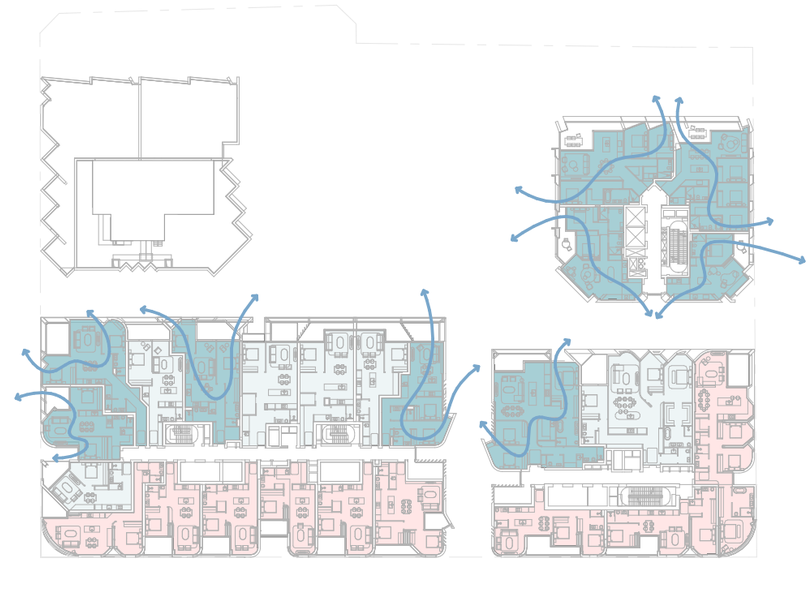
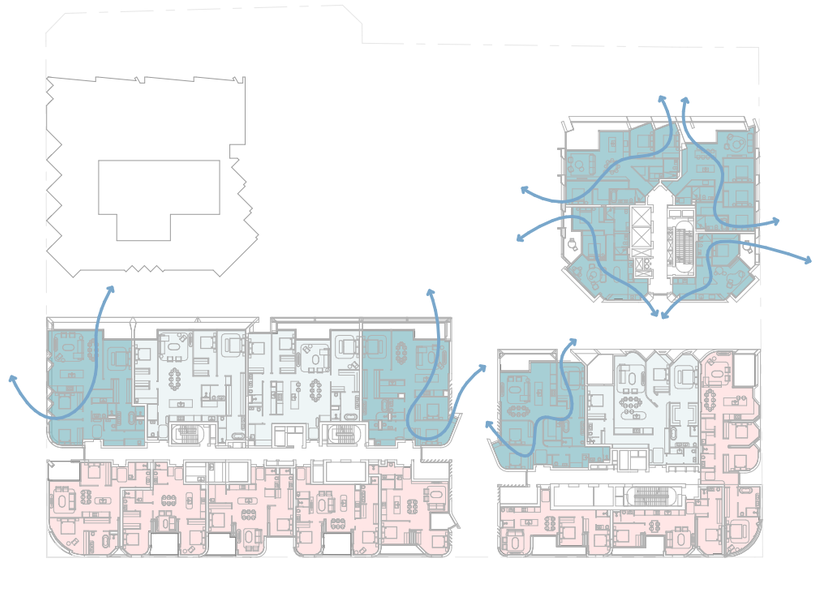


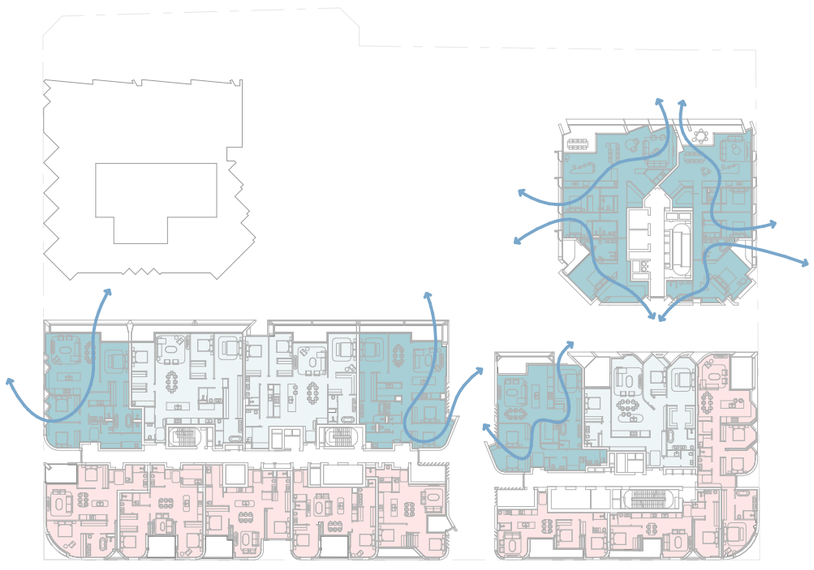
1 PLAN Level 02



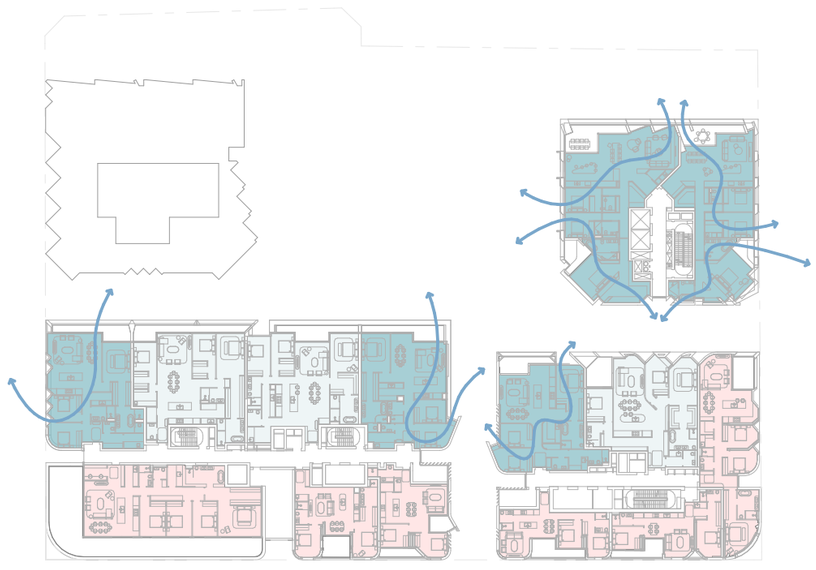
2 PLAN Level 03



3 PLAN Level 04



4 PLAN Level 05



5 PLAN Level 06



6 PLAN Level 07

For Information
13/4/2026

DR - 9002 — ADG Cross Ventilation Diagrams 02
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

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LEGEND **Ventilation**

- Natural Cross Ventilation
- Single Aspect
- Noise Affected / Plenum Ventilation

Scale
1:800 @ A3

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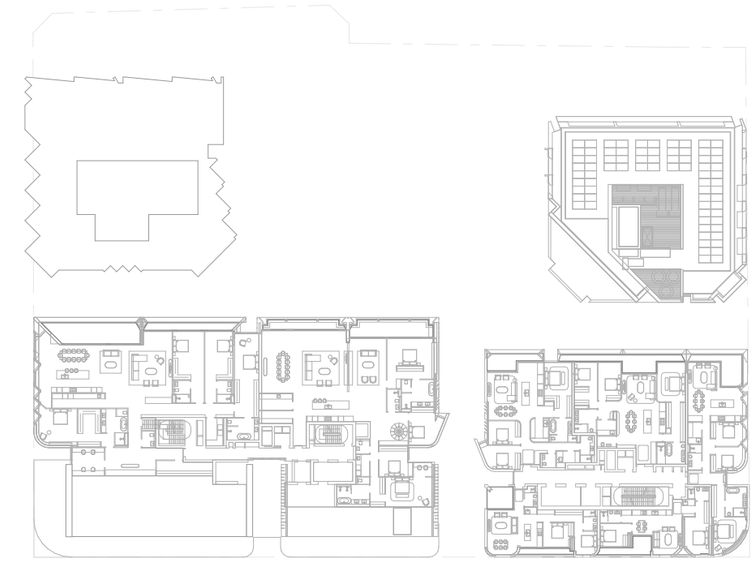
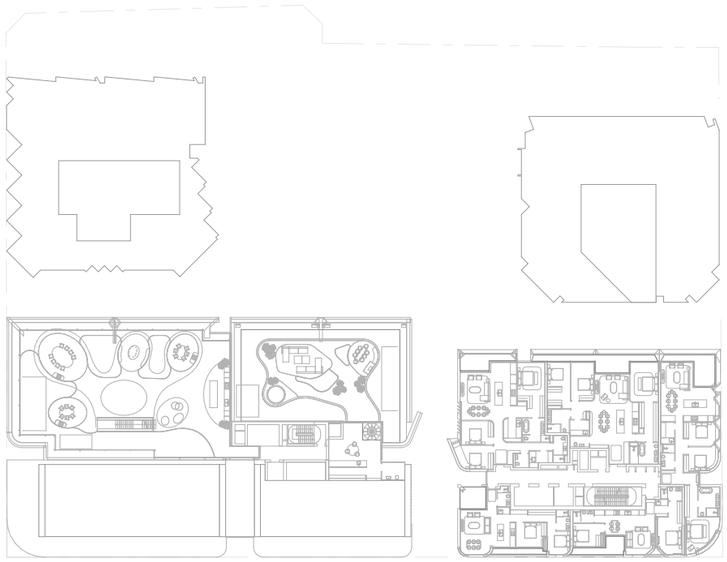
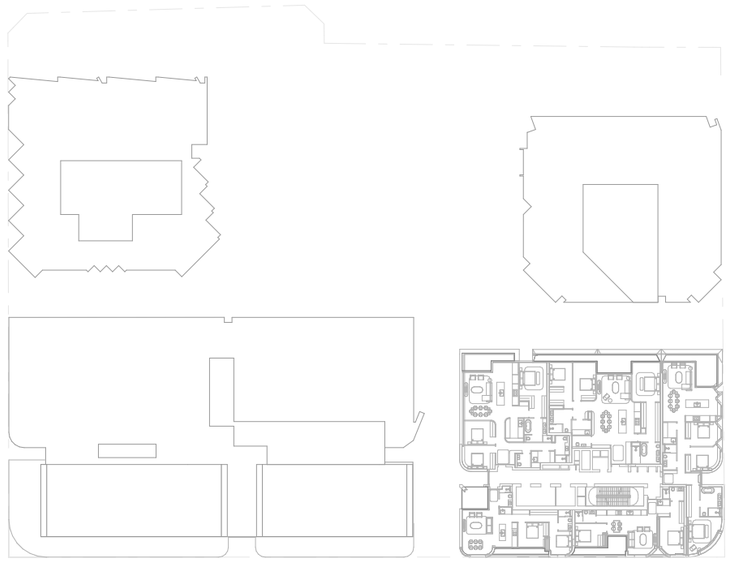


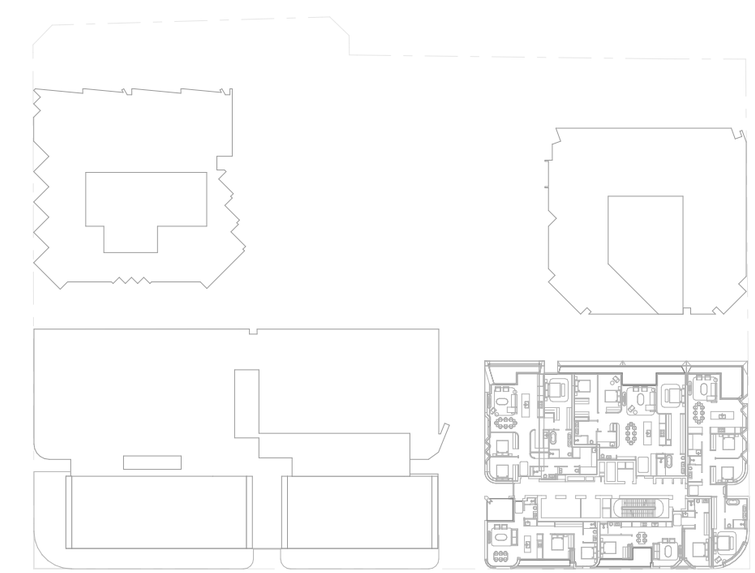
1 PLAN Level 08 - William West - Penthouse



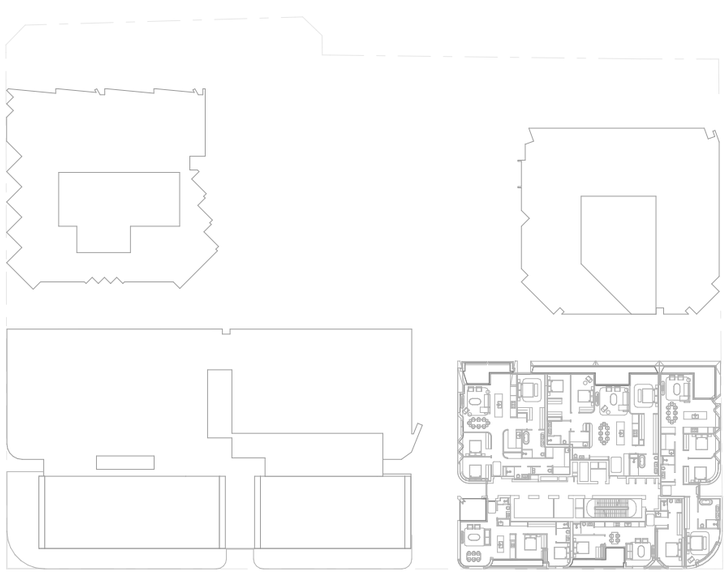
2 PLAN Level 09 - William West - Penthouse | Communal



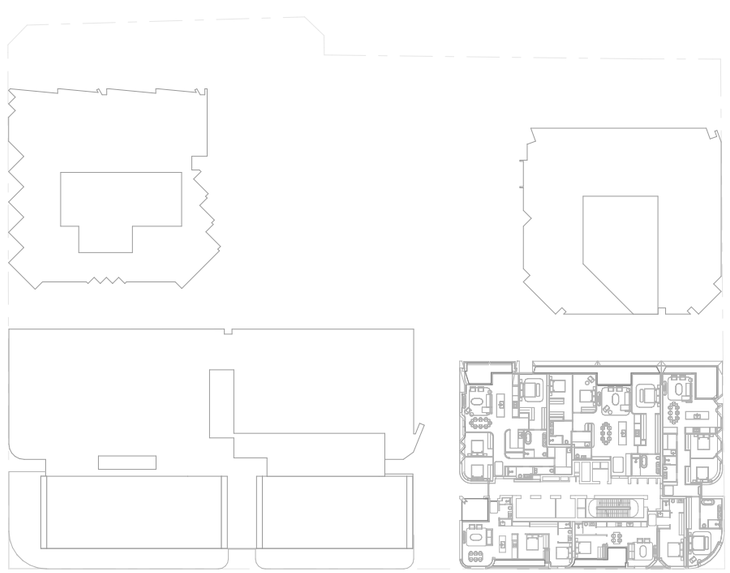
3 PLAN Level 10



4 PLAN Level 11



5 PLAN Level 12



6 PLAN Level 13

For Information
13/4/2026

DR - 9003 — ADG Cross Ventilation Diagrams 03
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

Ventilation

- Natural Cross Ventilation
- Single Aspect
- Noise Affected / Plenum Ventilation

Scale
1:800 @ A3

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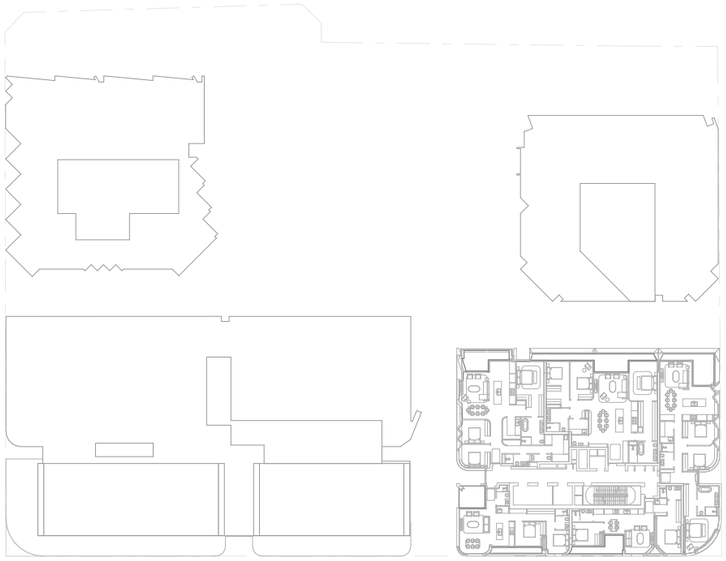
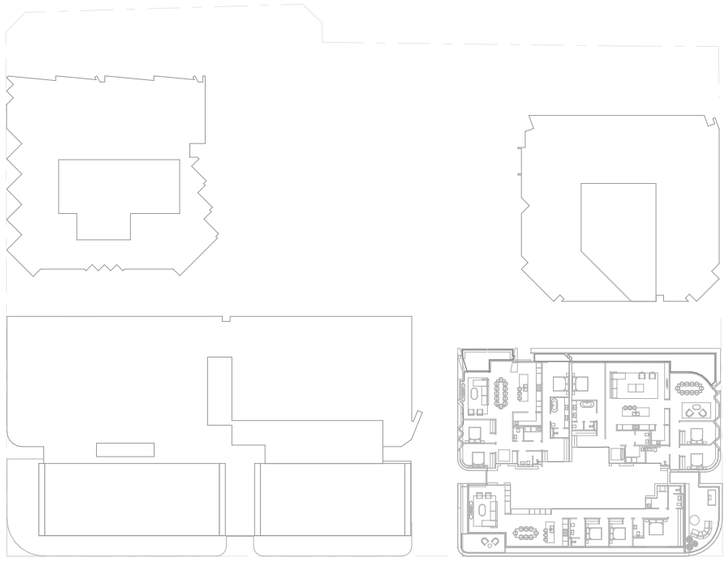
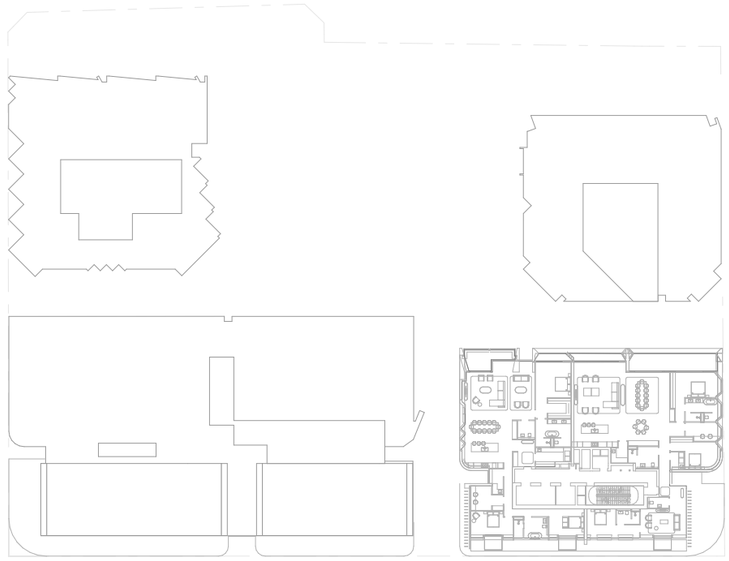


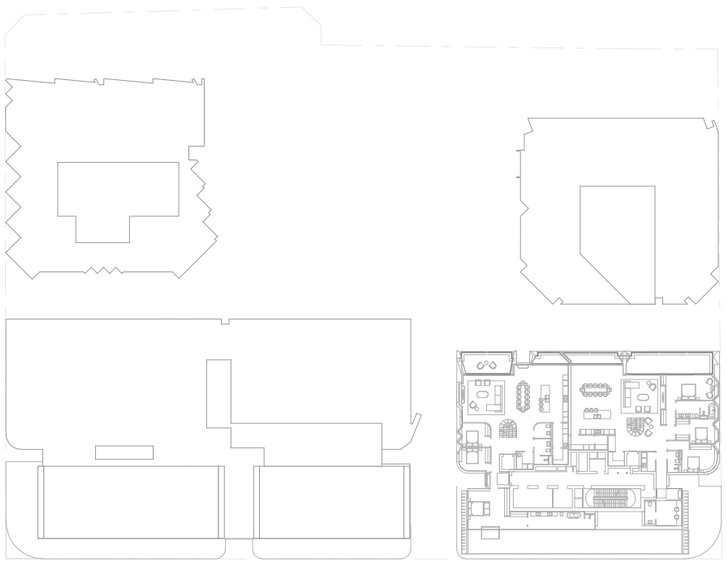
1 PLAN Level 14 - William East - Setback B



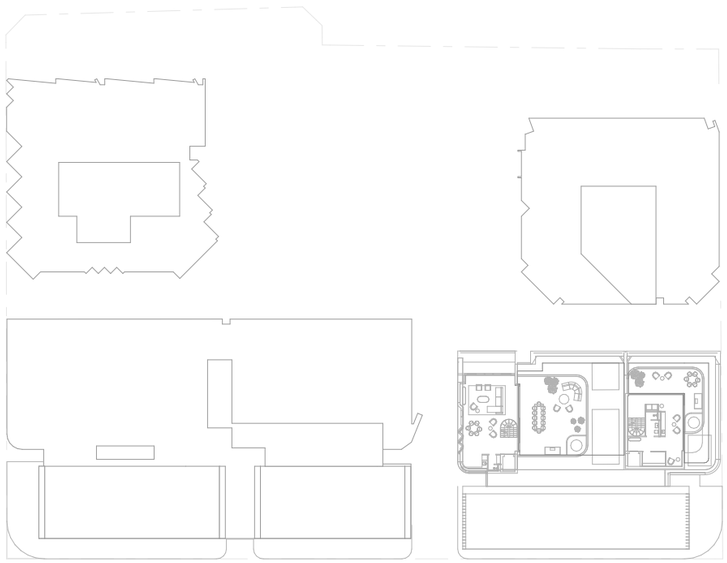
2 PLAN Level 15



3 PLAN Level 16



4 PLAN Level 17 - William East - Penthouse



5 PLAN Level 18 - William East - Penthouse Terrace

For Information
13/4/2026

DR - 9004 — ADG Cross Ventilation Diagrams 04
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

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LEGEND

Ventilation

- Natural Cross Ventilation
- Single Aspect
- Noise Affected / Plenum Ventilation

Scale
1:800 @ A3

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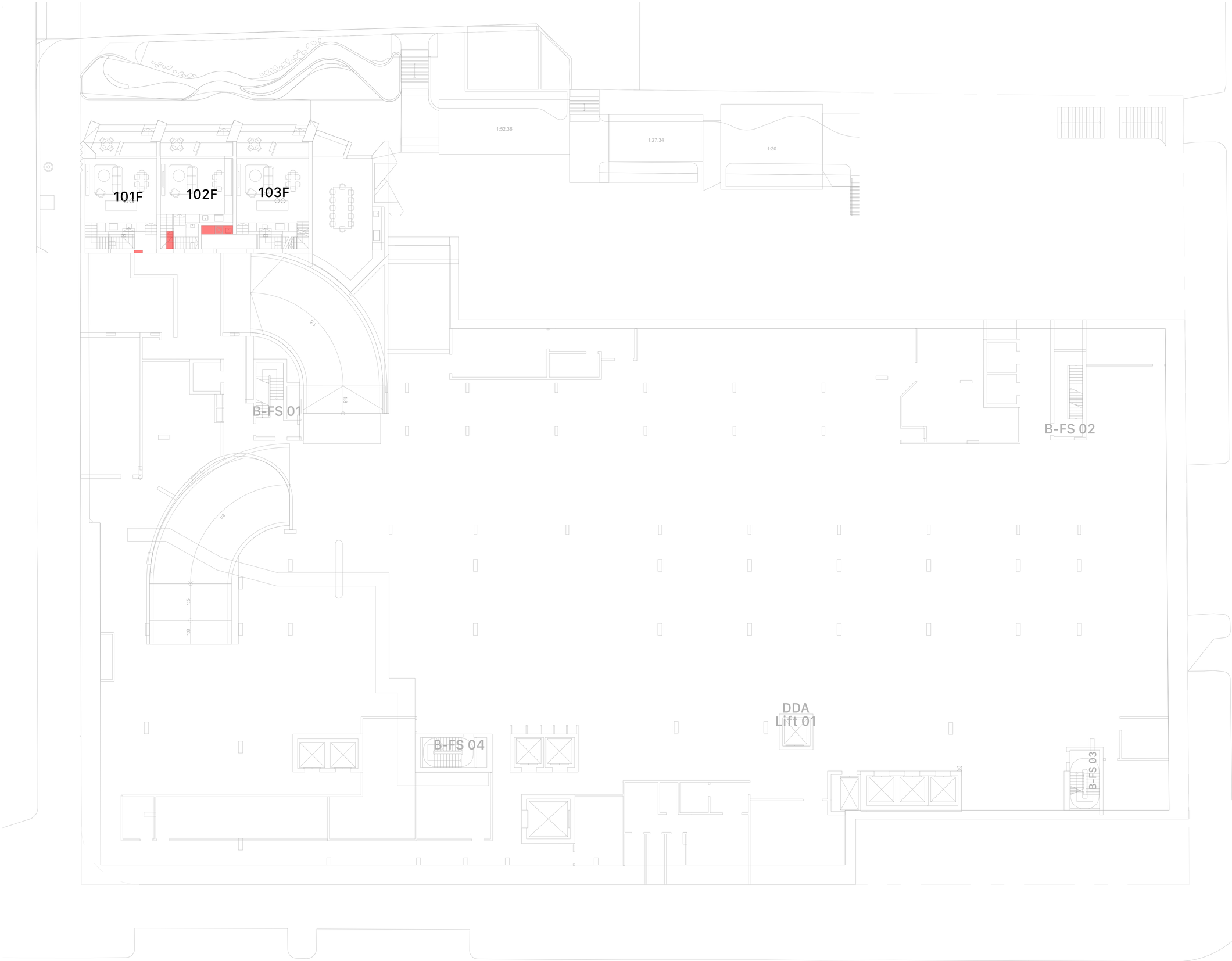

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STUDIO BRIGHT

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

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m^3
  1 bed: 6 m^3
  2 bed: 8 m^3
  3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
101F	2 Bedroom - Unit	STORAGE	6
101F	2 Bedroom - Unit	BASEMENT STORAGE	2
102F	2 Bedroom - Unit	STORAGE	5
102F	2 Bedroom - Unit	BASEMENT STORAGE	3
103F	2 Bedroom - Unit	STORAGE	5
103F	2 Bedroom - Unit	BASEMENT STORAGE	3

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3	KC	

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

Diagrams
ADG Storage Diagram - Basement 1 - Judge Lane

Scale
1:1000 @ A1

Project Code
H180W

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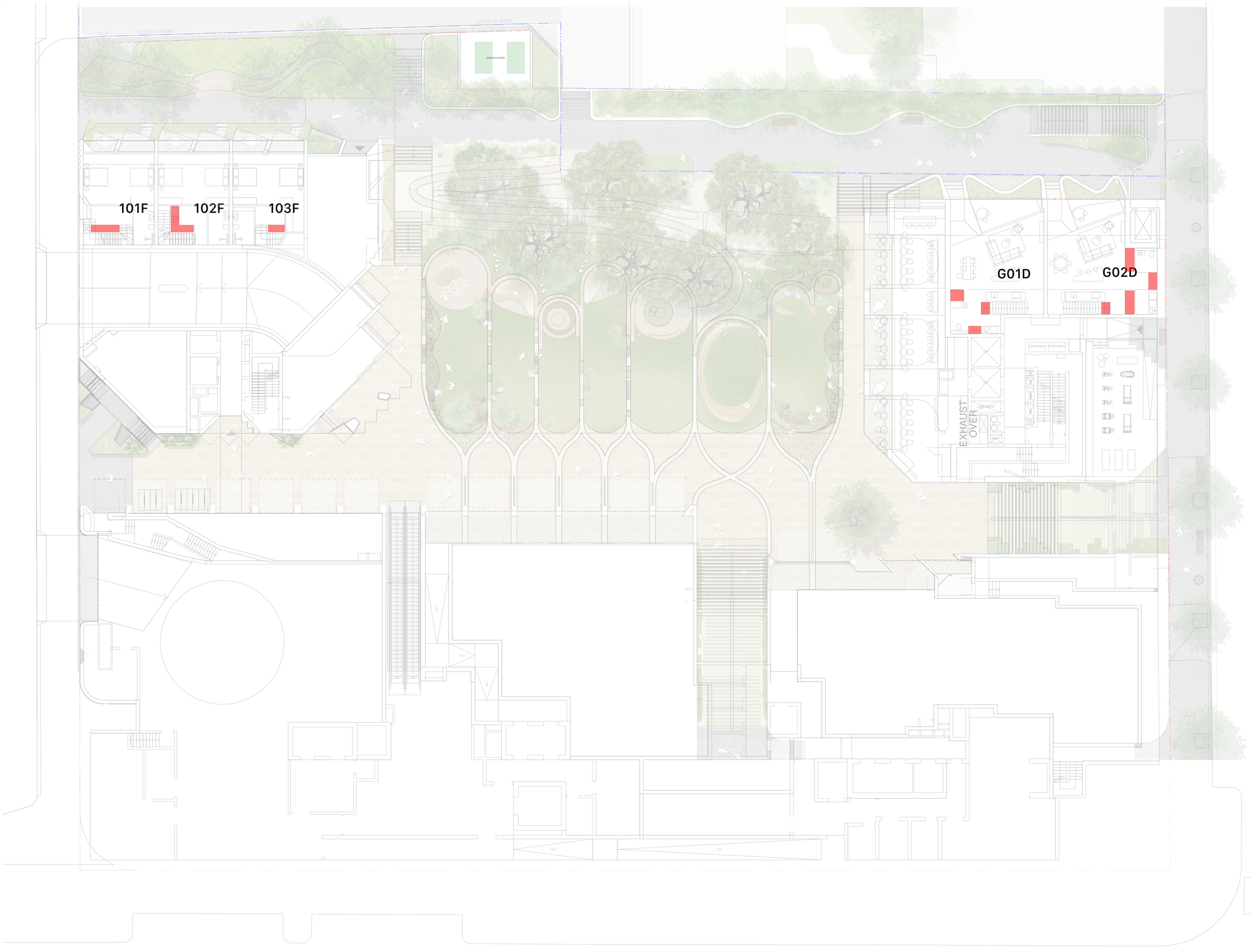

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General notes

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Legend

Internal Storage (m3)

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Studio: 4 m^3
1 bed: 6 m^3
2 bed: 8 m^3
3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
G01D	2 Bedroom - Unit	STORAGE	8
G02D	2 Bedroom - Unit	STORAGE	10

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3	KC	

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

Diagrams
ADG Storage Diagram - Plaza Level - Forbes Street

Scale
1:150 @ A1

Project Code
H180W

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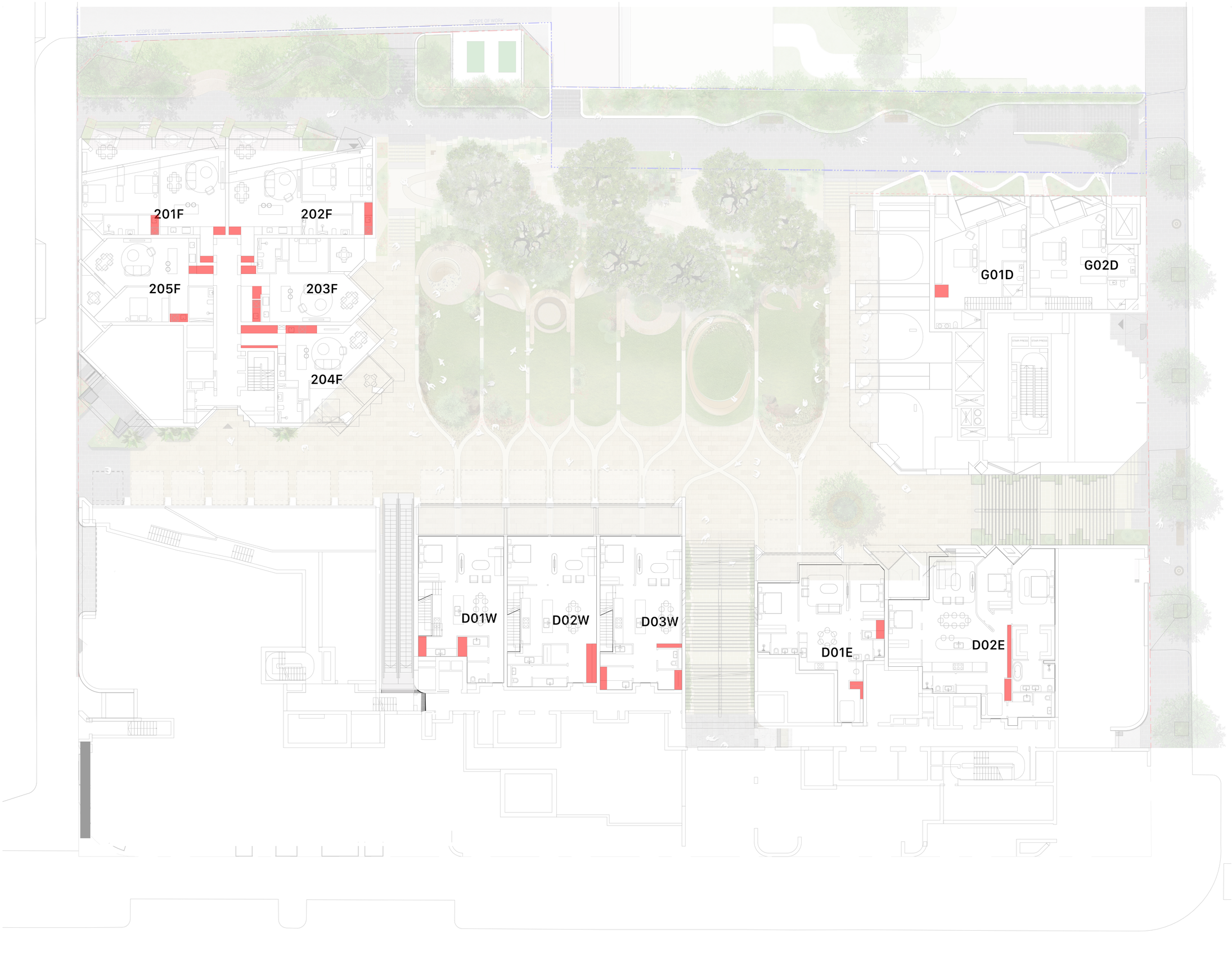

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Legend

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m³
  1 bed: 6 m³
  2 bed: 8 m³
  3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
201F	2 Bedroom - Unit	STORAGE	4
201F	2 Bedroom - Unit	BASEMENT STORAGE	4
202F	2 Bedroom - Unit	STORAGE	6
202F	2 Bedroom - Unit	BASEMENT STORAGE	2
203F	1 Bedroom - Unit	STORAGE	5
203F	1 Bedroom - Unit	BASEMENT STORAGE	3
204F	1 Bedroom - Unit	STORAGE	8
205F	1 Bedroom - Unit	STORAGE	3
205F	1 Bedroom - Unit	BASEMENT STORAGE	4
D01E	2 Bedroom - Unit	STORAGE	4
D01E	2 Bedroom - Unit	BASEMENT STORAGE	4
D02E	3 Bedroom - Unit	STORAGE	5
D02E	3 Bedroom - Unit	BASEMENT STORAGE	5
D01W	3 Bedroom - Unit	STORAGE	6
D01W	3 Bedroom - Unit	BASEMENT STORAGE	4
D02W	3 Bedroom - Unit	STORAGE	6
D02W	3 Bedroom - Unit	BASEMENT STORAGE	4
D03W	3 Bedroom - Unit	STORAGE	8
D03W	3 Bedroom - Unit	BASEMENT STORAGE	3

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3	KC	

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

Diagrams
ADG Storage Diagram - Retail
Laneway - Dowling Street

Scale
1:150 @ A1

Project Code
H180W

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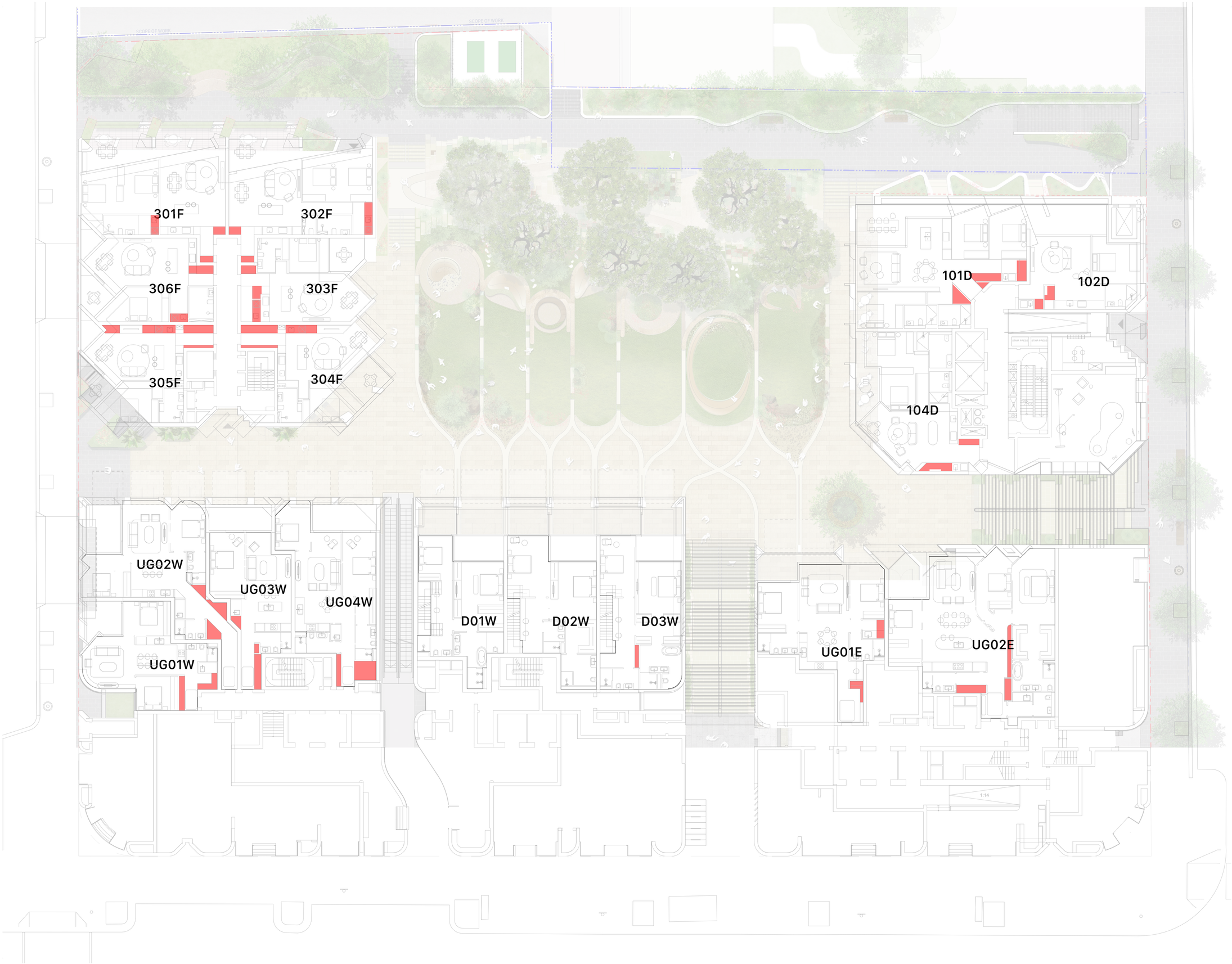

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General notes

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Legend

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m^3
  1 bed: 6 m^3
  2 bed: 8 m^3
  3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
301F	2 Bedroom - Unit	STORAGE	4
301F	2 Bedroom - Unit	BASEMENT STORAGE	4
302F	2 Bedroom - Unit	STORAGE	6
302F	2 Bedroom - Unit	BASEMENT STORAGE	2
303F	1 Bedroom - Unit	STORAGE	5
303F	1 Bedroom - Unit	BASEMENT STORAGE	3
304F	1 Bedroom - Unit	STORAGE	8
305F	1 Bedroom - Unit	STORAGE	10
306F	1 Bedroom - Unit	STORAGE	4
306F	1 Bedroom - Unit	BASEMENT STORAGE	4
UG01E	2 Bedroom - Unit	STORAGE	4
UG01E	2 Bedroom - Unit	BASEMENT STORAGE	4
UG02E	3 Bedroom - Unit	STORAGE	9
UG02E	3 Bedroom - Unit	BASEMENT STORAGE	4
UG01W	2 Bedroom - Unit	STORAGE	6
UG01W	2 Bedroom - Unit	BASEMENT STORAGE	2
UG02W	2 Bedroom - Unit	STORAGE	8
UG03W	1 Bedroom - Unit	STORAGE	6
UG04W	2 Bedroom - Unit	STORAGE	9
101D	3 Bedroom - Unit	STORAGE	11
102D	1 Bedroom - Unit	STORAGE	3
102D	1 Bedroom - Unit	BASEMENT STORAGE	3
104D	2 Bedroom - Unit	STORAGE	6
104D	2 Bedroom - Unit	BASEMENT STORAGE	2

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3	KC	

164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
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Diagrams
ADG Storage Diagram - Upper Ground Floor - William Street

Scale
1:150 @ A1

Project Code
H180W

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- Use figured dimensions only.

Legend

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m³
  1 bed: 6 m³
  2 bed: 8 m³
  3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
401F	3 Bedroom - Unit	STORAGE	15
402F	3 Bedroom - Unit	STORAGE	17
403F	1 Bedroom - Unit	STORAGE	8
404F	1 Bedroom - Unit	STORAGE	9
M01W	2 Bedroom - Unit	STORAGE	6
M01W	2 Bedroom - Unit	BASEMENT STORAGE	2
M02W	2 Bedroom - Unit	STORAGE	8
M03W	1 Bedroom - Unit	STORAGE	6
M04W	2 Bedroom - Unit	STORAGE	9
M05W	3 Bedroom - Unit	STORAGE	7
M05W	3 Bedroom - Unit	BASEMENT STORAGE	3
M06W	3 Bedroom - Unit	STORAGE	7
M06W	3 Bedroom - Unit	BASEMENT STORAGE	5
M07W	2 Bedroom - Unit	STORAGE	4
M07W	2 Bedroom - Unit	BASEMENT STORAGE	4
M08W	2 Bedroom - Unit	STORAGE	8
M09W	1 Bedroom - Unit	STORAGE	6
M10W	1 Bedroom - Unit	STORAGE	6
M11W	1 Bedroom - Unit	STORAGE	6
M12W	1 Bedroom - Unit	STORAGE	6
M01E	3 Bedroom - Unit	STORAGE	10
M02E	3 Bedroom - Unit	STORAGE	13
M03E	2 Bedroom - Unit	STORAGE	5
M03E	2 Bedroom - Unit	BASEMENT STORAGE	3
201D	3 Bedroom - Unit	STORAGE	11
202D	3 Bedroom - Unit	STORAGE	8
202D	3 Bedroom - Unit	BASEMENT STORAGE	2
203D	1 Bedroom - Unit	STORAGE	6
204D	2 Bedroom - Unit	STORAGE	6
204D	2 Bedroom - Unit	BASEMENT STORAGE	2

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3		KC

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

Diagrams
ADG Storage Diagram - Mezzanine Level

Scale
1:150 @ A1

Project Code
H180W

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General notes

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Legend

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m³
  1 bed: 6 m³
  2 bed: 8 m³
  3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Level 1

Unit	Bedroom No.	Storage Type	Volume
501F	3 Bedroom - Unit	STORAGE	15
502F	3 Bedroom - Unit	STORAGE	17
503F	1 Bedroom - Unit	STORAGE	8
504F	1 Bedroom - Unit	STORAGE	9
101W	2 Bedroom - Unit	STORAGE	6
101W	2 Bedroom - Unit	BASEMENT STORAGE	2
102W	2 Bedroom - Unit	STORAGE	8
103W	1 Bedroom - Unit	STORAGE	6
104W	2 Bedroom - Unit	STORAGE	10
105W	1 Bedroom - Unit	STORAGE	11
106W	1 Bedroom - Unit	STORAGE	9
107W	1 Bedroom - Unit	STORAGE	7
108W	2 Bedroom - Unit	STORAGE	6
108W	2 Bedroom - Unit	BASEMENT STORAGE	2
109W	2 Bedroom - Unit	STORAGE	5
109W	2 Bedroom - Unit	BASEMENT STORAGE	4
110W	1 Bedroom - Unit	STORAGE	3
110W	1 Bedroom - Unit	BASEMENT STORAGE	3
111W	1 Bedroom - Unit	STORAGE	6
112W	1 Bedroom - Unit	STORAGE	6
113W	1 Bedroom - Unit	STORAGE	5
113W	1 Bedroom - Unit	BASEMENT STORAGE	1
114W	1 Bedroom - Unit	STORAGE	6
115W	1 Bedroom - Unit	STORAGE	6
101E	3 Bedroom - Unit	STORAGE	8
101E	3 Bedroom - Unit	BASEMENT STORAGE	2
102E	3 Bedroom - Unit	STORAGE	13
103E	3 Bedroom - Unit	STORAGE	7
103E	3 Bedroom - Unit	BASEMENT STORAGE	3
104E	2 Bedroom - Unit	STORAGE	4
104E	2 Bedroom - Unit	BASEMENT STORAGE	4
105E	2 Bedroom - Unit	STORAGE	4
105E	2 Bedroom - Unit	BASEMENT STORAGE	4
301D	3 Bedroom - Unit	STORAGE	11
302D	3 Bedroom - Unit	STORAGE	8
302D	3 Bedroom - Unit	BASEMENT STORAGE	3
303D	1 Bedroom - Unit	STORAGE	6
304D	2 Bedroom - Unit	STORAGE	6
304D	2 Bedroom - Unit	BASEMENT STORAGE	2

Level 2

Unit	Bedroom No.	Storage Type	Volume
601F	3 Bedroom - Unit	STORAGE	15
602F	3 Bedroom - Unit	STORAGE	17
603F	1 Bedroom - Unit	STORAGE	8
604F	1 Bedroom - Unit	STORAGE	9
201W	2 Bedroom - Unit	STORAGE	6
201W	2 Bedroom - Unit	BASEMENT STORAGE	2
202W	2 Bedroom - Unit	STORAGE	8
203W	1 Bedroom - Unit	STORAGE	6
204W	2 Bedroom - Unit	STORAGE	10
205W	1 Bedroom - Unit	STORAGE	11
206W	1 Bedroom - Unit	STORAGE	9
207W	1 Bedroom - Unit	STORAGE	7
208W	2 Bedroom - Unit	STORAGE	6
208W	2 Bedroom - Unit	BASEMENT STORAGE	2
209W	2 Bedroom - Unit	STORAGE	4
209W	2 Bedroom - Unit	BASEMENT STORAGE	4
210W	1 Bedroom - Unit	STORAGE	3
210W	1 Bedroom - Unit	BASEMENT STORAGE	3
211W	1 Bedroom - Unit	STORAGE	6
212W	1 Bedroom - Unit	STORAGE	6
212W	1 Bedroom - Unit	BASEMENT STORAGE	1
213W	1 Bedroom - Unit	STORAGE	5
213W	1 Bedroom - Unit	BASEMENT STORAGE	1
214W	1 Bedroom - Unit	STORAGE	6
215W	1 Bedroom - Unit	STORAGE	6
201E	3 Bedroom - Unit	STORAGE	8
201E	3 Bedroom - Unit	BASEMENT STORAGE	2
202E	3 Bedroom - Unit	STORAGE	13
203E	3 Bedroom - Unit	STORAGE	7
203E	3 Bedroom - Unit	BASEMENT STORAGE	3
204E	2 Bedroom - Unit	STORAGE	4
204E	2 Bedroom - Unit	BASEMENT STORAGE	4
205E	2 Bedroom - Unit	STORAGE	4
205E	2 Bedroom - Unit	BASEMENT STORAGE	4
401D	3 Bedroom - Unit	STORAGE	11
402D	3 Bedroom - Unit	STORAGE	8
402D	3 Bedroom - Unit	BASEMENT STORAGE	2
403D	1 Bedroom - Unit	STORAGE	6
404D	2 Bedroom - Unit	STORAGE	6
404D	2 Bedroom - Unit	BASEMENT STORAGE	2

Rev	Date	Description	By	Chk
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164-172 and 174-194 William St
Australia
164-172 and 174-194 William St
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Diagrams
ADG Storage Diagram - Level 01 - 02

Scale
1:150 @ A1

Project Code
H180W

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General notes

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

Legend

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m³
  1 bed: 6 m³
  2 bed: 8 m³
  3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
301W	2 Bedroom - Unit	STORAGE	6
301W	2 Bedroom - Unit	BASEMENT STORAGE	2
302W	2 Bedroom - Unit	STORAGE	8
303W	1 Bedroom - Unit	STORAGE	1
303W	2 Bedroom - Unit	STORAGE	5
304W	2 Bedroom - Unit	STORAGE	10
305W	1 Bedroom - Unit	STORAGE	11
306W	1 Bedroom - Unit	STORAGE	9
307W	1 Bedroom - Unit	STORAGE	7
308W	2 Bedroom - Unit	STORAGE	6
308W	2 Bedroom - Unit	BASEMENT STORAGE	2
309W	2 Bedroom - Unit	STORAGE	4
309W	2 Bedroom - Unit	BASEMENT STORAGE	4
310W	1 Bedroom - Unit	STORAGE	3
310W	1 Bedroom - Unit	BASEMENT STORAGE	3
311W	1 Bedroom - Unit	STORAGE	6
312W	1 Bedroom - Unit	STORAGE	6
313W	1 Bedroom - Unit	STORAGE	5
313W	1 Bedroom - Unit	BASEMENT STORAGE	1
314W	1 Bedroom - Unit	STORAGE	6
315W	1 Bedroom - Unit	STORAGE	6
301E	3 Bedroom - Unit	STORAGE	10
302E	3 Bedroom - Unit	STORAGE	13
303E	3 Bedroom - Unit	STORAGE	8
303E	3 Bedroom - Unit	BASEMENT STORAGE	3
304E	2 Bedroom - Unit	STORAGE	4
304E	2 Bedroom - Unit	BASEMENT STORAGE	4
305E	2 Bedroom - Unit	STORAGE	4
305E	2 Bedroom - Unit	BASEMENT STORAGE	4
501D	3 Bedroom - Unit	STORAGE	11
502D	3 Bedroom - Unit	STORAGE	8
502D	3 Bedroom - Unit	BASEMENT STORAGE	2
503D	1 Bedroom - Unit	STORAGE	6
504D	2 Bedroom - Unit	STORAGE	6
504D	2 Bedroom - Unit	BASEMENT STORAGE	2

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3	KC	

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

Diagrams
ADG Storage Diagram - Level 03

Scale
1:150 @ A1

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H180W

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General notes

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- All levels relative to 'Australian Height Datum'.
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Legend

Internal Storage (m3)

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Studio: 4 m^3
1 bed: 6 m^3
2 bed: 8 m^3
3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
401W	3 Bedroom - Unit	STORAGE	6
401W	3 Bedroom - Unit	BASEMENT STORAGE	4
402W	3 Bedroom - Unit	STORAGE	9
402W	3 Bedroom - Unit	BASEMENT STORAGE	2
403W	3 Bedroom - Unit	STORAGE	6
403W	3 Bedroom - Unit	BASEMENT STORAGE	4
404W	3 Bedroom - Unit	STORAGE	5
404W	3 Bedroom - Unit	BASEMENT STORAGE	5
405W	2 Bedroom - Unit	STORAGE	4
405W	2 Bedroom - Unit	BASEMENT STORAGE	4
406W	2 Bedroom - Unit	STORAGE	4
406W	2 Bedroom - Unit	BASEMENT STORAGE	4
407W	2 Bedroom - Unit	STORAGE	8
408W	2 Bedroom - Unit	STORAGE	5
408W	2 Bedroom - Unit	BASEMENT STORAGE	3
409W	2 Bedroom - Unit	STORAGE	4
409W	2 Bedroom - Unit	BASEMENT STORAGE	4
401E	3 Bedroom - Unit	STORAGE	8
401E	3 Bedroom - Unit	BASEMENT STORAGE	2
402E	3 Bedroom - Unit	STORAGE	13
403E	3 Bedroom - Unit	STORAGE	7
403E	3 Bedroom - Unit	BASEMENT STORAGE	3
404E	2 Bedroom - Unit	STORAGE	4
404E	2 Bedroom - Unit	BASEMENT STORAGE	4
405E	2 Bedroom - Unit	STORAGE	4
405E	2 Bedroom - Unit	BASEMENT STORAGE	4
601D	3 Bedroom - Unit	STORAGE	11
602D	3 Bedroom - Unit	STORAGE	10
603D	1 Bedroom - Unit	STORAGE	6
604D	2 Bedroom - Unit	STORAGE	6
604D	2 Bedroom - Unit	BASEMENT STORAGE	2

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3	KC	

164-172 and 174-194 William St
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Diagrams
ADG Storage 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

Internal Storage (m3)

* Minimum ADG Rate:
Studio: 4 m³
1 bed: 6 m³
2 bed: 8 m³
3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
501W	3 Bedroom - Unit	STORAGE	6
501W	3 Bedroom - Unit	BASEMENT STORAGE	4
502W	3 Bedroom - Unit	STORAGE	9
502W	3 Bedroom - Unit	BASEMENT STORAGE	2
503W	3 Bedroom - Unit	STORAGE	6
503W	3 Bedroom - Unit	BASEMENT STORAGE	4
504W	3 Bedroom - Unit	STORAGE	5
504W	3 Bedroom - Unit	BASEMENT STORAGE	5
505W	2 Bedroom - Unit	STORAGE	4
505W	2 Bedroom - Unit	BASEMENT STORAGE	4
506W	2 Bedroom - Unit	STORAGE	4
506W	2 Bedroom - Unit	BASEMENT STORAGE	4
507W	2 Bedroom - Unit	STORAGE	8
508W	2 Bedroom - Unit	STORAGE	5
508W	2 Bedroom - Unit	BASEMENT STORAGE	3
509W	2 Bedroom - Unit	STORAGE	2
509W	2 Bedroom - Unit	BASEMENT STORAGE	4
501E	3 Bedroom - Unit	STORAGE	8
501E	3 Bedroom - Unit	BASEMENT STORAGE	2
502E	3 Bedroom - Unit	STORAGE	13
503E	3 Bedroom - Unit	STORAGE	7
503E	3 Bedroom - Unit	BASEMENT STORAGE	3
504E	2 Bedroom - Unit	STORAGE	4
504E	2 Bedroom - Unit	BASEMENT STORAGE	4
505E	2 Bedroom - Unit	STORAGE	4
505E	2 Bedroom - Unit	BASEMENT STORAGE	4
701D	3 Bedroom - Unit	STORAGE	17
702D	3 Bedroom - Unit	STORAGE	20

Rev	Date	Description	By	Chk
01	20/5/2026	SSDA RFAI Response 3	KC	

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Australia
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Diagrams
ADG Storage 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

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m^3
  1 bed: 6 m^3
  2 bed: 8 m^3
  3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
601W	3 Bedroom - Unit	STORAGE	6
601W	3 Bedroom - Unit	BASEMENT STORAGE	4
602W	3 Bedroom - Unit	STORAGE	9
602W	3 Bedroom - Unit	BASEMENT STORAGE	2
603W	3 Bedroom - Unit	STORAGE	6
603W	3 Bedroom - Unit	BASEMENT STORAGE	4
604W	3 Bedroom - Unit	STORAGE	5
604W	3 Bedroom - Unit	BASEMENT STORAGE	5
605W	2 Bedroom - Unit	STORAGE	4
605W	2 Bedroom - Unit	BASEMENT STORAGE	4
606W	2 Bedroom - Unit	STORAGE	4
606W	2 Bedroom - Unit	BASEMENT STORAGE	4
607W	3 Bedroom - Unit	STORAGE	19
601E	3 Bedroom - Unit	STORAGE	8
601E	3 Bedroom - Unit	BASEMENT STORAGE	2
602E	3 Bedroom - Unit	STORAGE	11
603E	3 Bedroom - Unit	STORAGE	8
603E	3 Bedroom - Unit	BASEMENT STORAGE	3
604E	2 Bedroom - Unit	STORAGE	4
604E	2 Bedroom - Unit	BASEMENT STORAGE	4
605E	2 Bedroom - Unit	STORAGE	4
605E	2 Bedroom - Unit	BASEMENT STORAGE	4
801D	3 Bedroom - Unit	STORAGE	17
802D	3 Bedroom - Unit	STORAGE	20

Rev	Date	Description	By	Chk
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Diagrams
ADG Storage Diagram - Level 06

Scale
1:150 @ A1

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SCOPE OF WORK

SCOPE OF WORK

NON PUBLIC ACCESSIBLE GREEN ROOF

LIFT OVERRUN

MAINTENANCE ACCESS FROM STAIR BELOW

NON PUBLIC ACCESSIBLE GREEN ROOF

901D

701W

702W

703W

704W

Wet Areas Below

Wet Areas Below

Wet Areas Below

701E

702E

703E

704E

705E

MAKE GOOD LINE

MAKE GOOD LINE

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

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m²
  1 bed: 6 m²
  2 bed: 8 m²
  3+ bed: 10 m²

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
701W	4/+ Bedroom Unit	STORAGE	12
701W	4/+ Bedroom Unit	BASEMENT STORAGE	8
702W	3 Bedroom - Unit	STORAGE	9
702W	3 Bedroom - Unit	BASEMENT STORAGE	2
703W	3 Bedroom - Unit	STORAGE	6
703W	3 Bedroom - Unit	BASEMENT STORAGE	4
704W	4/+ Bedroom Unit	STORAGE	12
701E	3 Bedroom - Unit	STORAGE	10
702E	3 Bedroom - Unit	STORAGE	10
703E	3 Bedroom - Unit	STORAGE	5
703E	3 Bedroom - Unit	BASEMENT STORAGE	5
704E	2 Bedroom - Unit	STORAGE	4
704E	2 Bedroom - Unit	BASEMENT STORAGE	4
705E	2 Bedroom - Unit	STORAGE	4
705E	2 Bedroom - Unit	BASEMENT STORAGE	4
901D	3 Bedroom - Unit	STORAGE	56

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

Diagrams
ADG Storage Diagram - Level 07

Scale
1:150 @ A1

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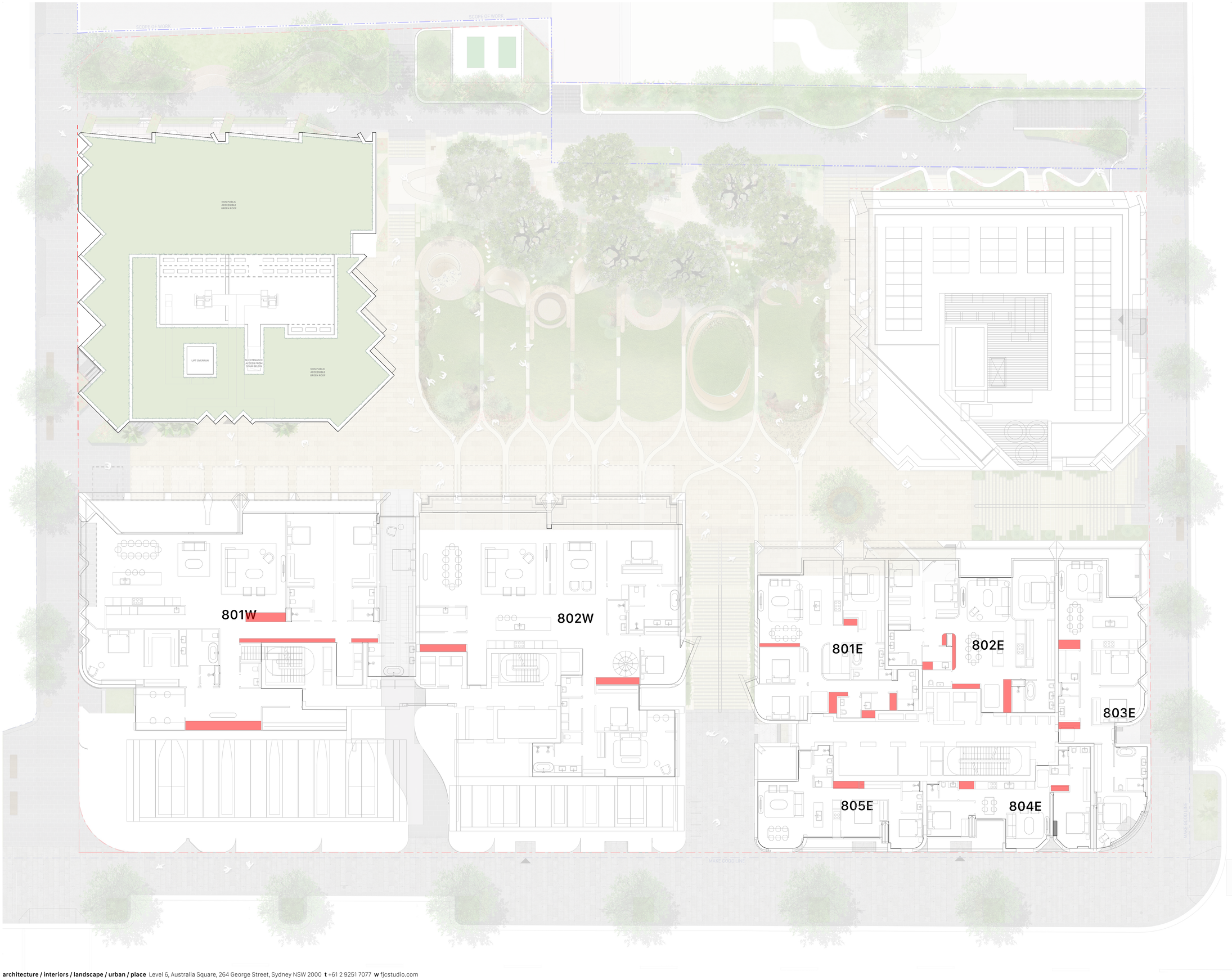

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General notes

- 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

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m^3
  1 bed: 6 m^3
  2 bed: 8 m^3
  3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
801W	4/+ Bedroom Unit	STORAGE	25
802W	4/+ Bedroom Unit	STORAGE	10
801E	3 Bedroom - Unit	STORAGE	10
802E	3 Bedroom - Unit	STORAGE	10
803E	3 Bedroom - Unit	STORAGE	5
803E	3 Bedroom - Unit	BASEMENT STORAGE	5
804E	2 Bedroom - Unit	STORAGE	4
804E	2 Bedroom - Unit	BASEMENT STORAGE	4
805E	2 Bedroom - Unit	STORAGE	4
805E	2 Bedroom - Unit	BASEMENT STORAGE	4

Rev	Date	Description	By	Chk
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164-172 and 174-194 William St
Australia
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Diagrams
ADG Storage Diagram - Level 08

Scale
1:150 @ A1

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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

Internal Storage (m3)

* Minimum ADG Rate:
Studio: 4 m^3
1 bed: 6 m^3
2 bed: 8 m^3
3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
901E	3 Bedroom - Unit	STORAGE	10
902E	3 Bedroom - Unit	STORAGE	10
903E	3 Bedroom - Unit	STORAGE	5
903E	3 Bedroom - Unit	BASEMENT STORAGE	5
904E	2 Bedroom - Unit	STORAGE	4
904E	2 Bedroom - Unit	BASEMENT STORAGE	4
905E	2 Bedroom - Unit	STORAGE	4
905E	2 Bedroom - Unit	BASEMENT STORAGE	4

Rev	Date	Description	By	Chk
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Diagrams
ADG Storage Diagram - Level 09

Scale
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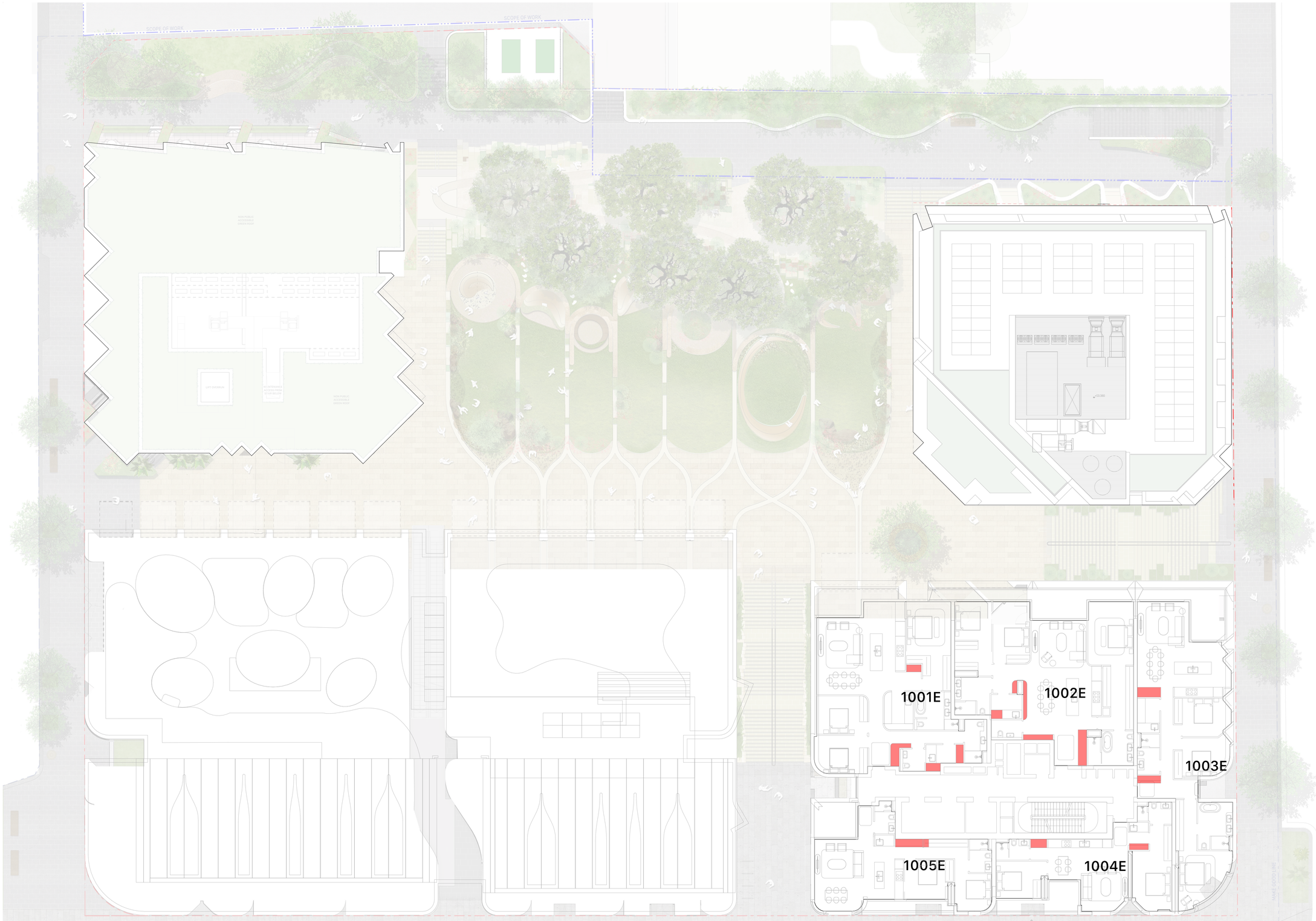

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General notes

- 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

Internal Storage (m3)

* Minimum ADG Rate:
Studio: 4 m^3
1 bed: 6 m^3
2 bed: 8 m^3
3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
1001E	3 Bedroom - Unit	STORAGE	8
1001E	3 Bedroom - Unit	BASEMENT STORAGE	4
1002E	3 Bedroom - Unit	STORAGE	10
1003E	3 Bedroom - Unit	STORAGE	5
1003E	3 Bedroom - Unit	BASEMENT STORAGE	5
1004E	2 Bedroom - Unit	STORAGE	4
1004E	2 Bedroom - Unit	BASEMENT STORAGE	4
1005E	2 Bedroom - Unit	STORAGE	4
1005E	2 Bedroom - Unit	BASEMENT STORAGE	4

Rev	Date	Description	By	Chk
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Diagrams
ADG Storage Diagram - Level 10

Scale
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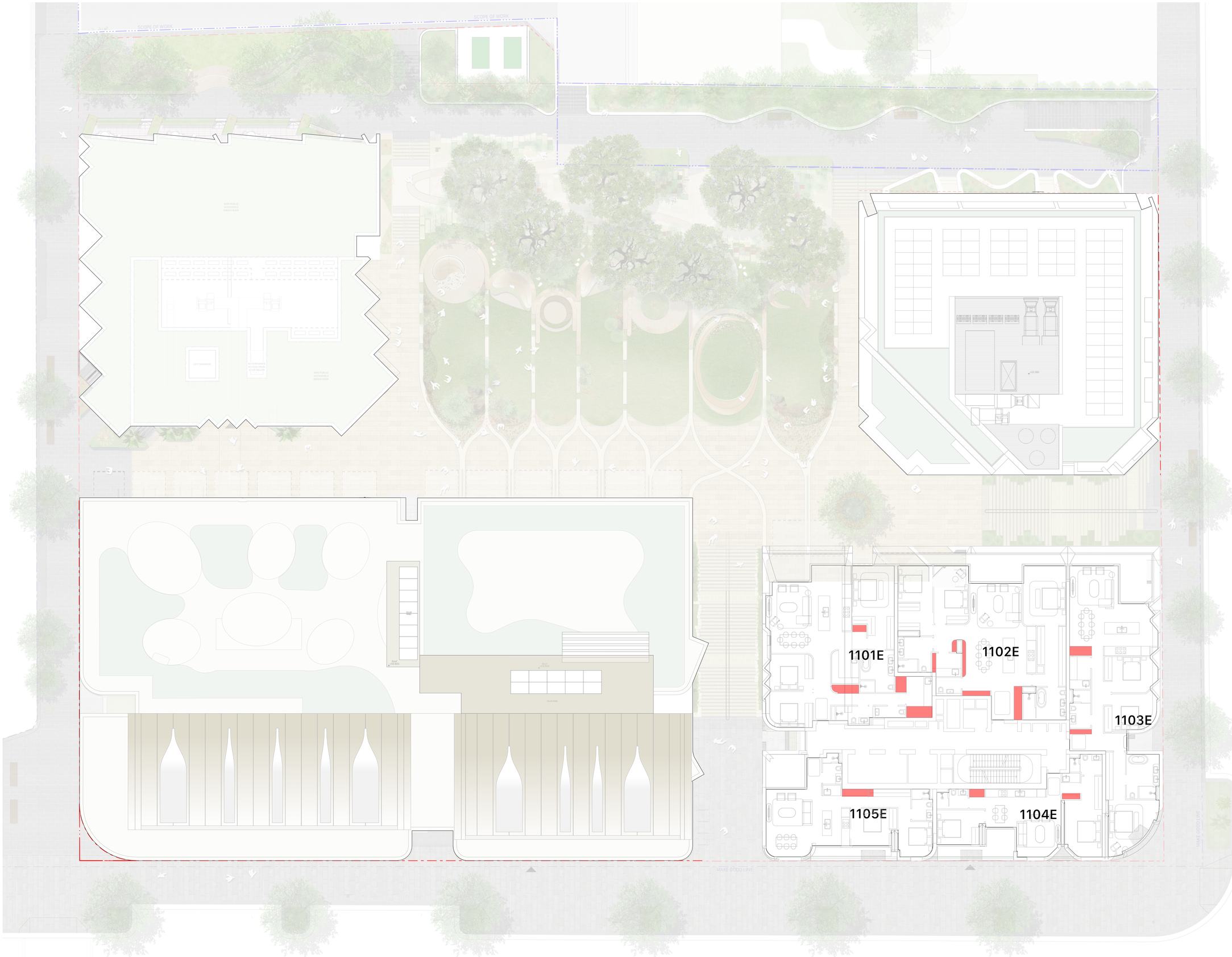

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General notes

- 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

Internal Storage (m3)

* Minimum ADG Rate:
Studio: 4 m³
1 bed: 6 m³
2 bed: 8 m³
3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
1101E	3 Bedroom - Unit	STORAGE	12
1102E	3 Bedroom - Unit	STORAGE	10
1103E	3 Bedroom - Unit	STORAGE	5
1103E	3 Bedroom - Unit	BASEMENT STORAGE	5
1104E	2 Bedroom - Unit	STORAGE	4
1104E	2 Bedroom - Unit	BASEMENT STORAGE	4
1105E	2 Bedroom - Unit	STORAGE	4
1105E	2 Bedroom - Unit	BASEMENT STORAGE	4
1201E	3 Bedroom - Unit	STORAGE	12
1202E	3 Bedroom - Unit	STORAGE	10
1202E	3 Bedroom - Unit	BASEMENT STORAGE	4
1203E	3 Bedroom - Unit	STORAGE	5
1203E	3 Bedroom - Unit	BASEMENT STORAGE	5
1204E	2 Bedroom - Unit	STORAGE	4
1204E	2 Bedroom - Unit	BASEMENT STORAGE	4
1205E	2 Bedroom - Unit	STORAGE	4
1205E	2 Bedroom - Unit	BASEMENT STORAGE	4
1301E	3 Bedroom - Unit	STORAGE	12
1302E	3 Bedroom - Unit	STORAGE	10
1303E	3 Bedroom - Unit	STORAGE	5
1303E	3 Bedroom - Unit	BASEMENT STORAGE	5
1304E	2 Bedroom - Unit	STORAGE	4
1304E	2 Bedroom - Unit	BASEMENT STORAGE	4
1305E	2 Bedroom - Unit	STORAGE	4
1305E	2 Bedroom - Unit	BASEMENT STORAGE	4
1401E	3 Bedroom - Unit	STORAGE	12
1402E	3 Bedroom - Unit	STORAGE	10
1403E	3 Bedroom - Unit	STORAGE	5
1403E	3 Bedroom - Unit	BASEMENT STORAGE	5
1404E	2 Bedroom - Unit	STORAGE	4
1404E	2 Bedroom - Unit	BASEMENT STORAGE	4
1405E	2 Bedroom - Unit	STORAGE	4
1405E	2 Bedroom - Unit	BASEMENT STORAGE	4

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Diagrams
ADG Storage Diagram - Level 11 - 14

Scale
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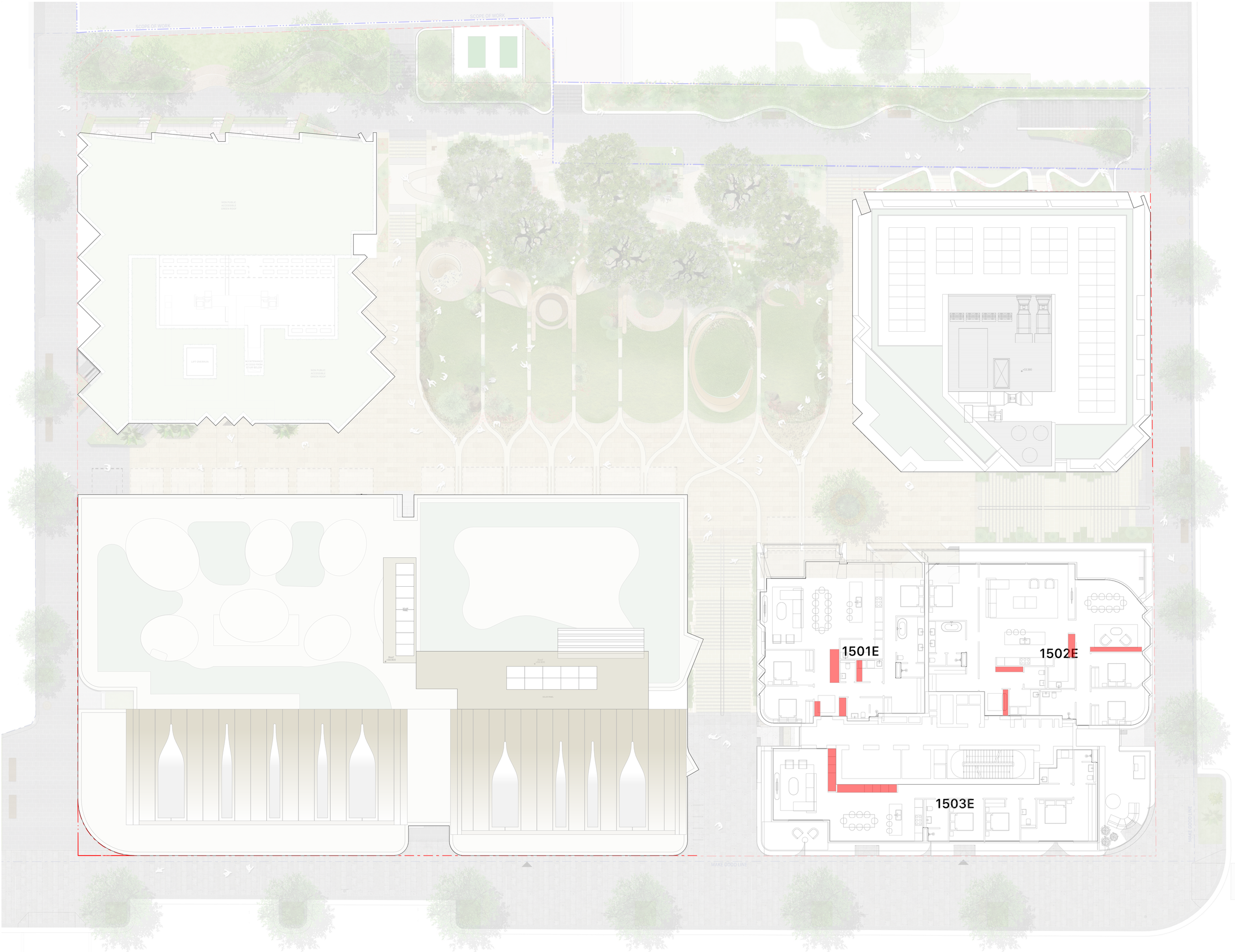

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General notes

- 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

Internal Storage (m3)

* Minimum ADG Rate:
Studio: 4 m^3
1 bed: 6 m^3
2 bed: 8 m^3
3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
1501E	3 Bedroom - Unit	STORAGE	10
1502E	3 Bedroom - Unit	STORAGE	11
1503E	3 Bedroom - Unit	STORAGE	13

Rev	Date	Description	By	Chk
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164-172 and 174-194 William St
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Diagrams
ADG Storage Diagram - Level 15

Scale
1:150 @ A1

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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

Internal Storage (m3)

* Minimum ADG Rate:
Studio: 4 m³
1 bed: 6 m³
2 bed: 8 m³
3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
1601E	3 Bedroom - Unit	STORAGE	10
1602E	3 Bedroom - Unit	STORAGE	11

1601E

1602E

WE+FS 01
WE+FS 02

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01	20/5/2026	SSDA RFAI Response 3	KC	

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

Diagrams
ADG Storage Diagram - Level 16

Scale
1:150 @ A1

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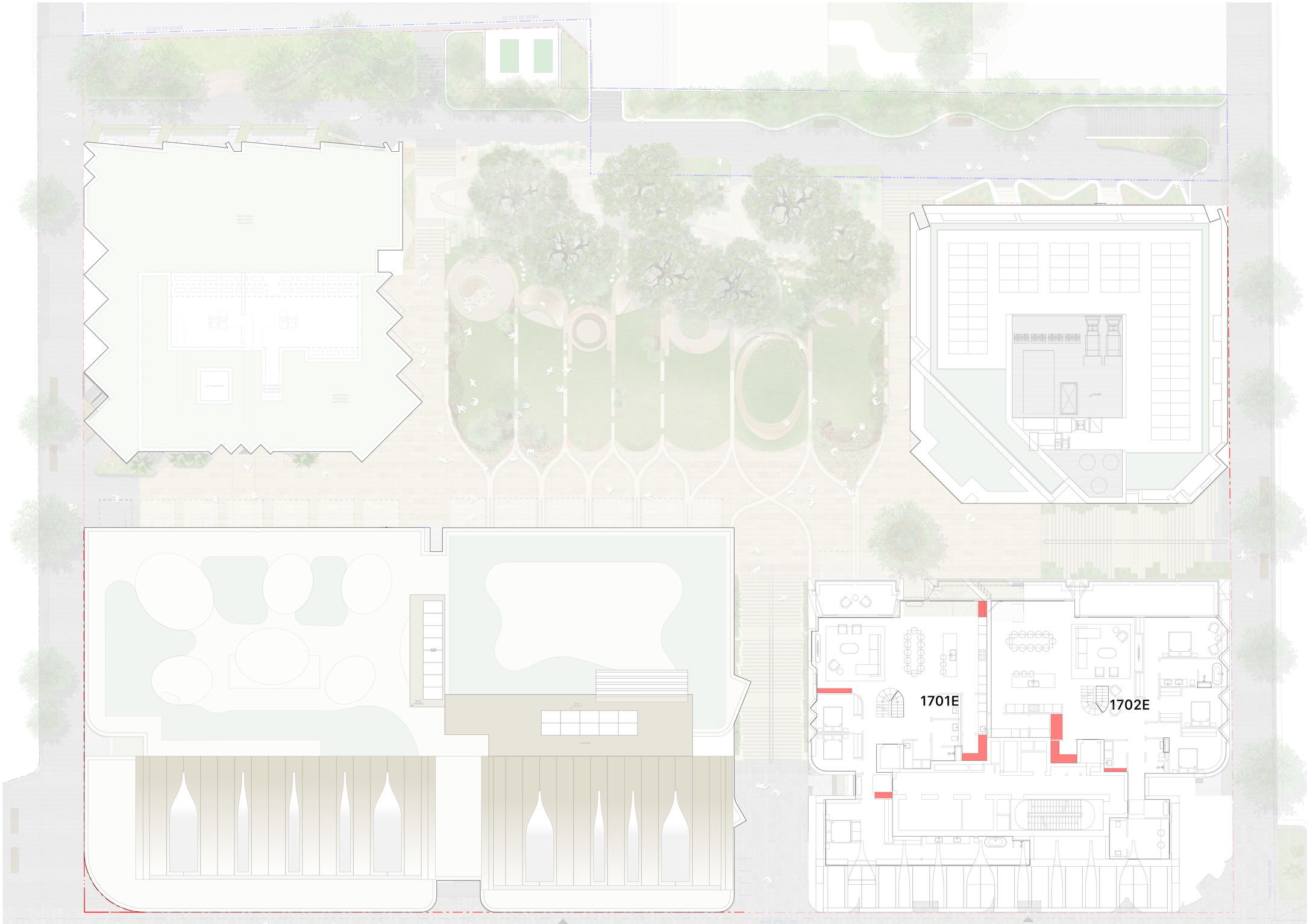

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General notes

- 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

Internal Storage (m3)

* Minimum ADG Rate:
  Studio: 4 m^3
  1 bed: 6 m^3
  2 bed: 8 m^3
  3+ bed: 10 m^3

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

Unit	Bedroom No.	Storage Type	Volume
1701E	4/+ Bedroom Unit	STORAGE	11
1702E	4/+ Bedroom Unit	STORAGE	10

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Diagrams
ADG Storage Diagram - Level 17

Scale
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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

Internal Storage (m3)

* Minimum ADG Rate:
Studio: 4 m³
1 bed: 6 m³
2 bed: 8 m³
3+ bed: 10 m³

* ADG storage provisions require functional and accessible storage for each apartment, with a minimum of 50% of the required storage volume located within the apartment.

1701E

1702E

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Diagrams
ADG Storage Diagram - Level 18

Scale
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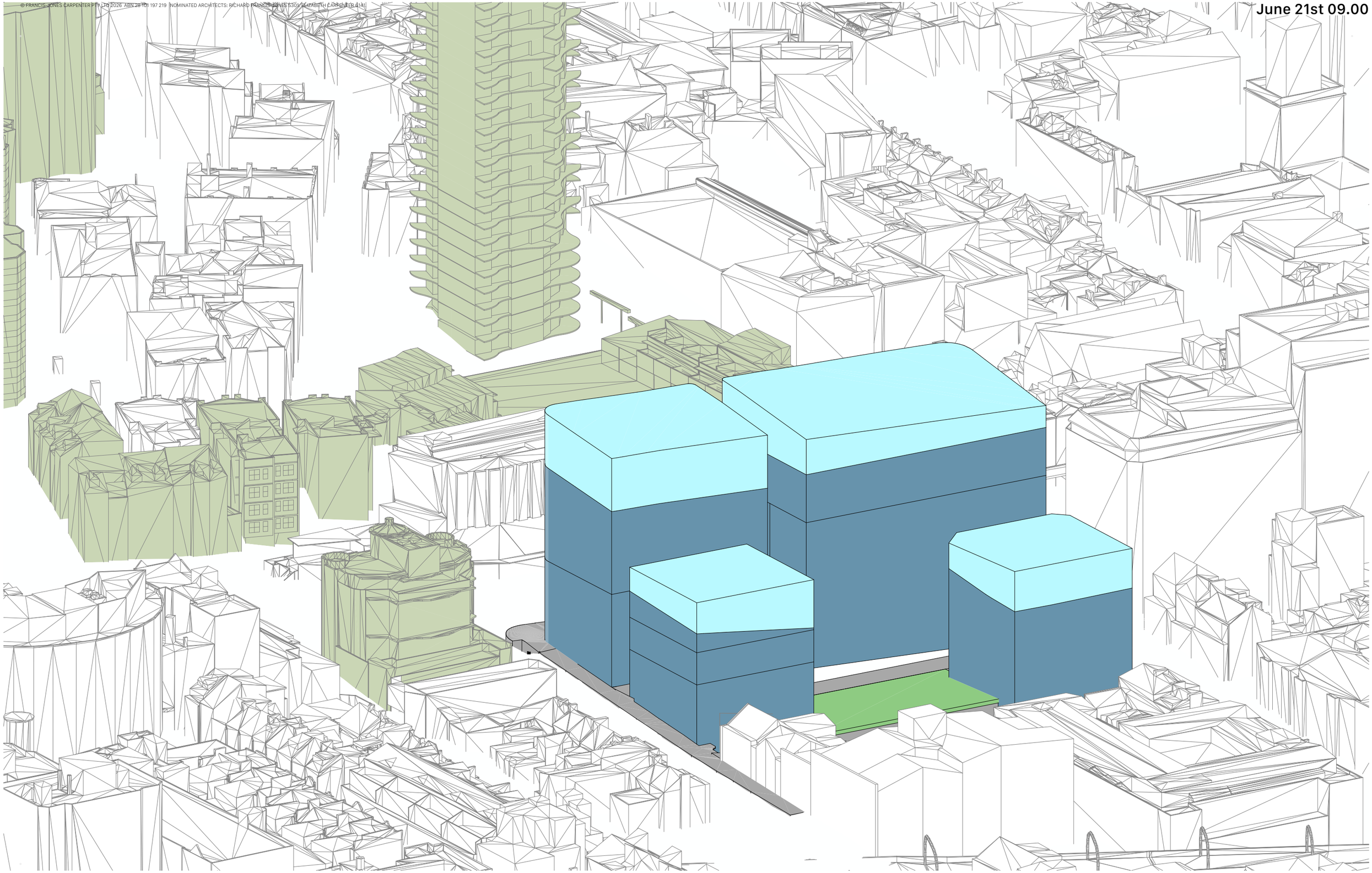

For Information
10/4/2026

DR-01 - Sun eyes view | 30% uplift building envelope — June 21st 09.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

fjcstudio

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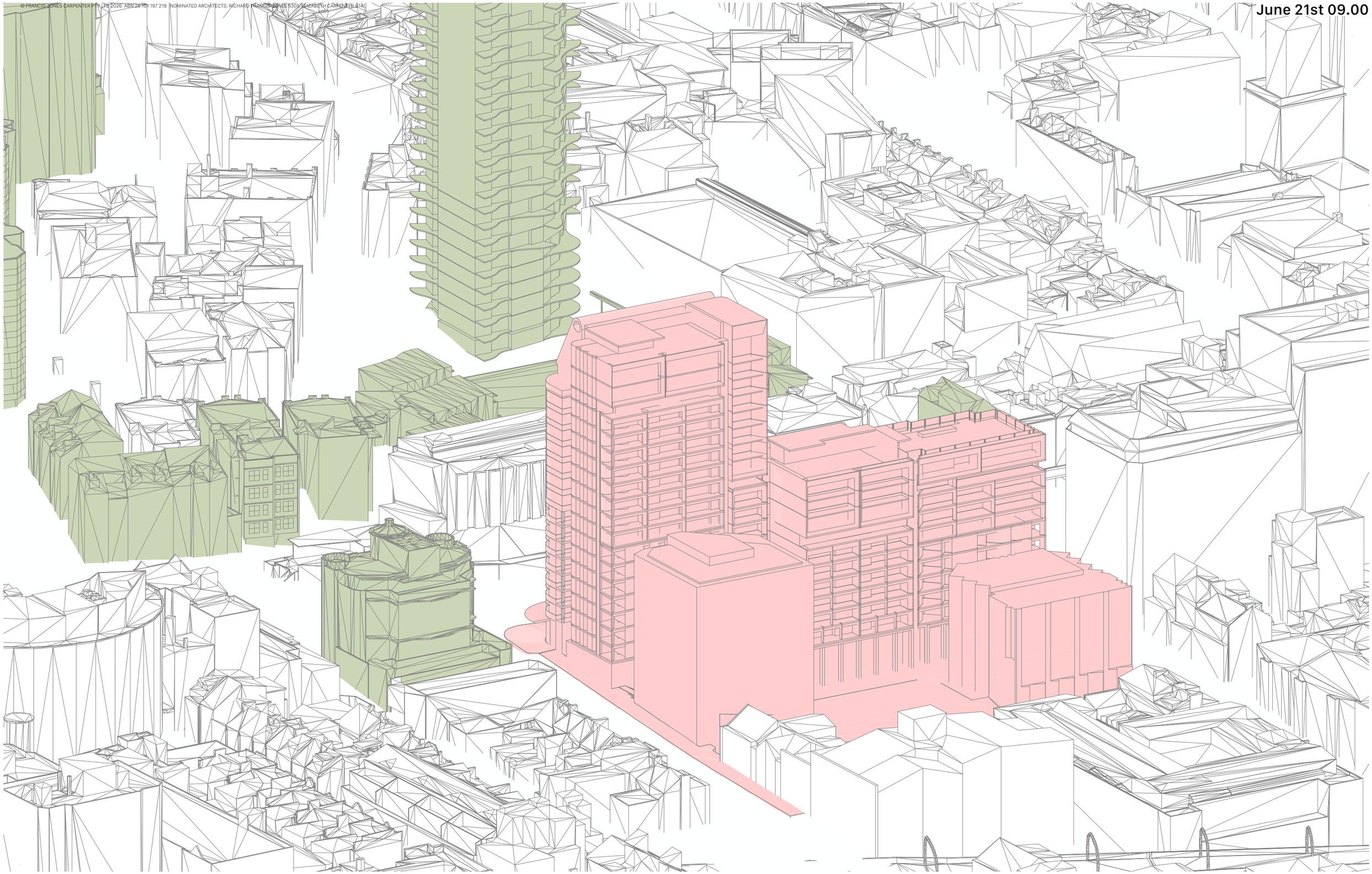
June 21st 09.00



For Information
10/4/2026

DR-01 - Sun eyes view — June 21st 09.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

fjcstudio

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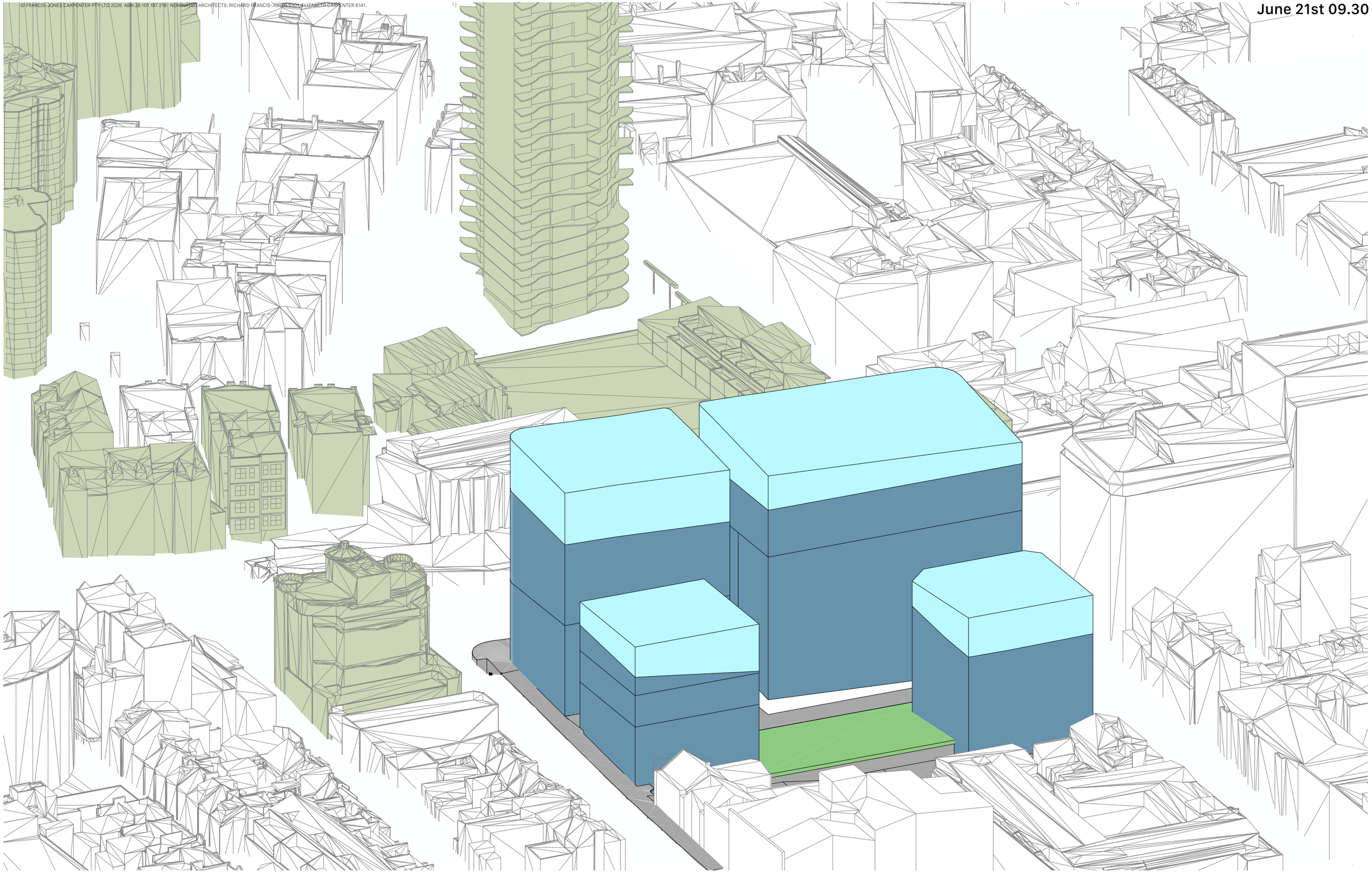
June 21st 09.30



For Information
10/4/2026

DR-02 - Sun eyes view | 30% uplift building envelope — June 21st 09.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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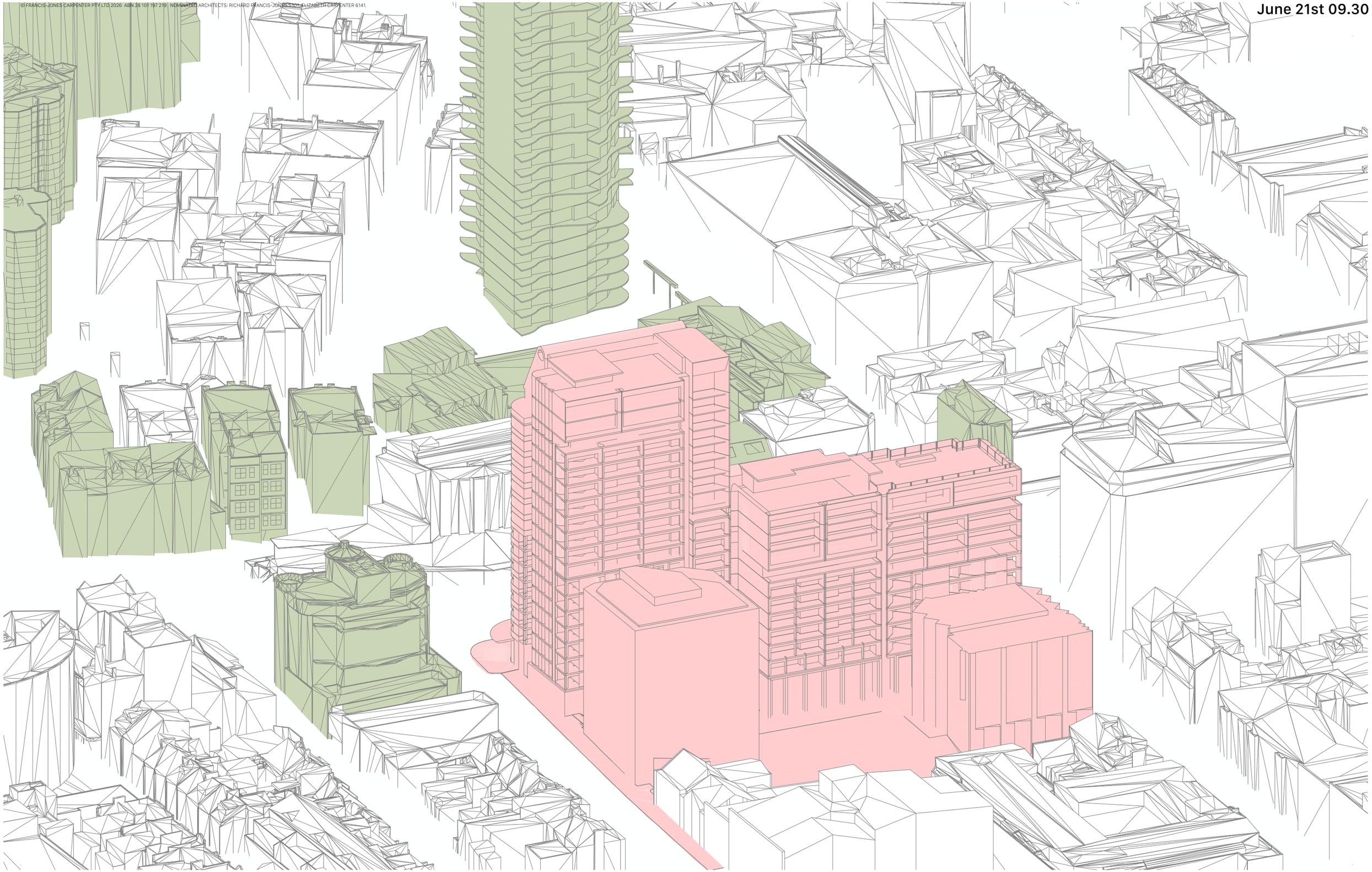
June 21st 09.30



For Information
10/4/2026

DR-02 - Sun eyes view — June 21st 09.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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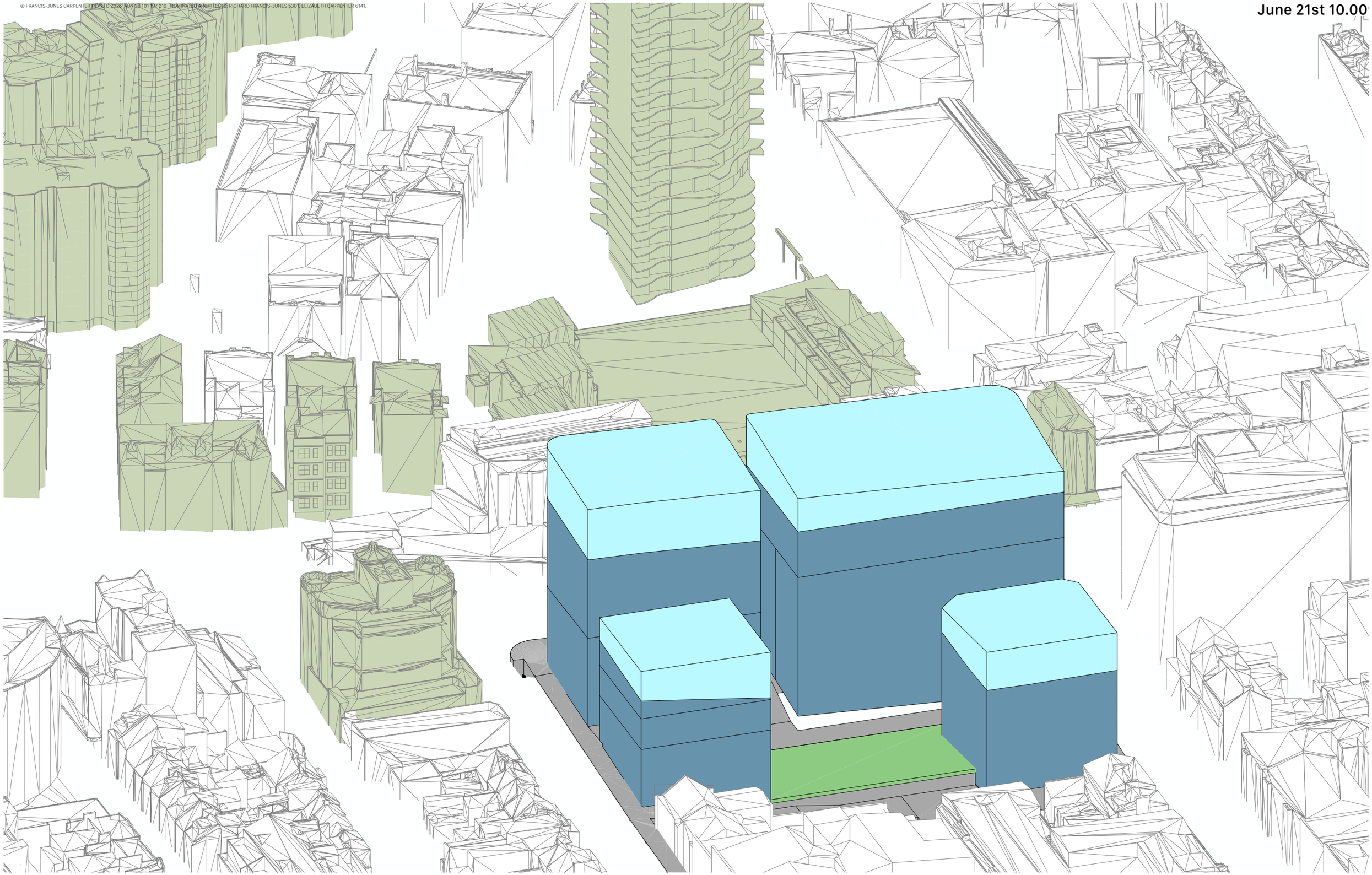
June 21st 10.00



For Information
10/4/2026

DR-03 - Sun eyes view | 30% uplift building envelope — June 21st 10.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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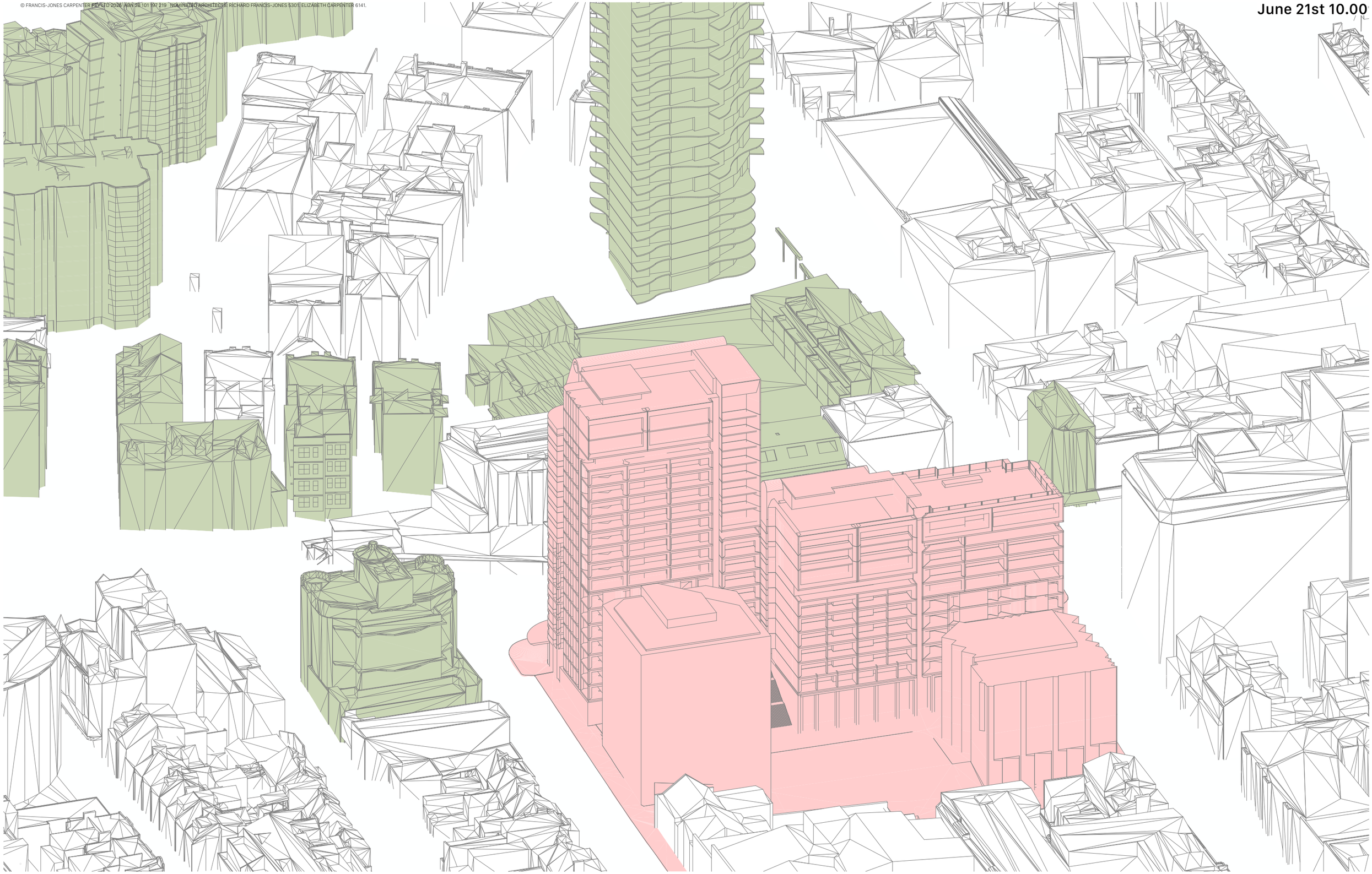
June 21st 10.00



For Information
10/4/2026

DR-03 - Sun eyes view — June 21st 10.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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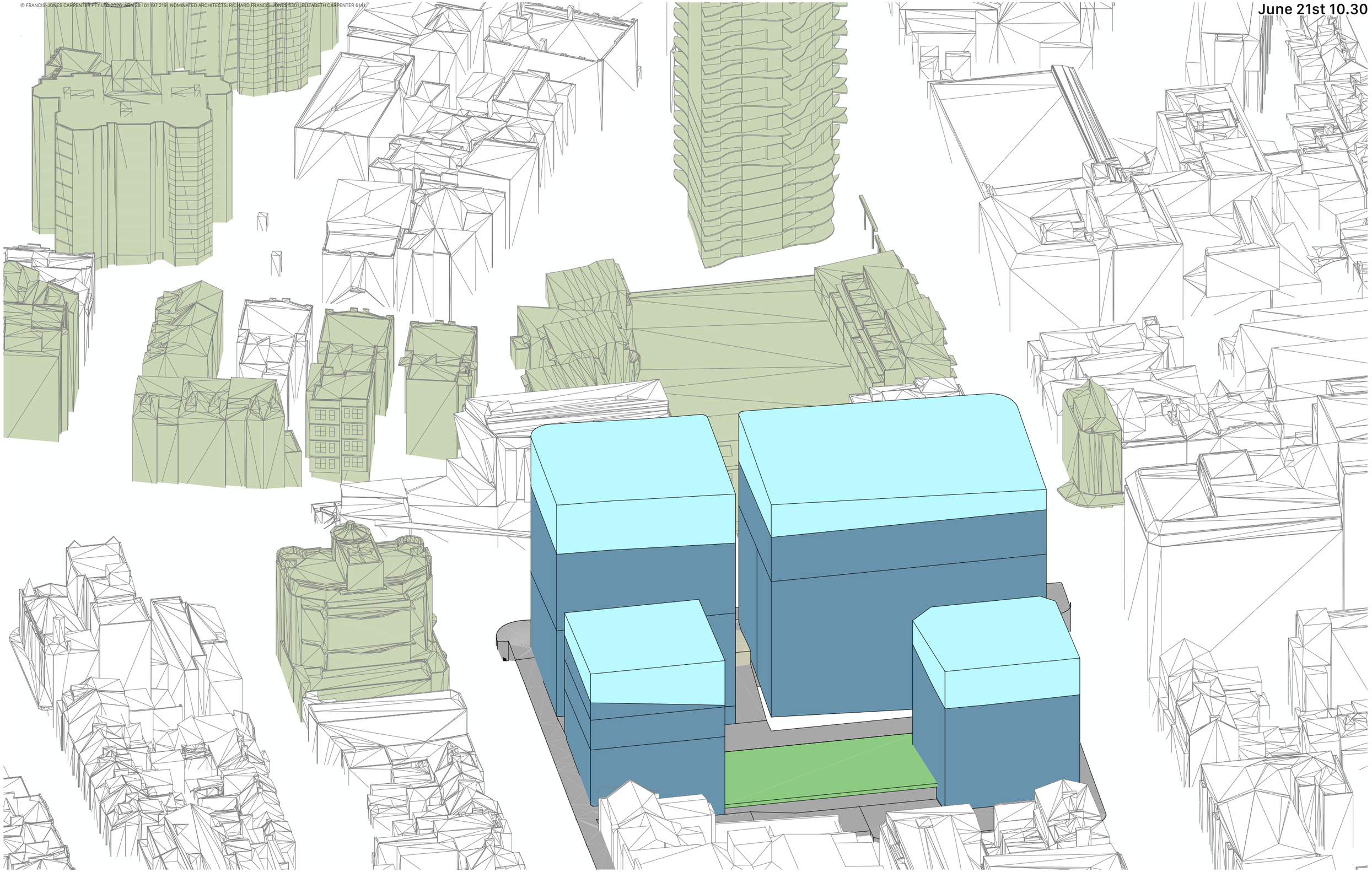
June 21st 10.30



For Information
10/4/2026

DR-04 - Sun eyes view | 30% uplift building envelope — June 21st 10.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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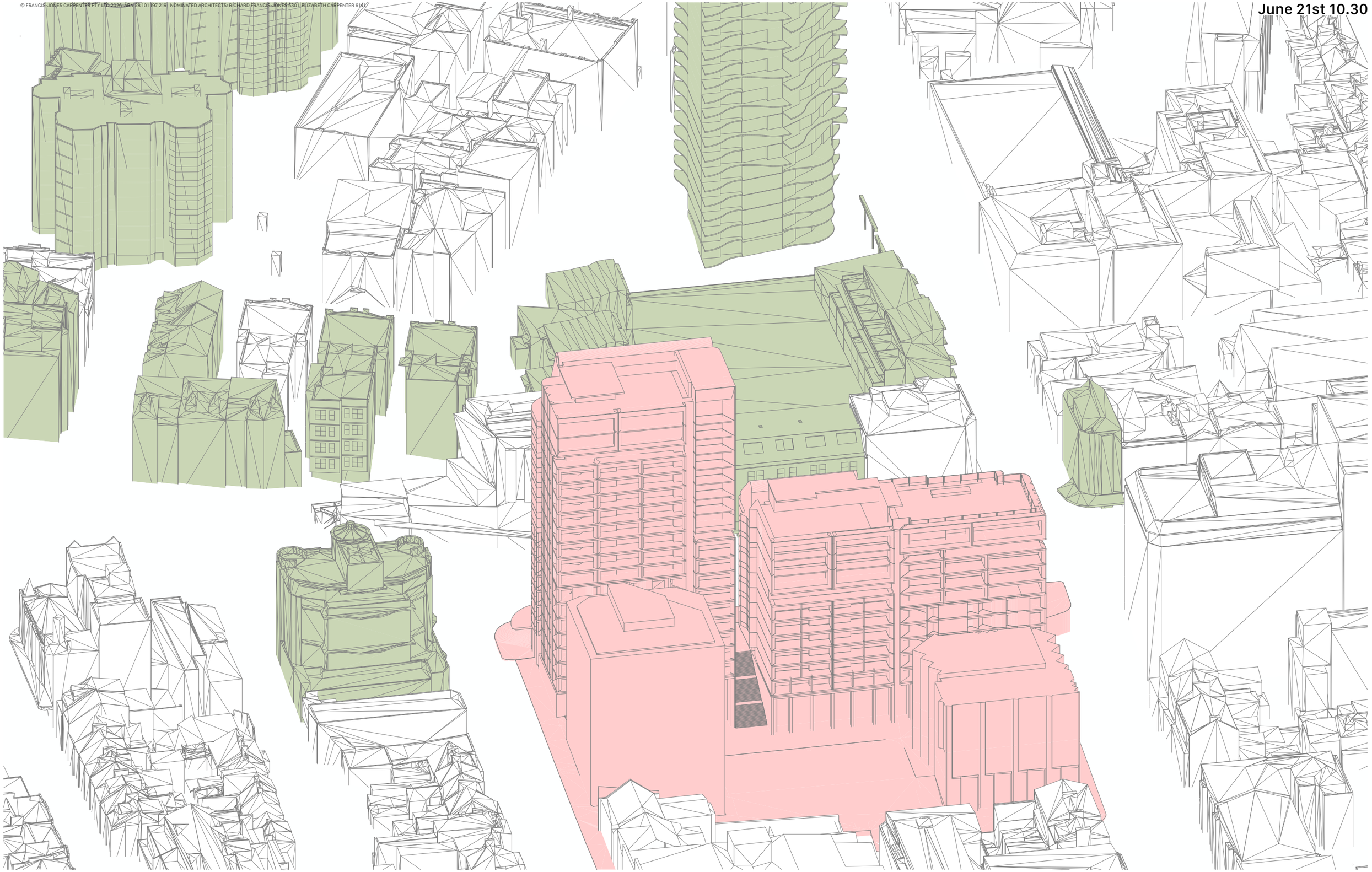
June 21st 10.30



For Information
10/4/2026

DR-04 - Sun eyes view — June 21st 10.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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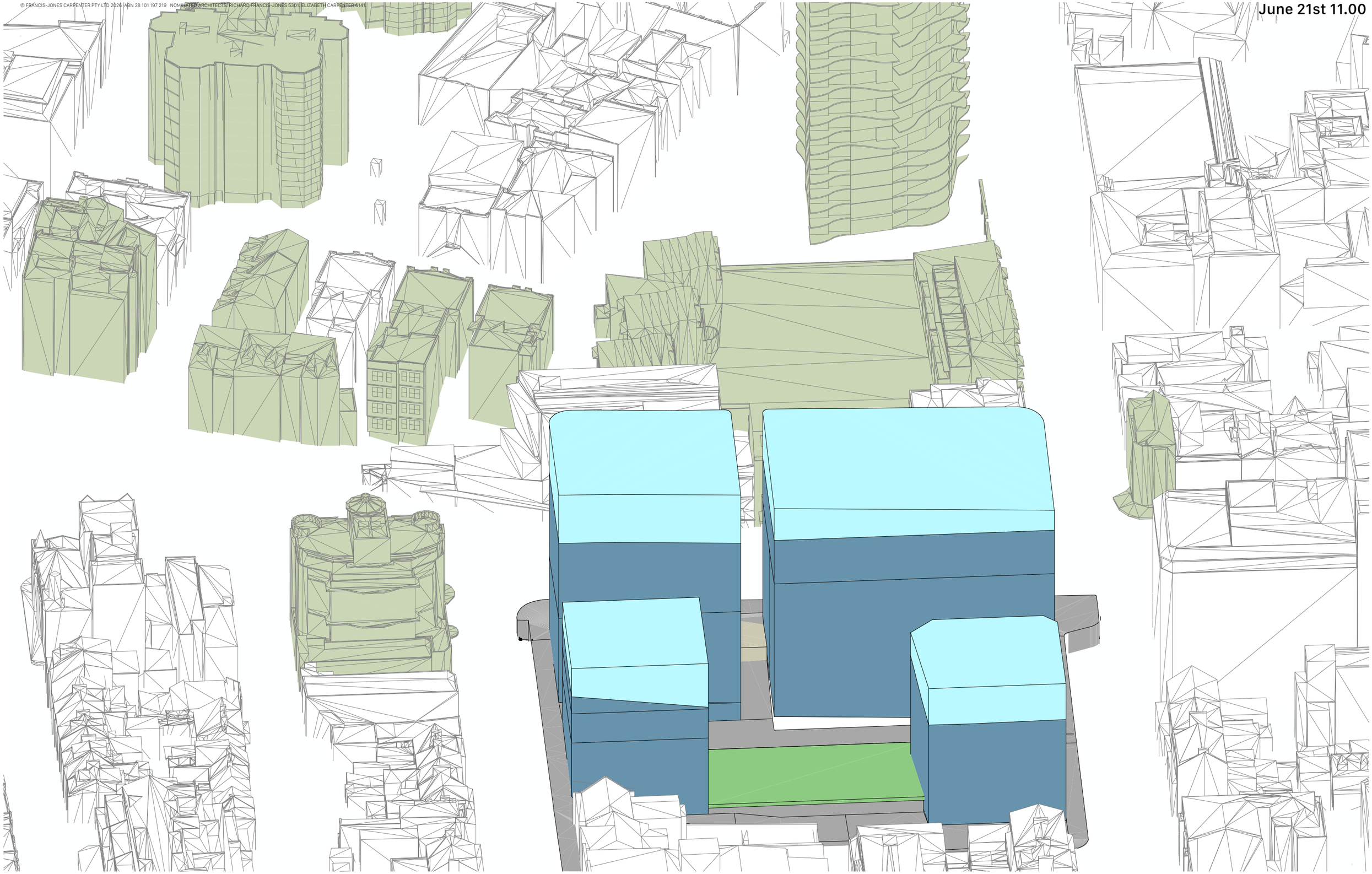
June 21st 11.00



For Information
10/4/2026

DR-05 - Sun eyes view | 30% uplift building envelope — June 21st 11.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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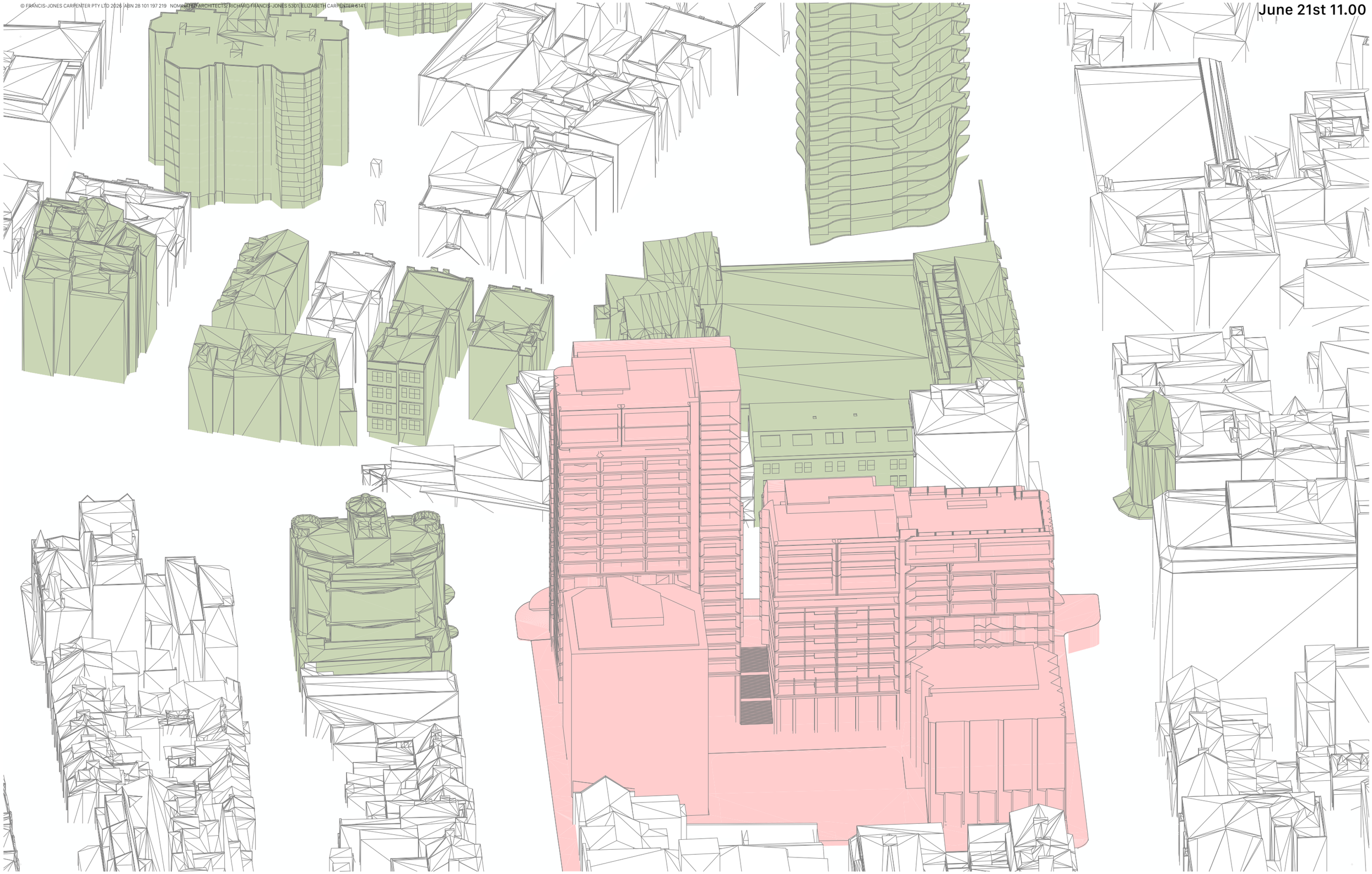
June 21st 11.00



For Information
10/4/2026

DR-05 - Sun eyes view — June 21st 11.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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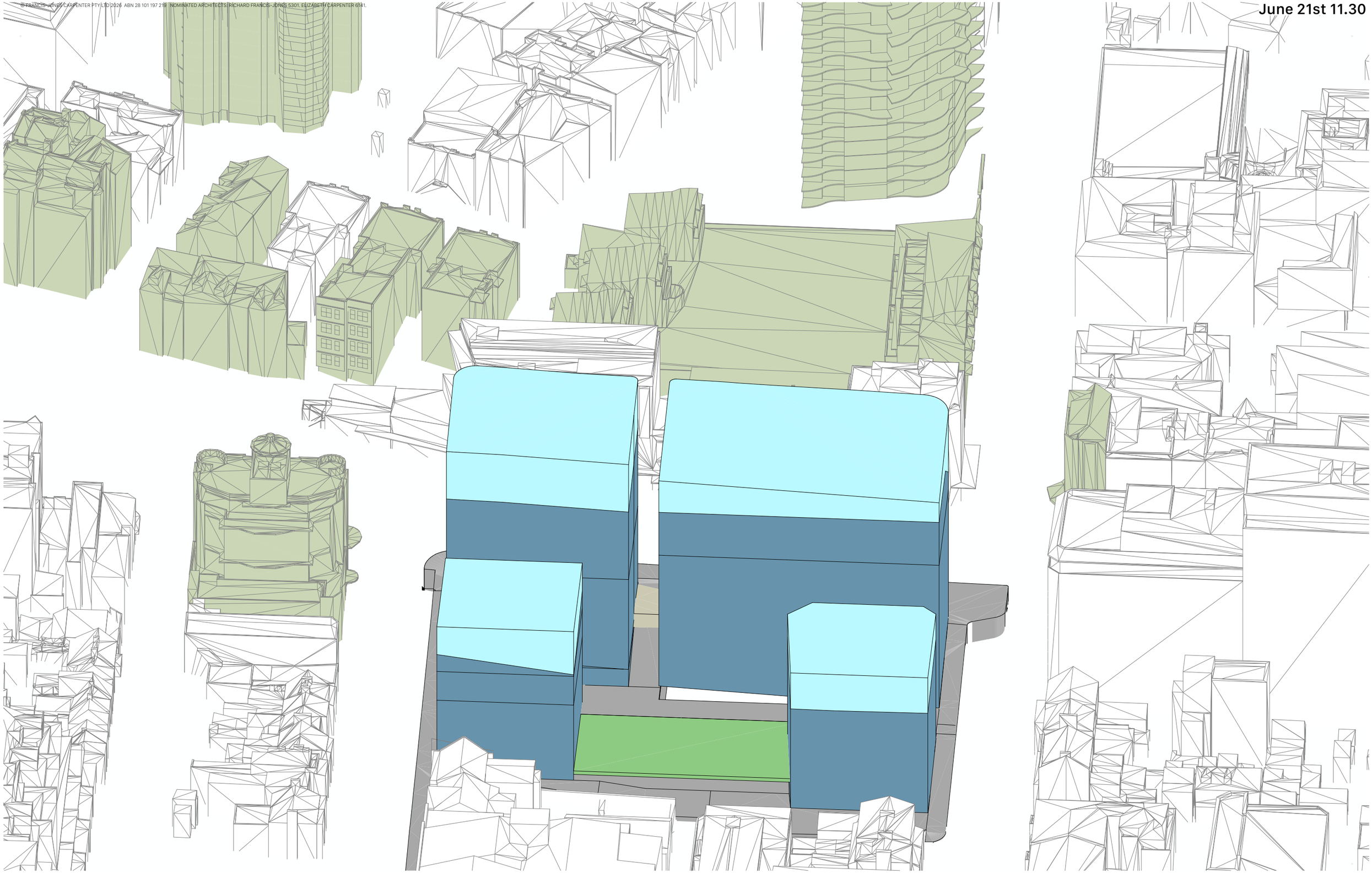
June 21st 11.30



For Information
10/4/2026

DR-06 - Sun eyes view | 30% uplift building envelope — June 21st 11.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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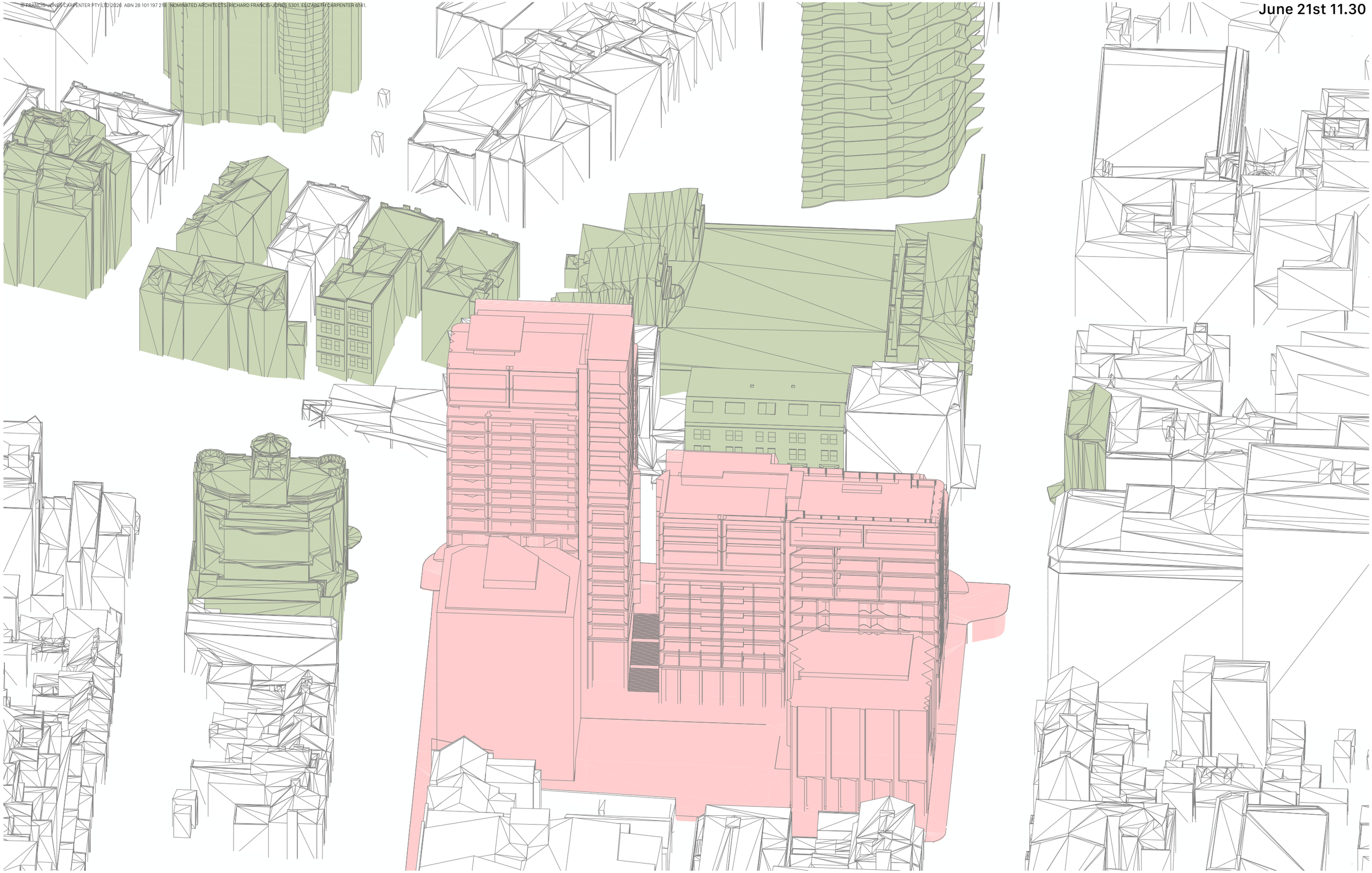
June 21st 11.30



For Information
10/4/2026

DR-06 - Sun eyes view — June 21st 11.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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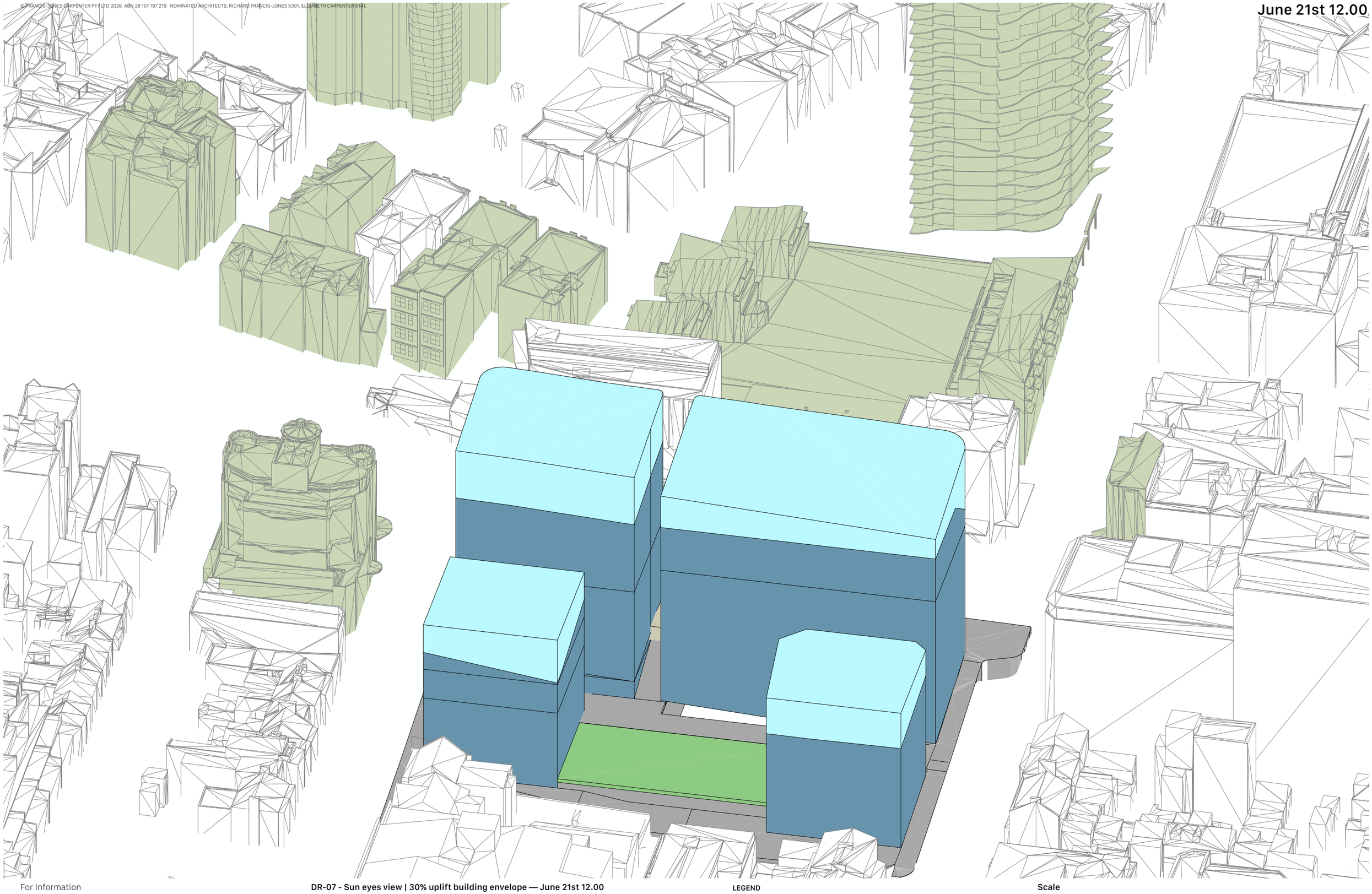
June 21st 12.00



For Information
10/4/2026

DR-07 - Sun eyes view | 30% uplift building envelope — June 21st 12.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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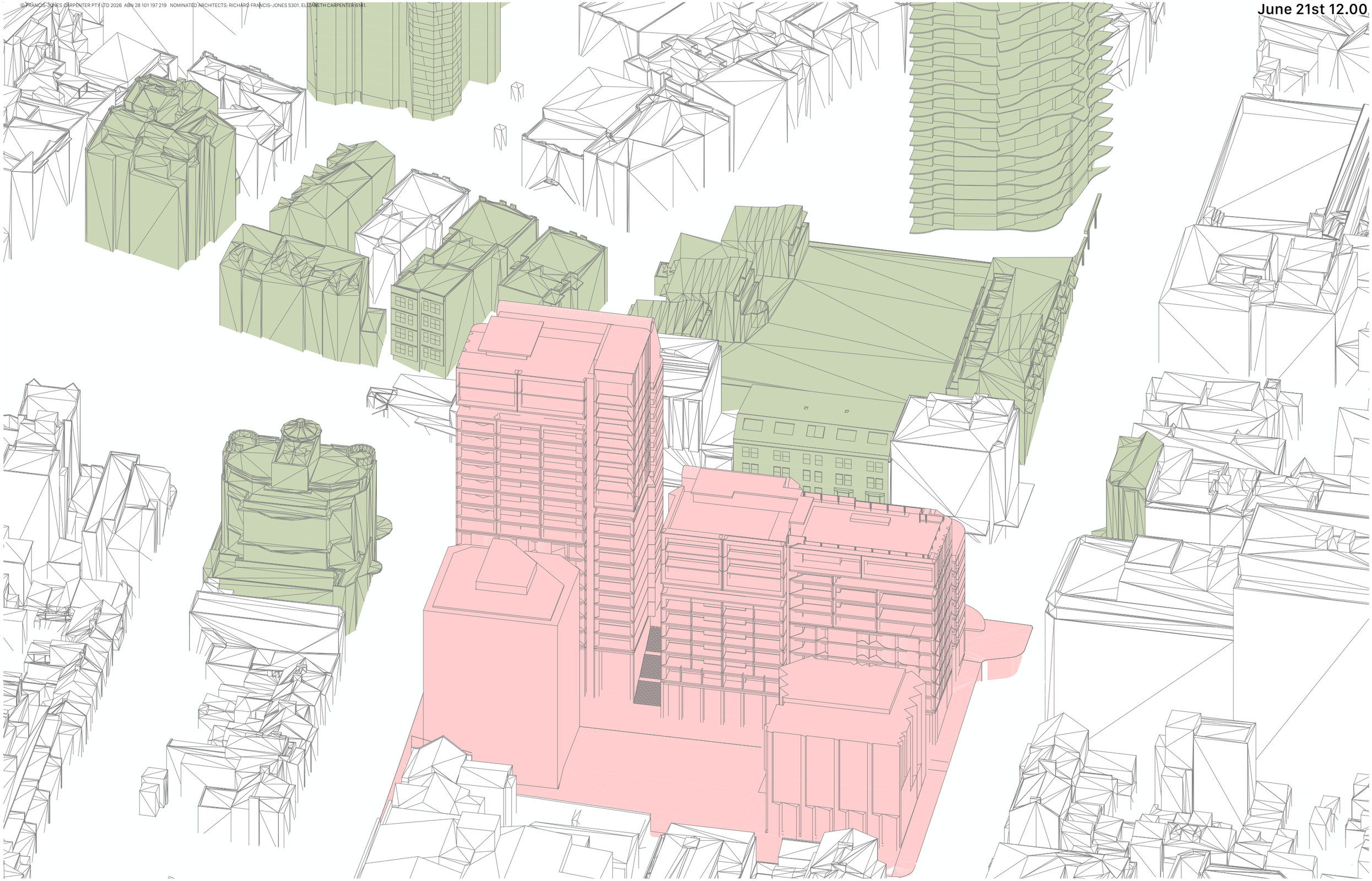
June 21st 12.00



For Information
10/4/2026

DR-07 - Sun eyes view — June 21st 12.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

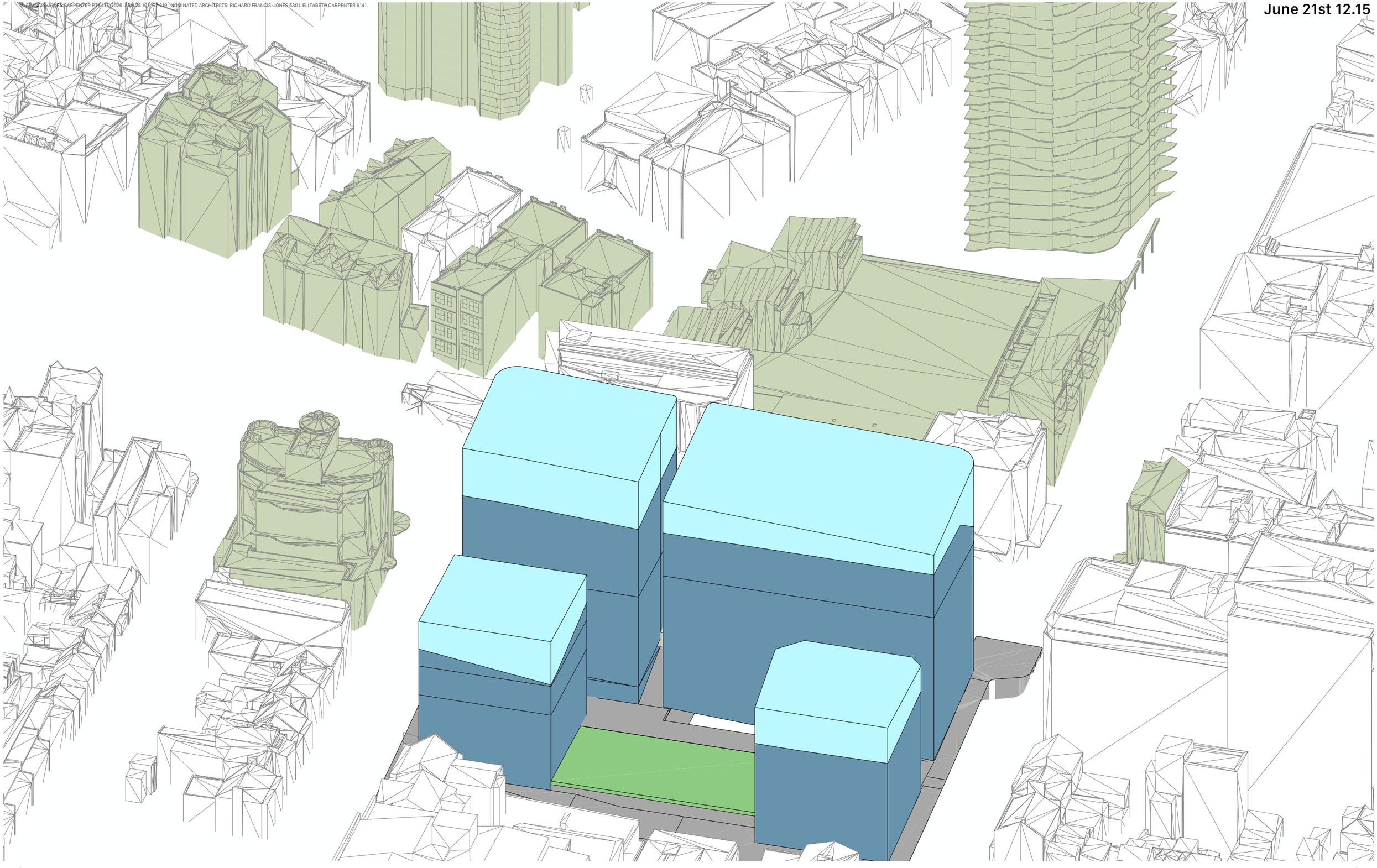
LEGEND
- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

fjcstudio

NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.

June 21st 12.15



For Information
10/4/2026

DR-07.1 - Sun eyes view | 30% uplift building envelope — June 21st 12.15
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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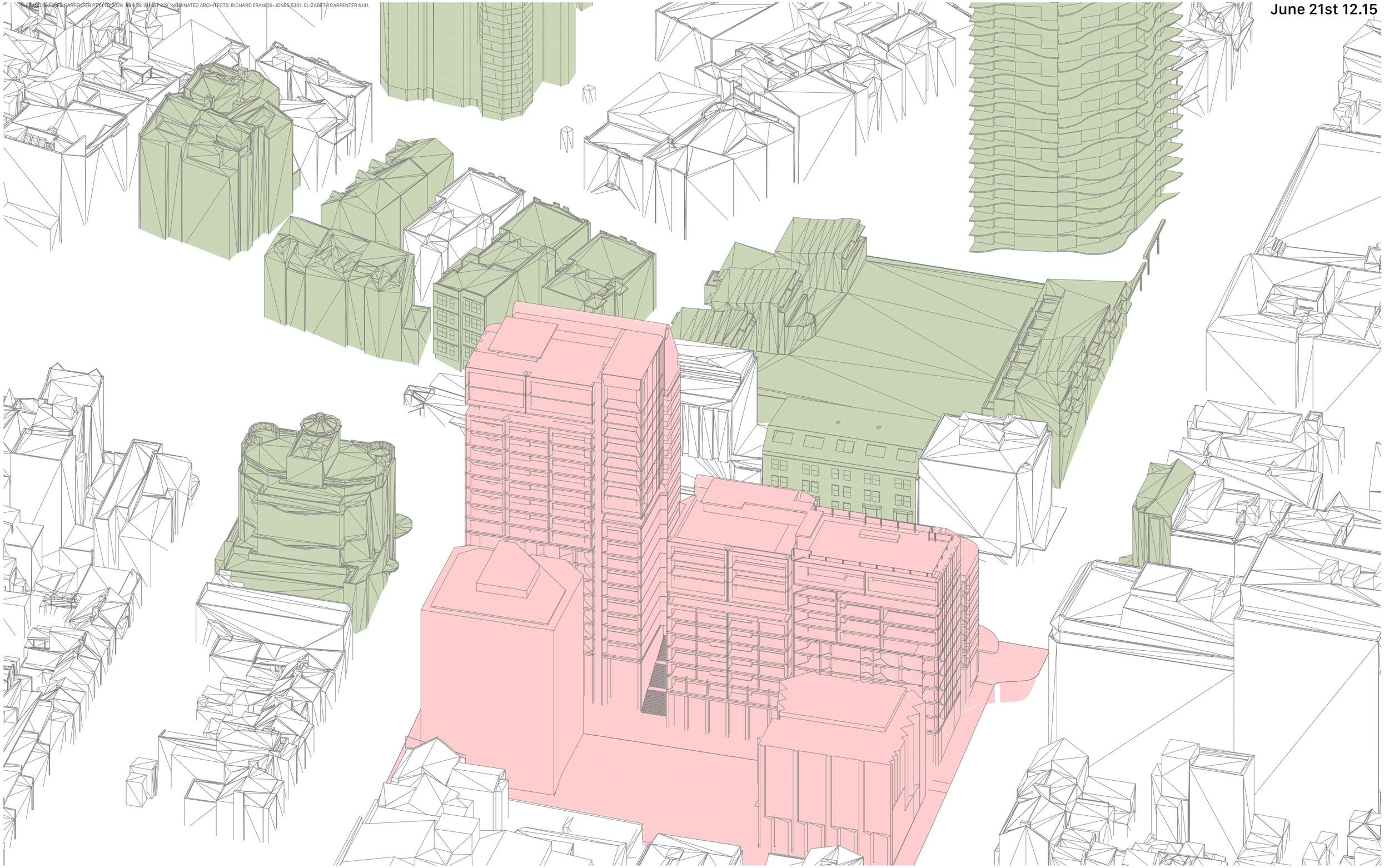
FJC FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 78 181 101 919 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.

June 21st 12.15



For Information
10/4/2026

fjcstudio

DR-07.1 - Sun eyes view — June 21st 12.15
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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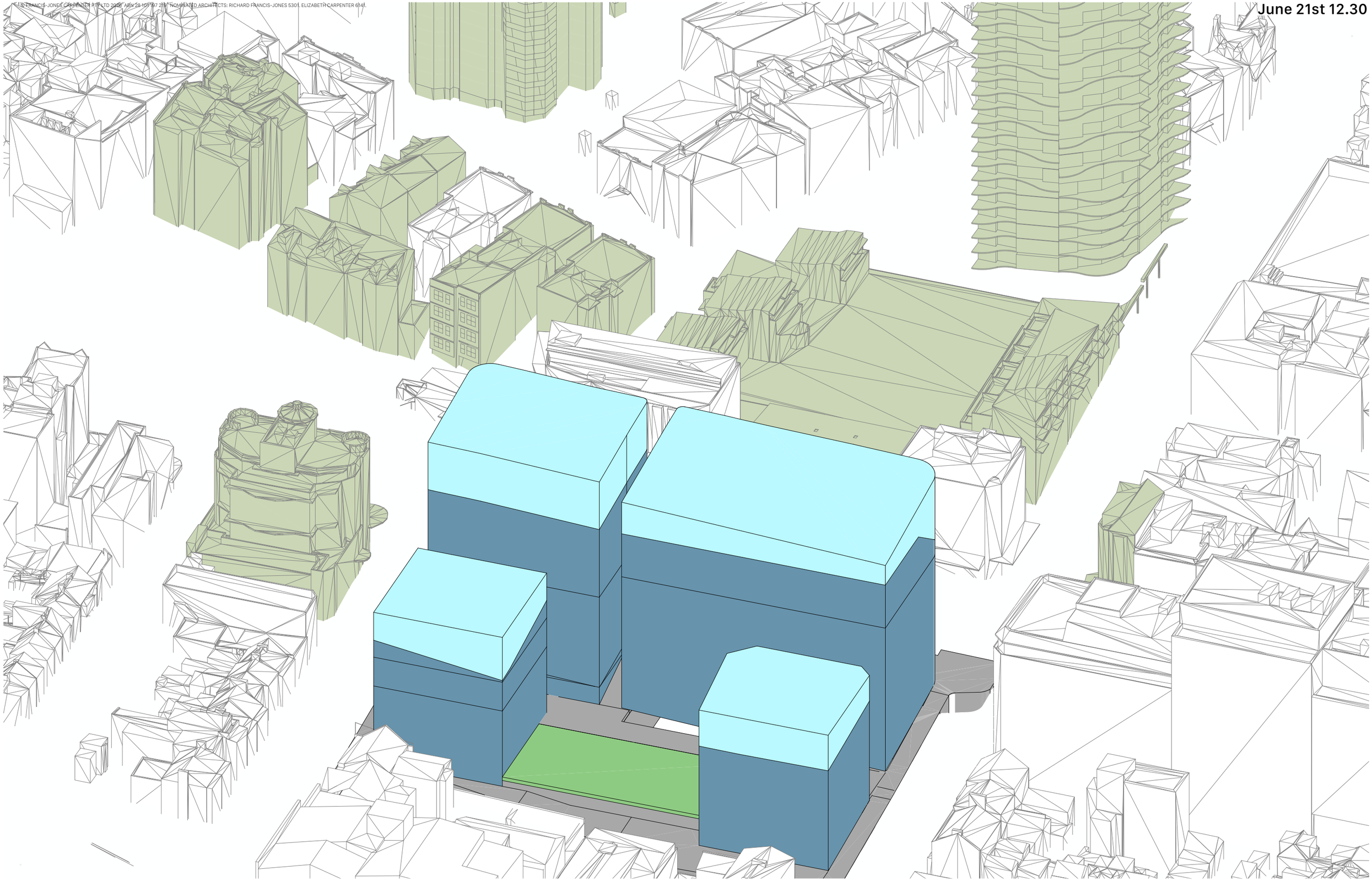
June 21st 12.30



For Information
10/4/2026

DR-08 - Sun eyes view | 30% uplift building envelope — June 21st 12.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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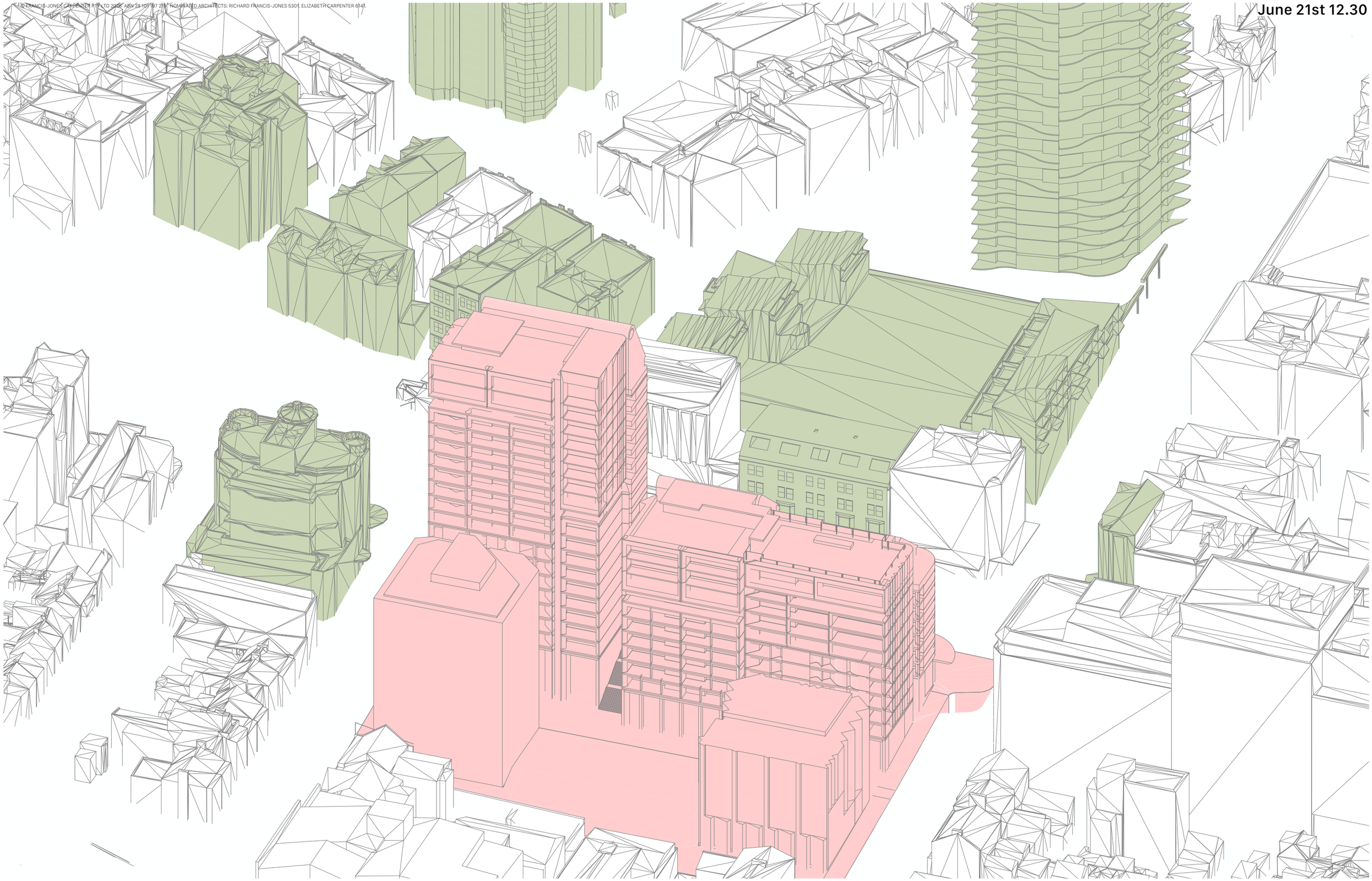
© FJ FRANCIS-JONES CARPENTER ATF FJ LTD 2026. ABN 28 105 187 218. NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.

June 21st 12.30



For Information
10/4/2026

DR-08 - Sun eyes view — June 21st 12.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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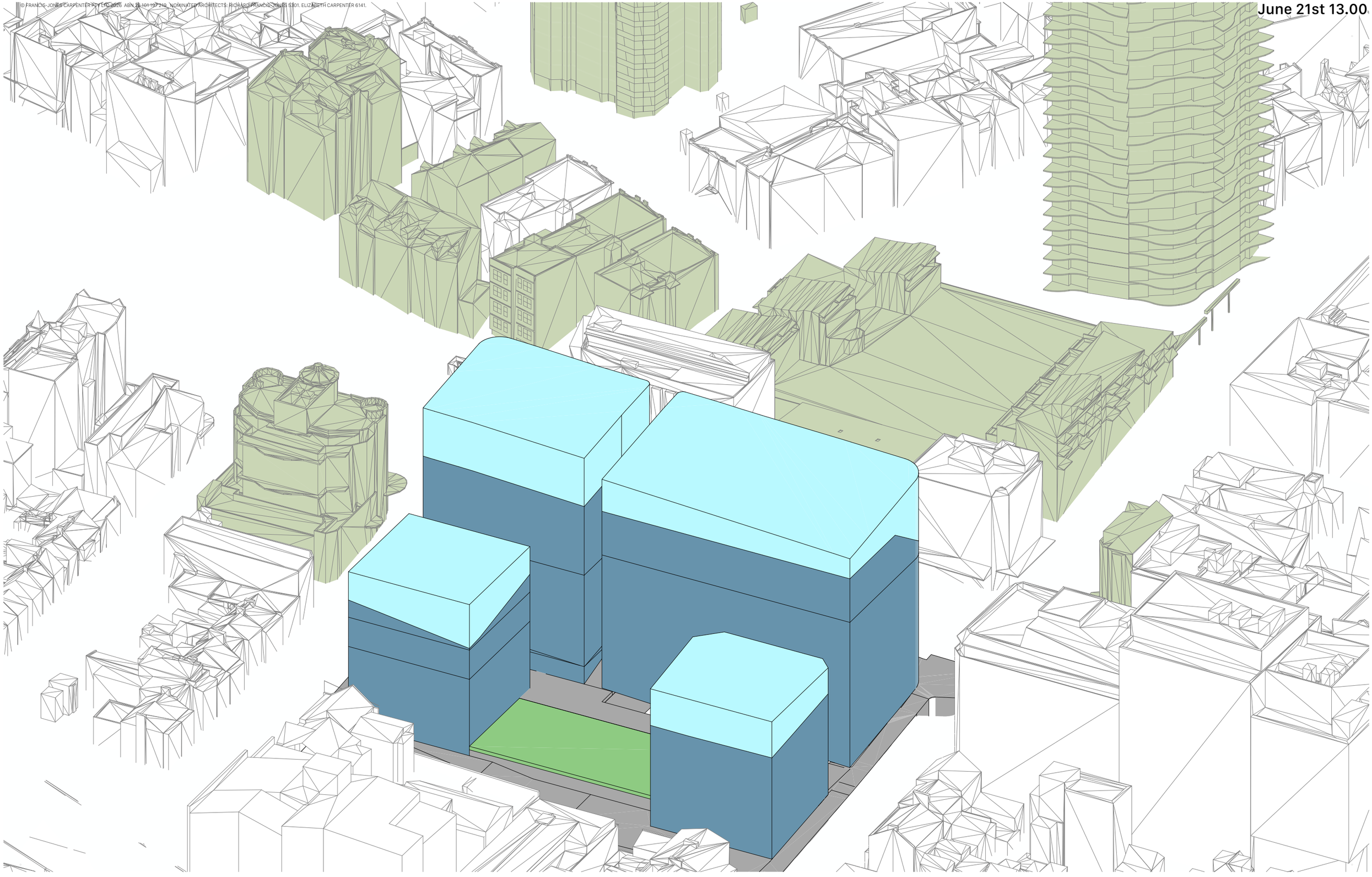
June 21st 13.00



For Information
10/4/2026

DR-09 - Sun eyes view | 30% uplift building envelope — June 21st 13.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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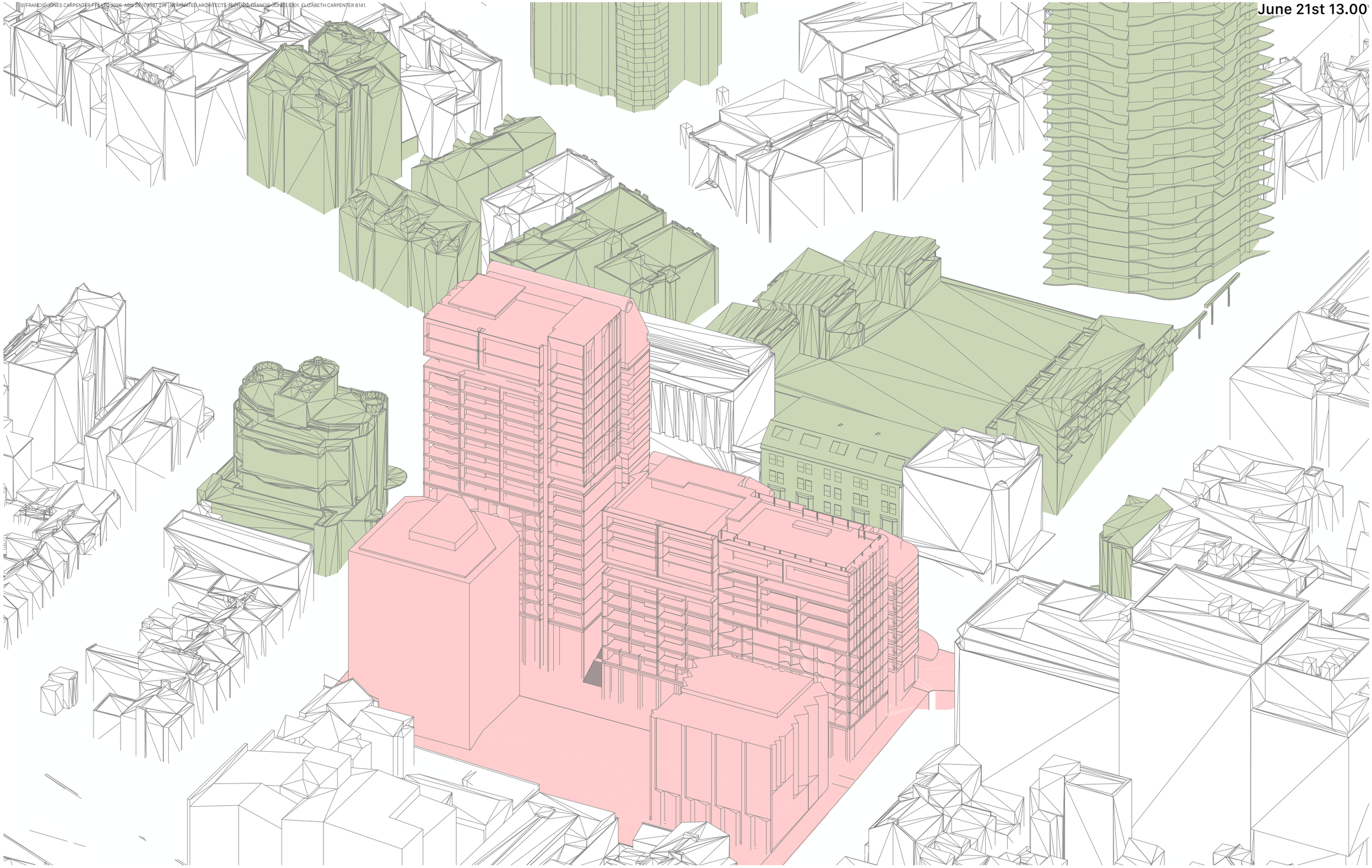
June 21st 13.00



For Information
10/4/2026

DR-09 - Sun eyes view — June 21st 13.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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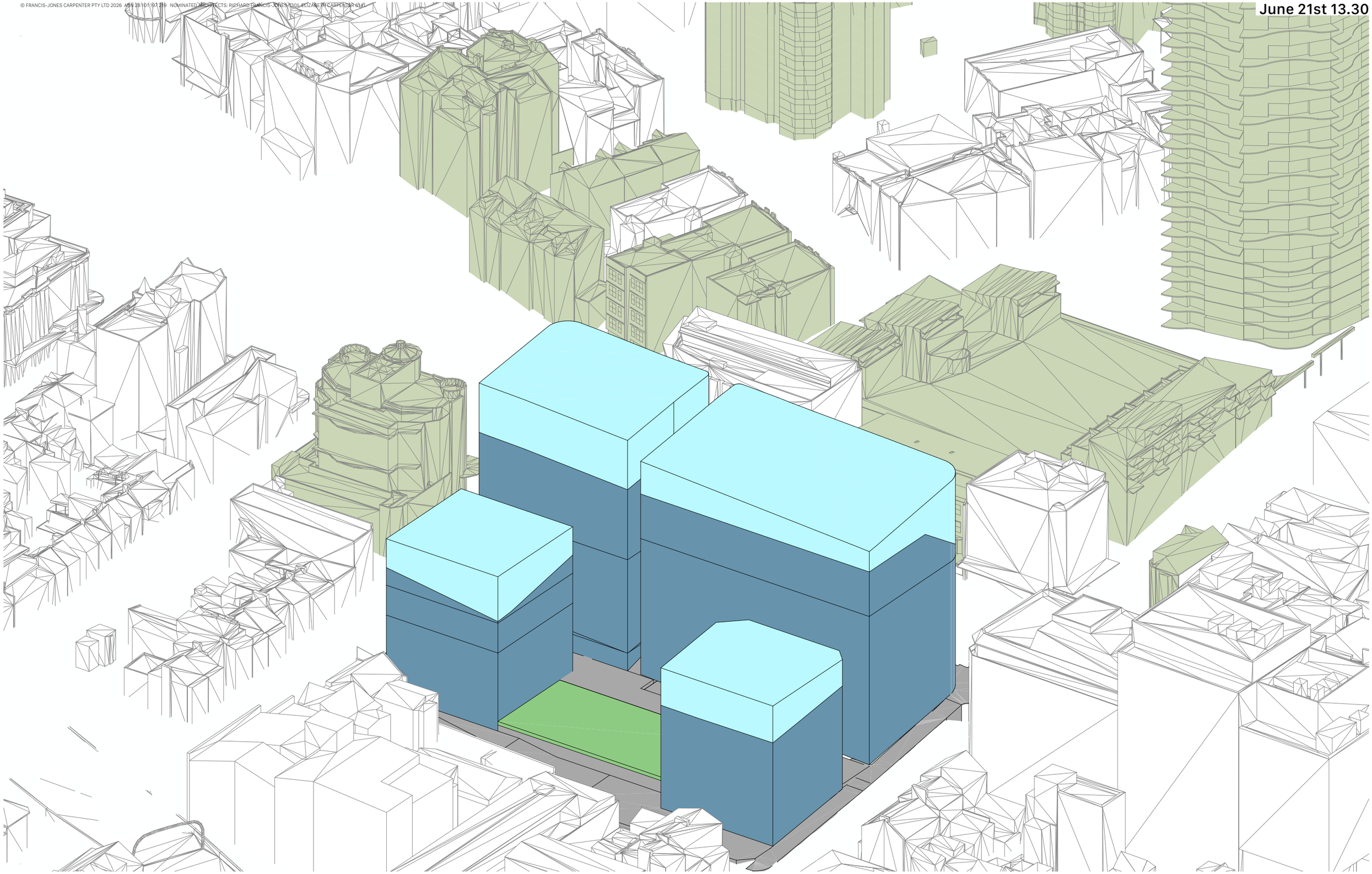
June 21st 13.30



For Information
10/4/2026

DR-10 - Sun eyes view | 30% uplift building envelope — June 21st 13.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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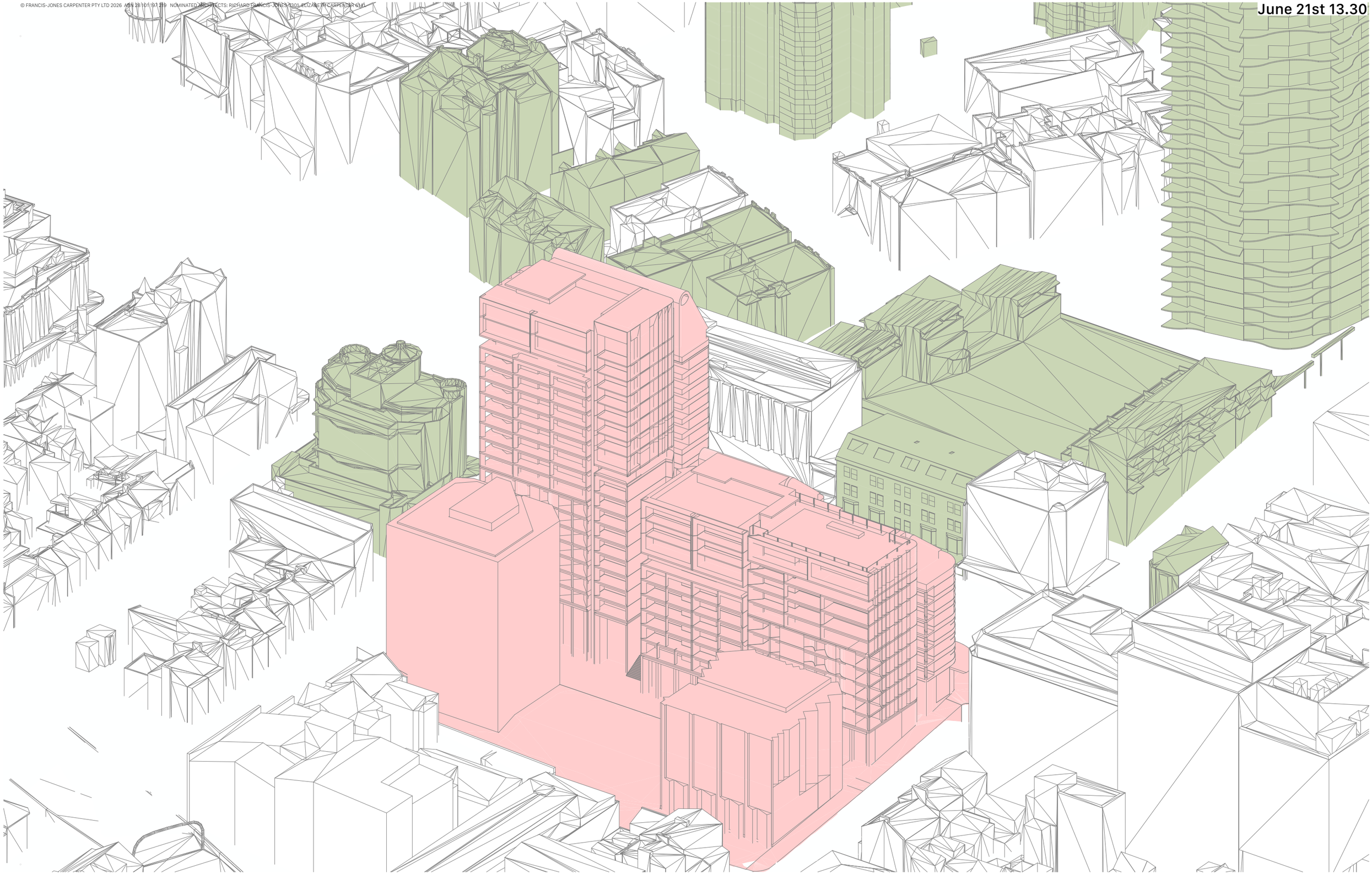
June 21st 13.30



For Information
10/4/2026

DR-10 - Sun eyes view — June 21st 13.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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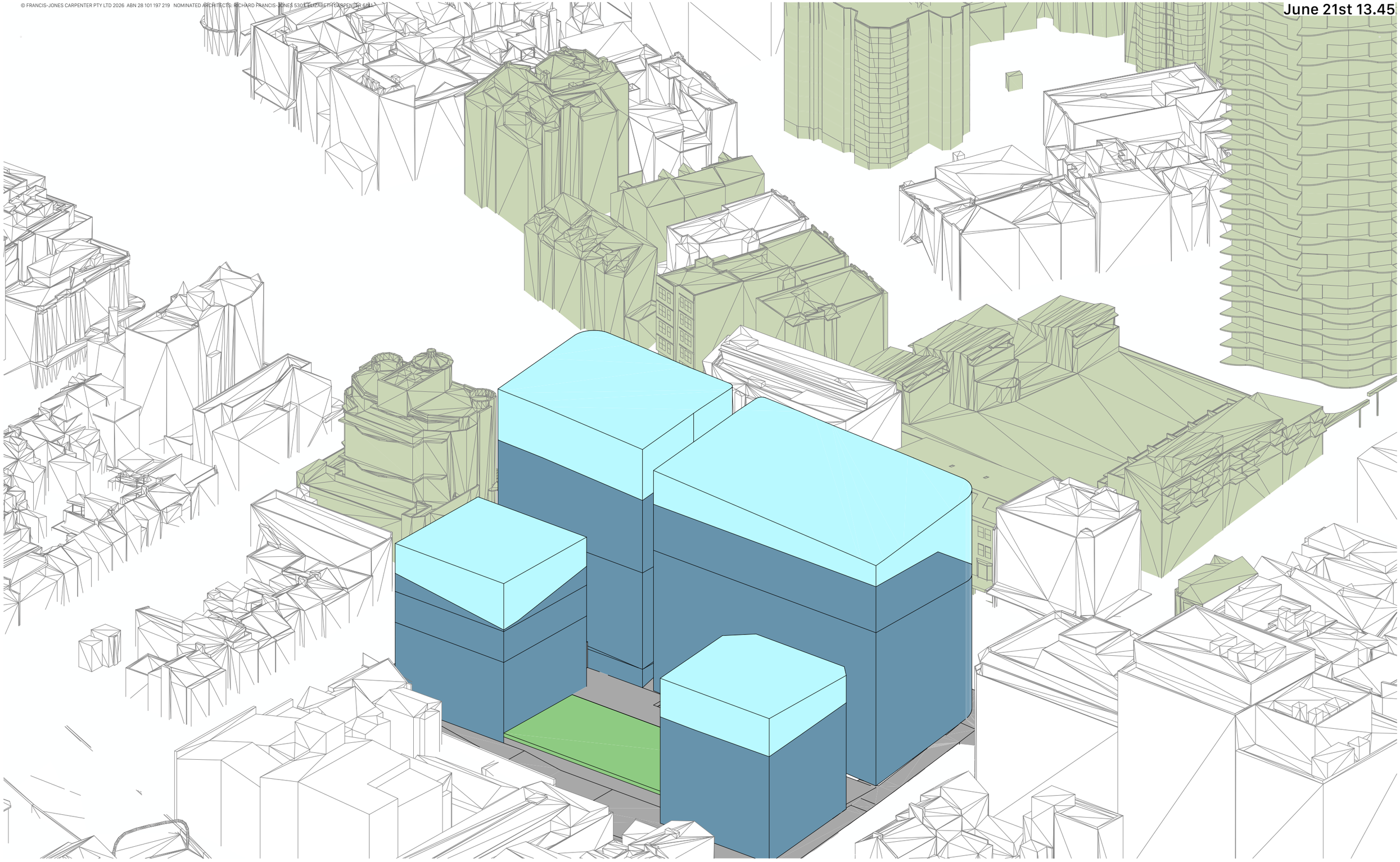
June 21st 13.45



For Information
10/4/2026

fjcstudio

DR-10.1 - Sun eyes view | 30% uplift building envelope — June 21st 13.45
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

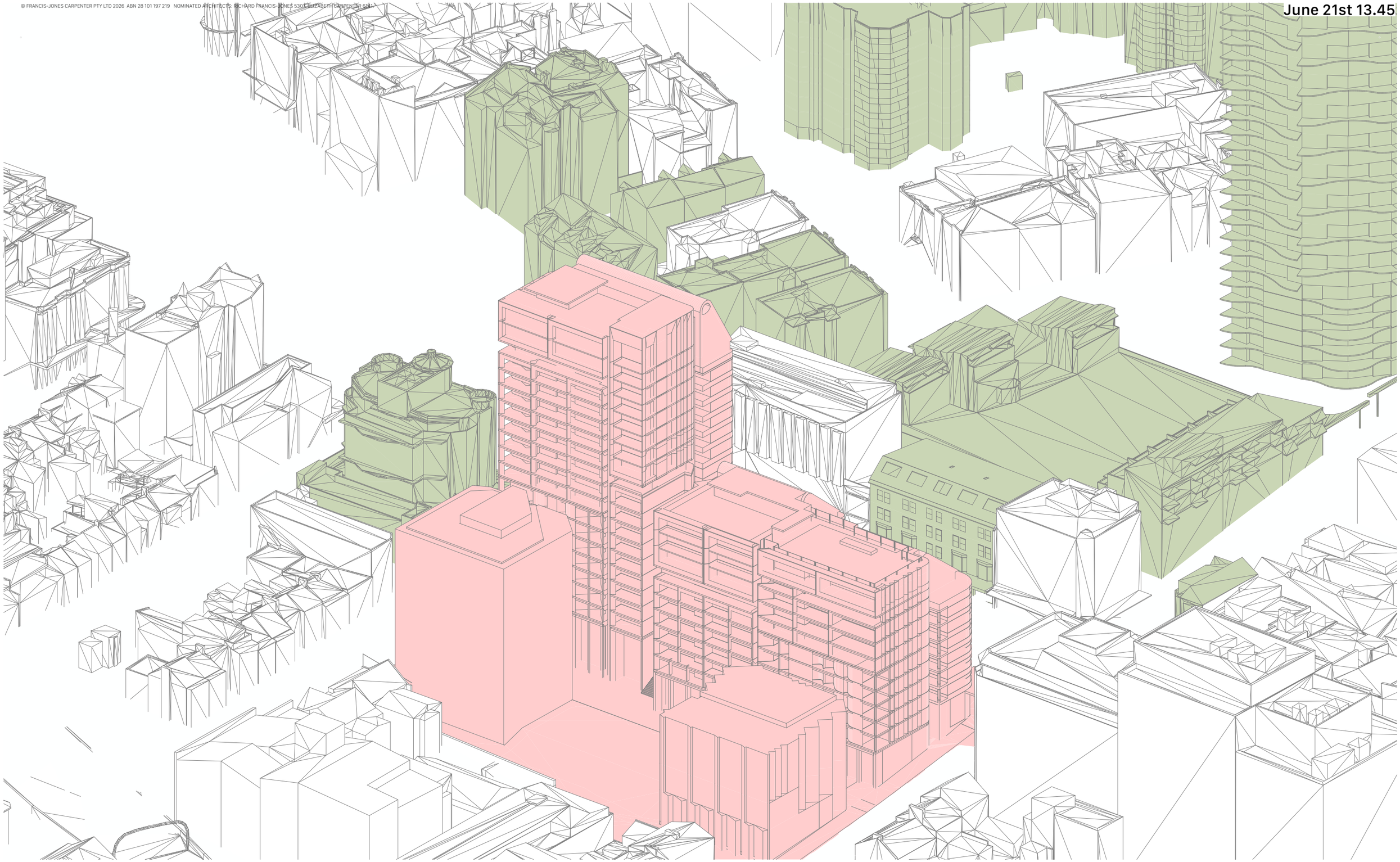
LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6781

June 21st 13.45



For Information
10/4/2026

fjcstudio

DR-10.1 - Sun eyes view — June 21st 13.45
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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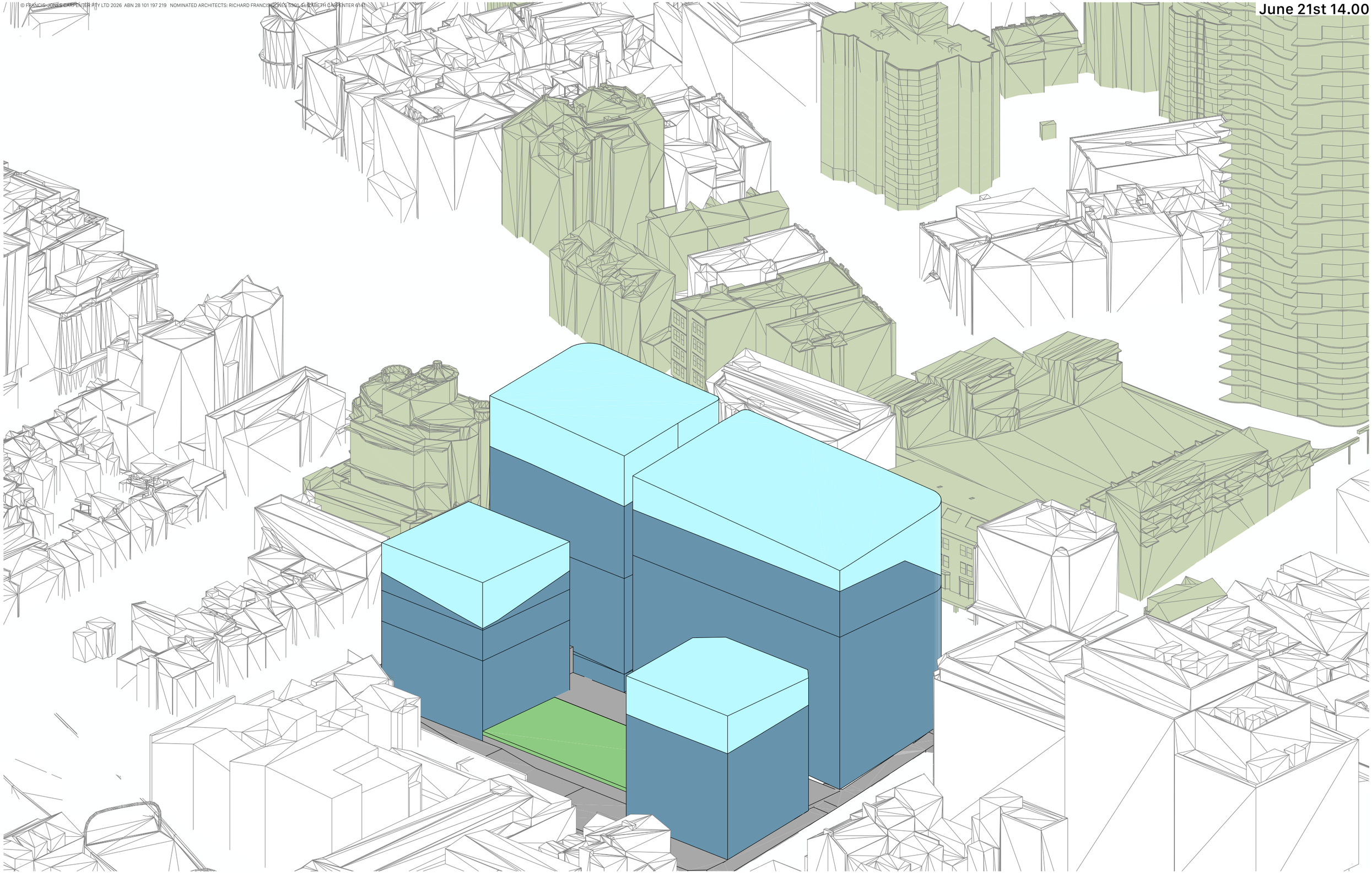
June 21st 14.00



For Information
10/4/2026

DR-11 - Sun eyes view | 30% uplift building envelope — June 21st 14.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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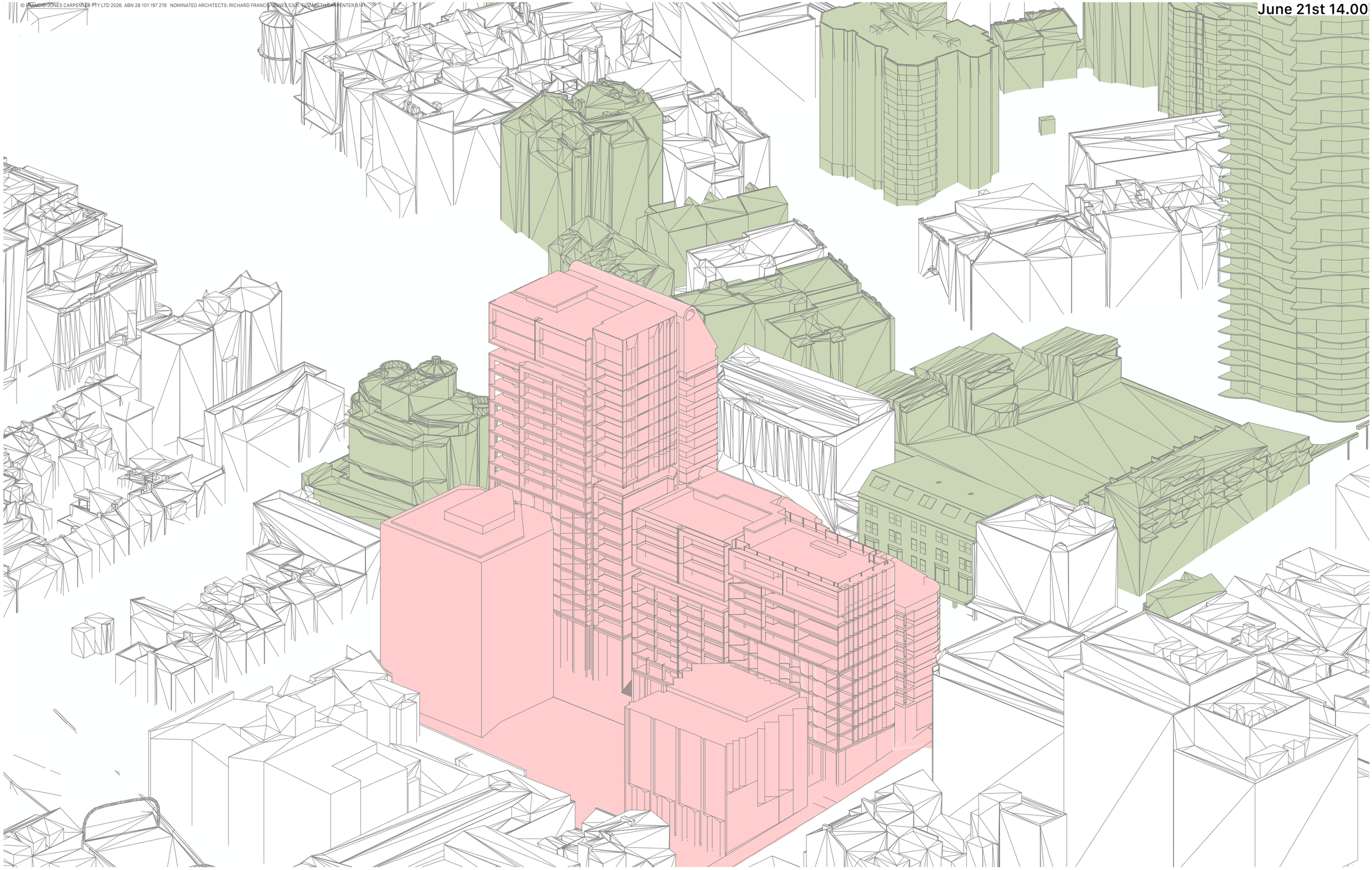
June 21st 14.00



For Information
10/4/2026

DR-11 - Sun eyes view — June 21st 14.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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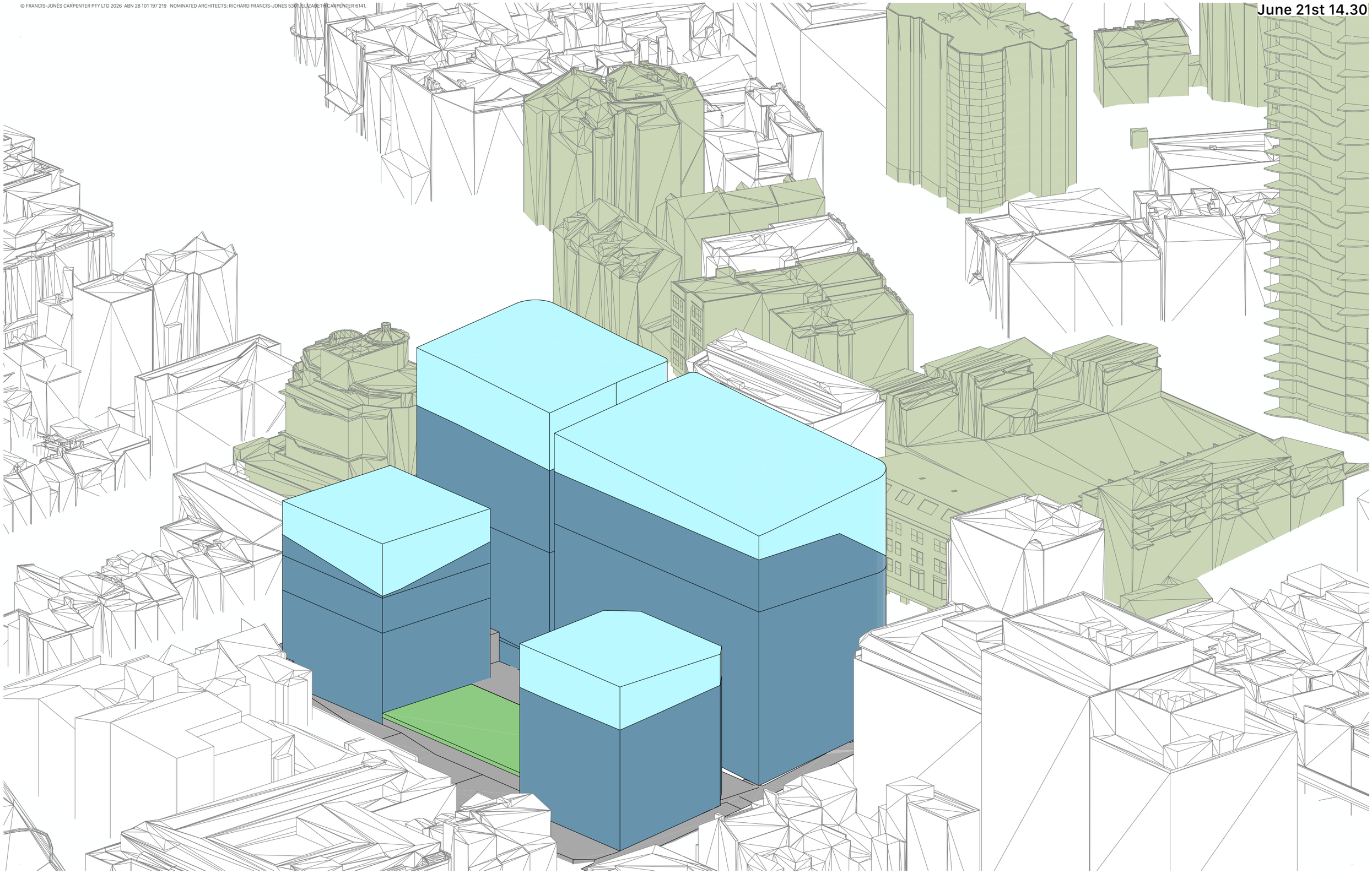
June 21st 14.30



For Information
10/4/2026

DR-12 - Sun eyes view | 30% uplift building envelope — June 21st 14.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

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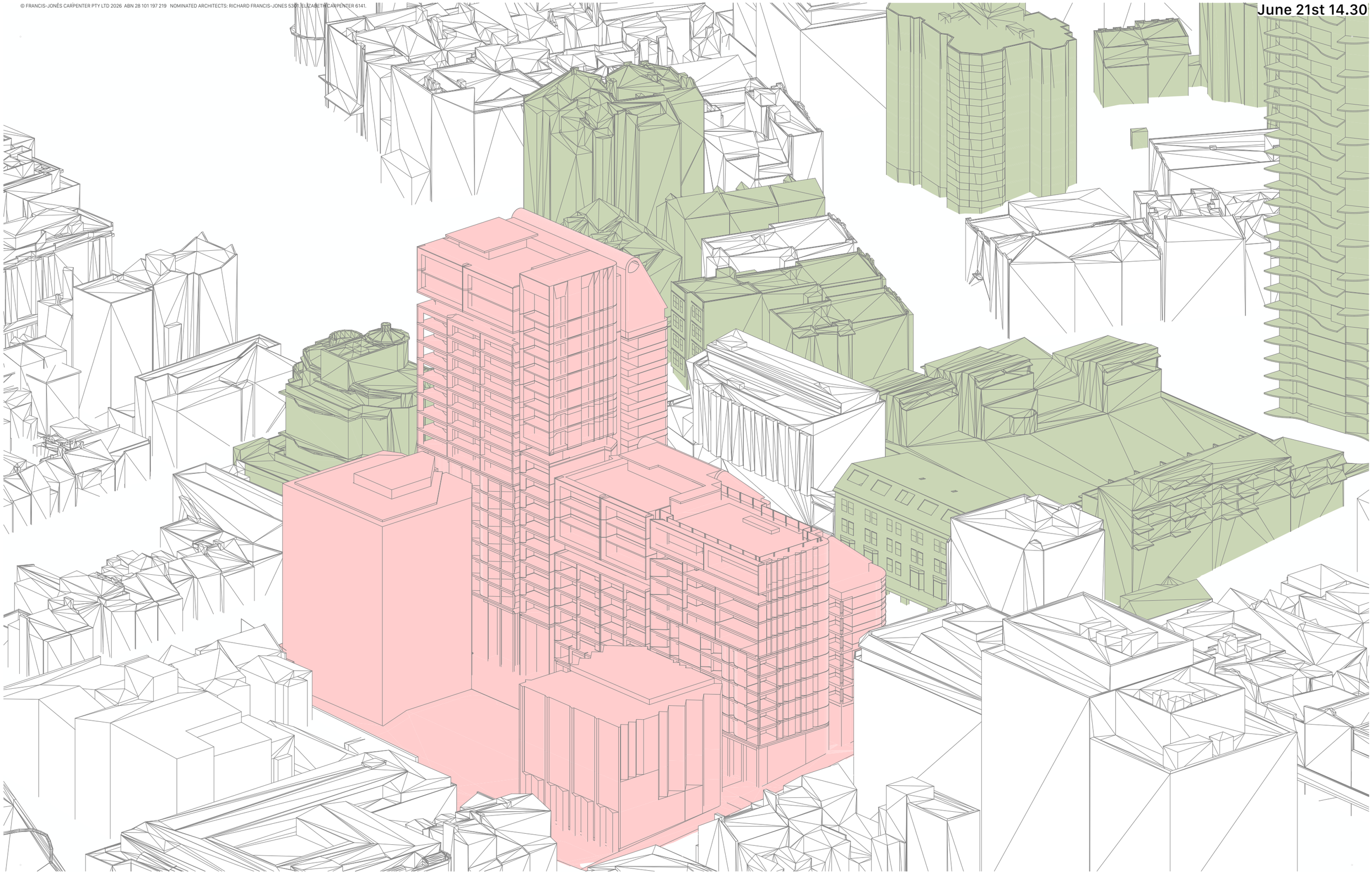
© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.

June 21st 14.30



For Information
10/4/2026

DR-12 - Sun eyes view — June 21st 14.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context

Scale
No Scale @ A3

fjcstudio

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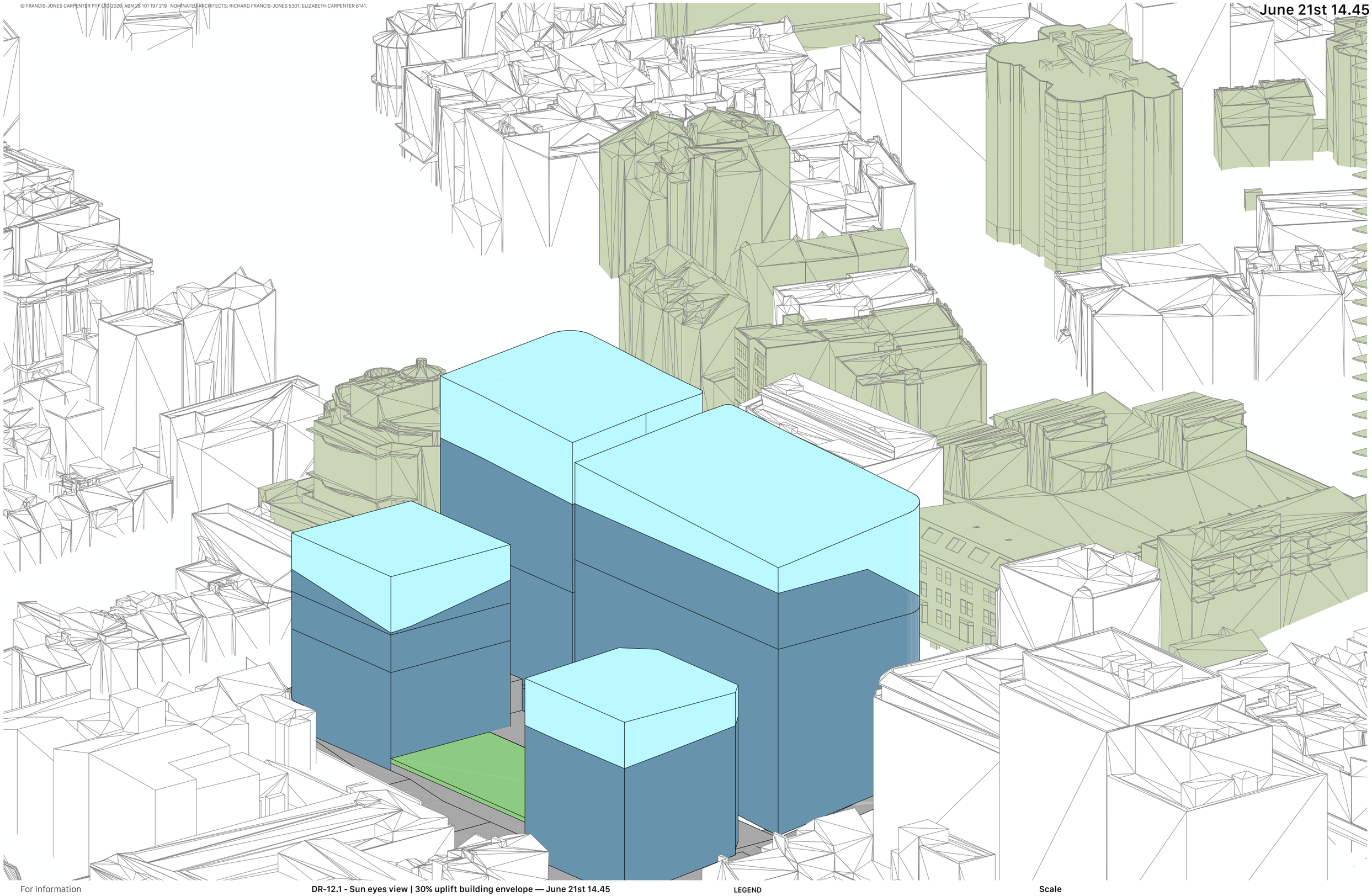
June 21st 14.45



For Information
10/4/2026

DR-12.1 - Sun eyes view | 30% uplift building envelope — June 21st 14.45
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

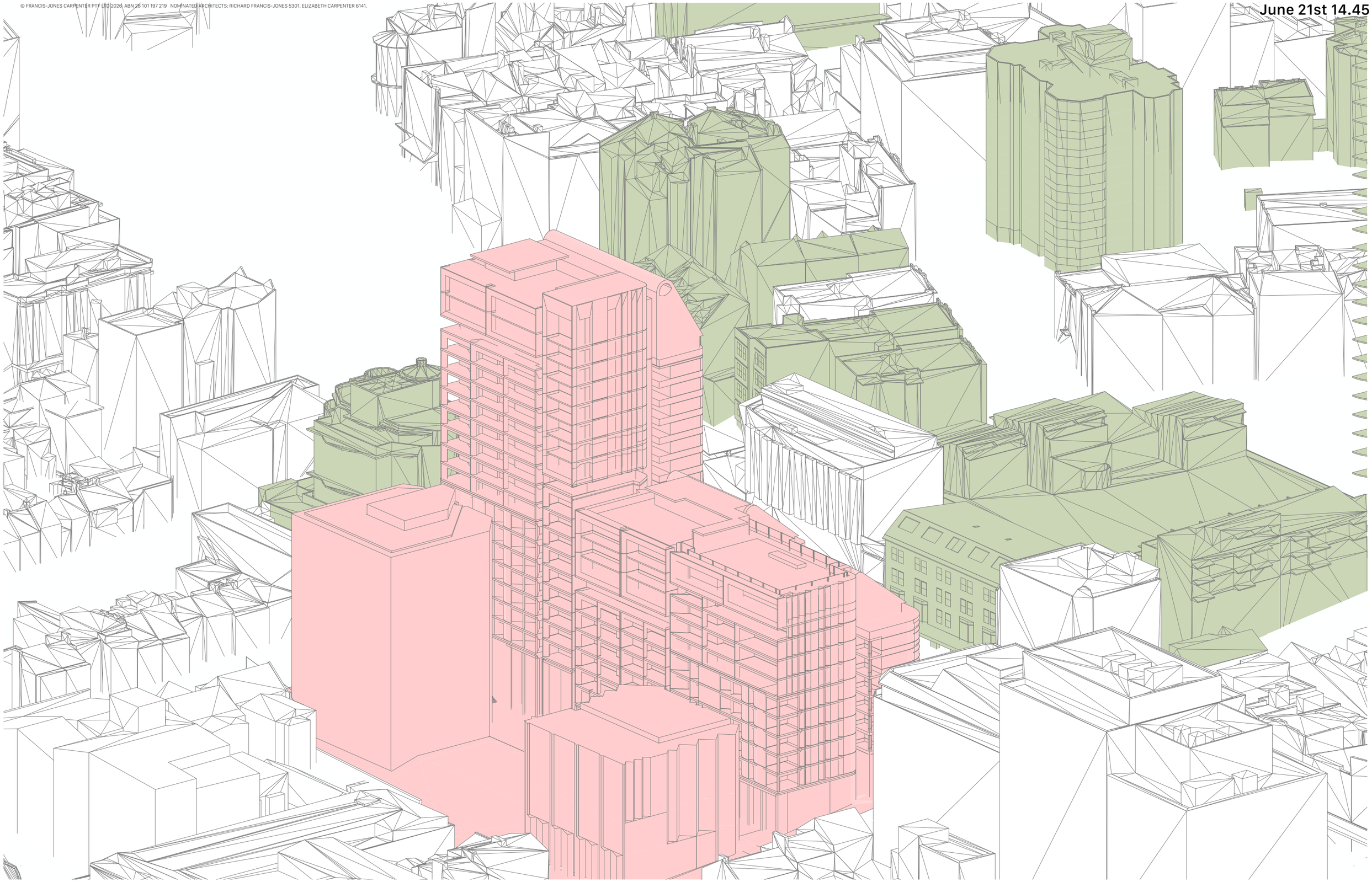
- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

fjcstudio

© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 26 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.

June 21st 14.45



For Information
10/4/2026

DR-12.1 - Sun eyes view — June 21st 14.45
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

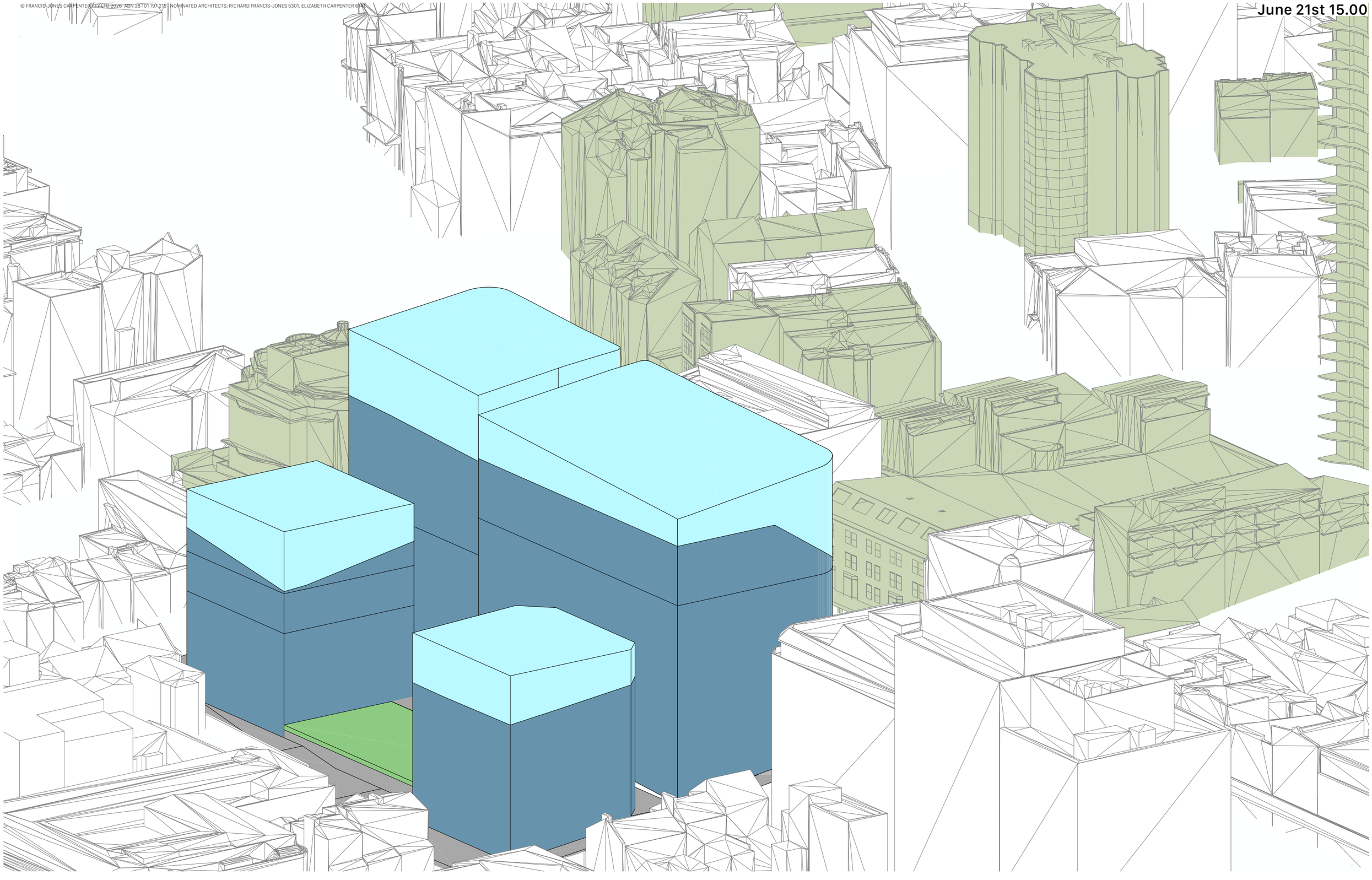
- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

fjcstudio

© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 216 | NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6151

June 21st 15.00



For Information
10/4/2026

DR-13 - Sun eyes view | 30% uplift building envelope — June 21st 15.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

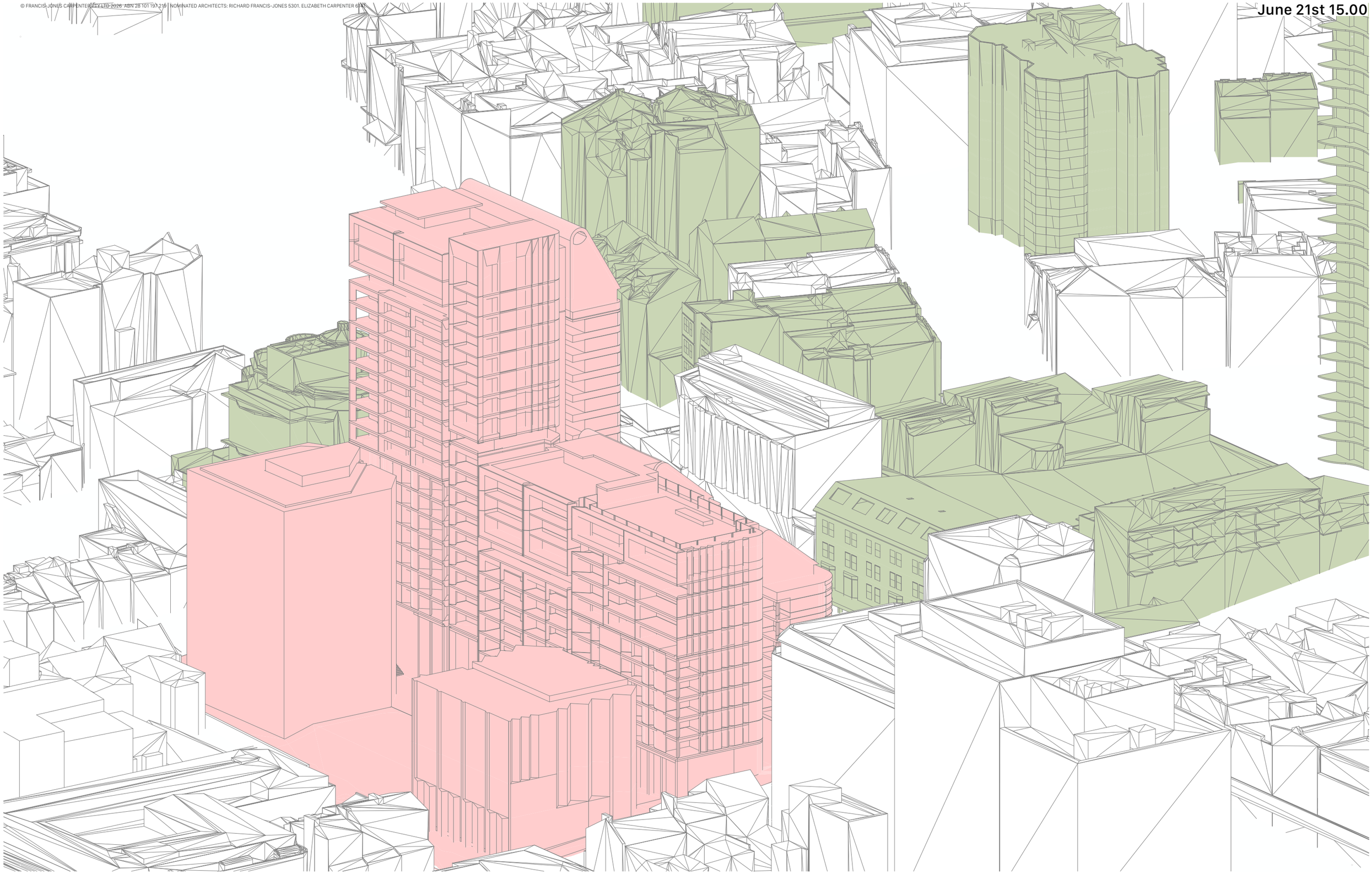
- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building

Scale
No Scale @ A3

fjcstudio

© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 216 | NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6151

June 21st 15.00



For Information
10/4/2026

DR-13 - Sun eyes view — June 21st 15.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building

Scale
No Scale @ A3

fjcstudio

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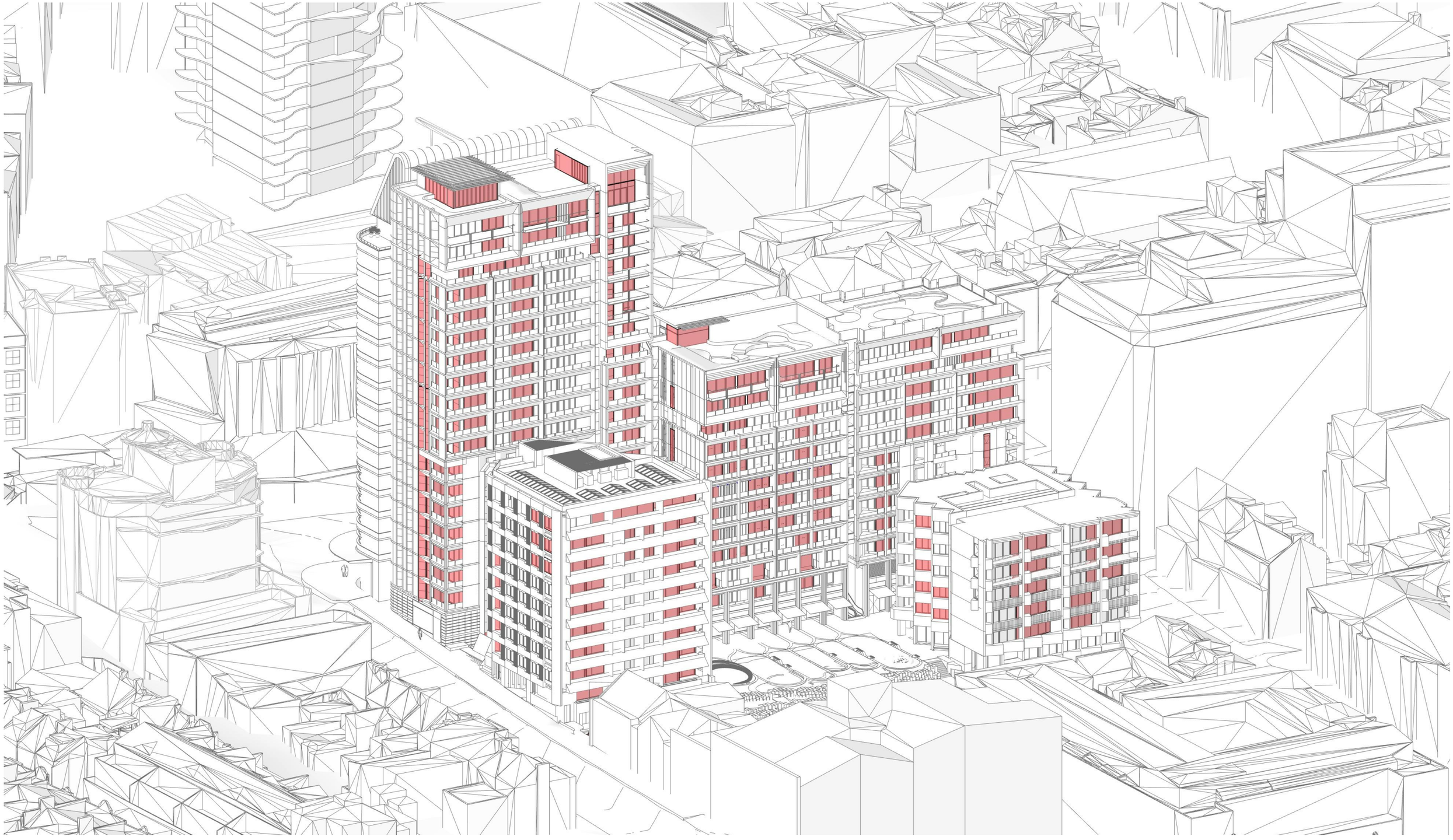

1 June 21st Sun Eye View 9AM

For Information
10/4/2026

DR - 9009 — June 21st Sun Eye Views 0900
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

fjcstudio

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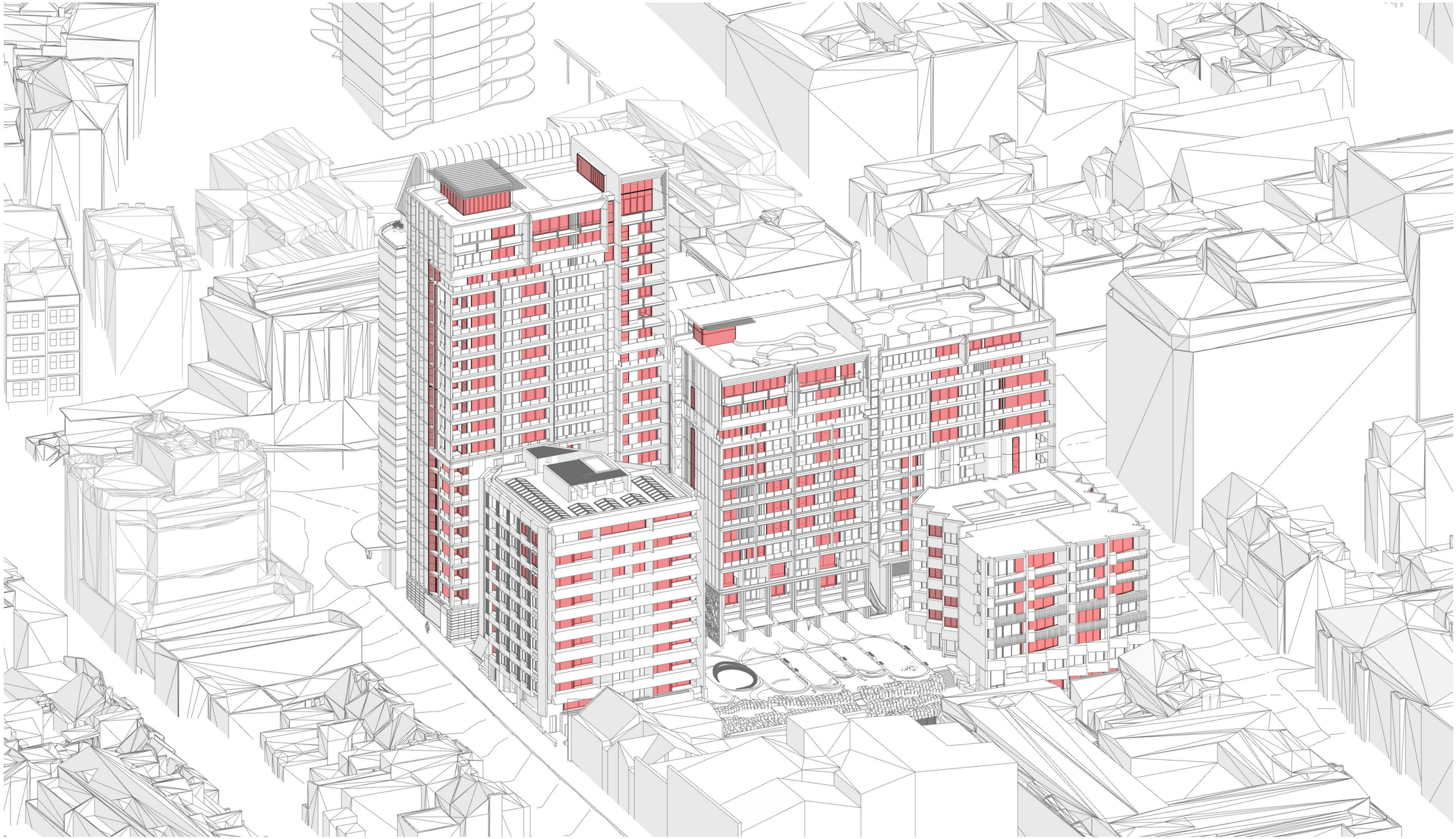


1 June 21st Sun Eye View 9AM

For Information
10/4/2026

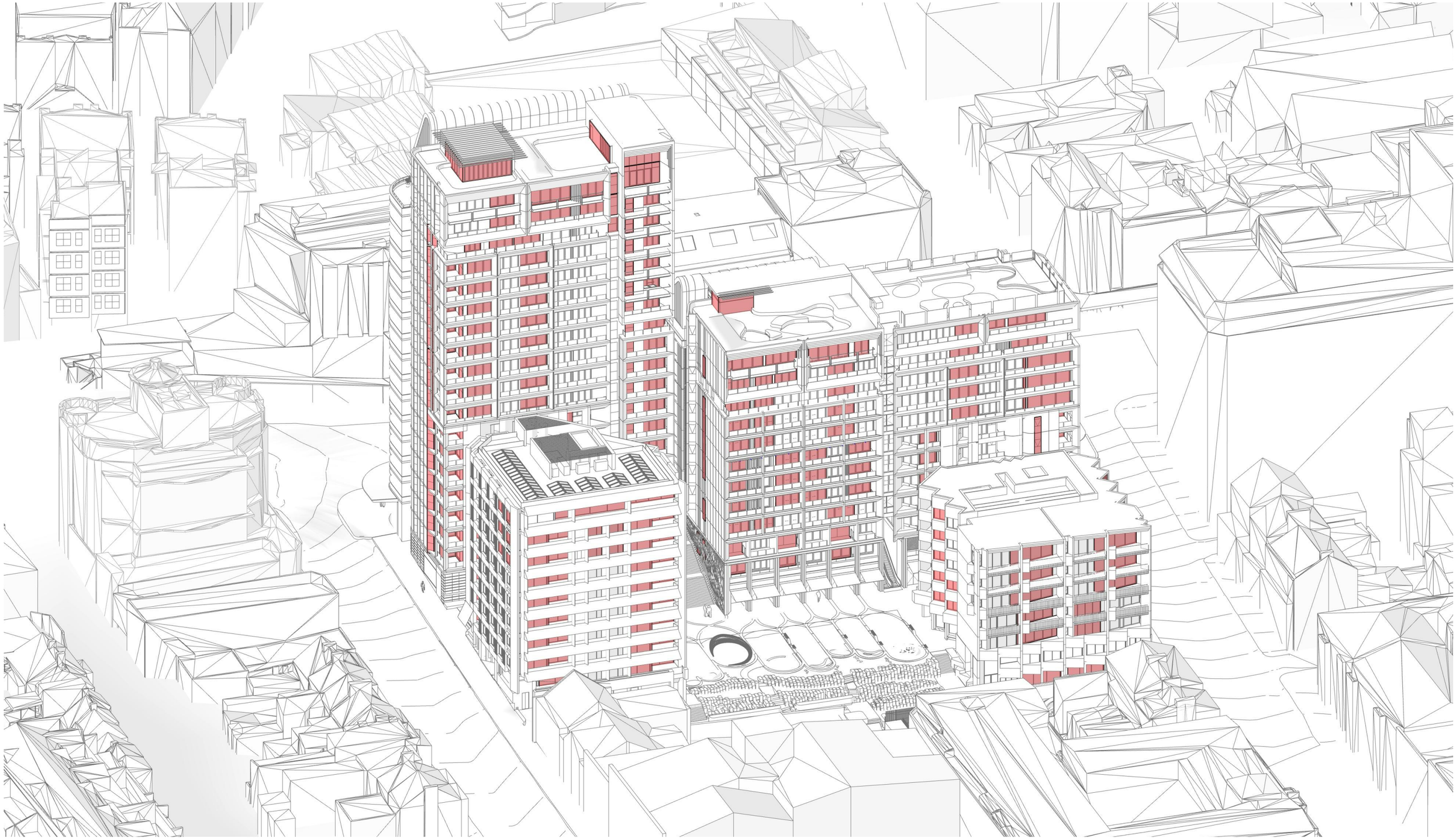
DR - 9010 — June 21st Sun Eye Views 0930
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

fjcstudio

© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.



1 June 21st Sun Eye View 10AM

For Information
10/4/2026

fjcstudio

DR - 9011 — June 21st Sun Eye Views 1000
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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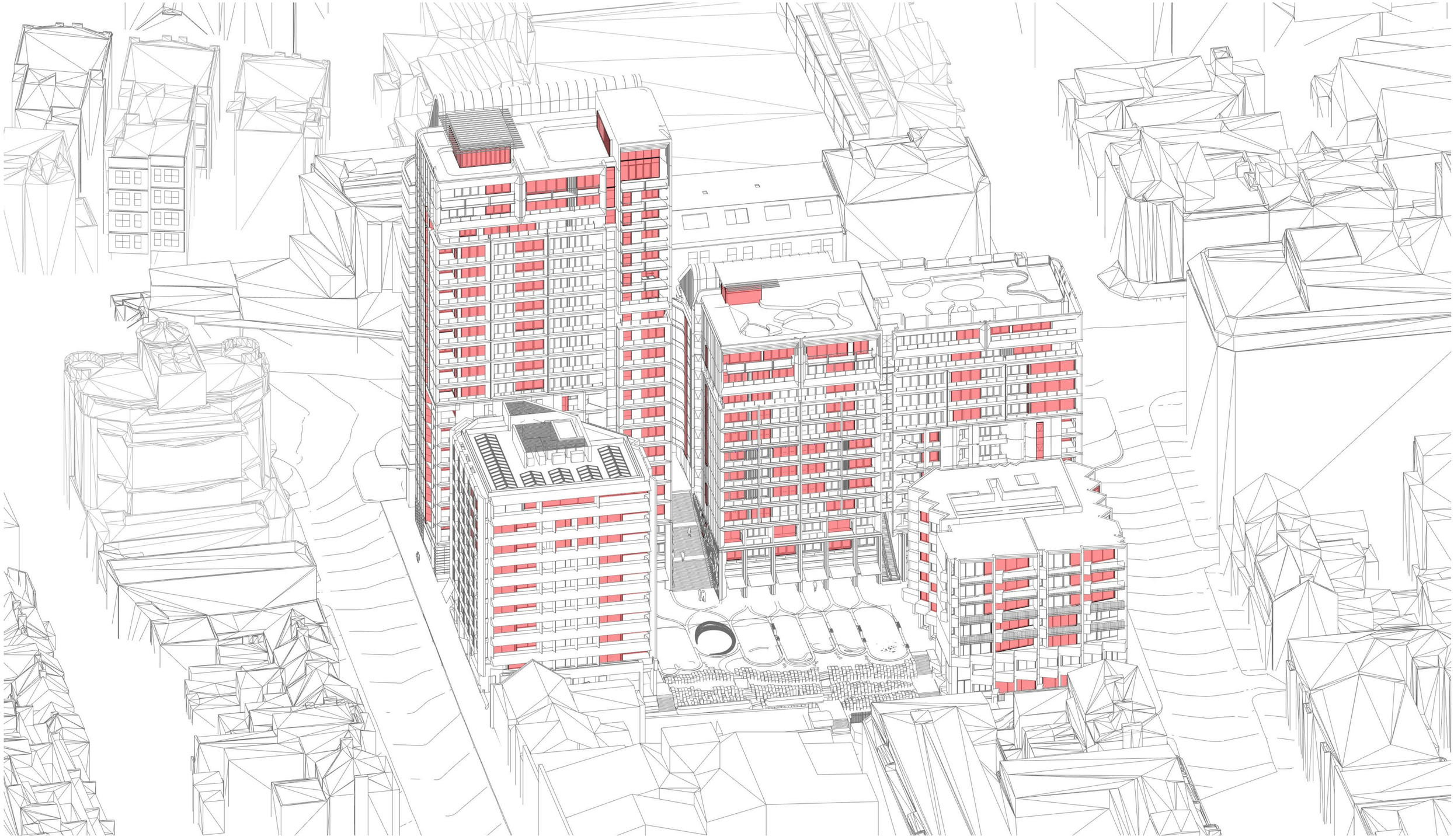

1 June 21st Sun Eye View 10.30AM

For Information
10/4/2026

fjcstudio

DR - 9012 — June 21st Sun Eye Views 1030
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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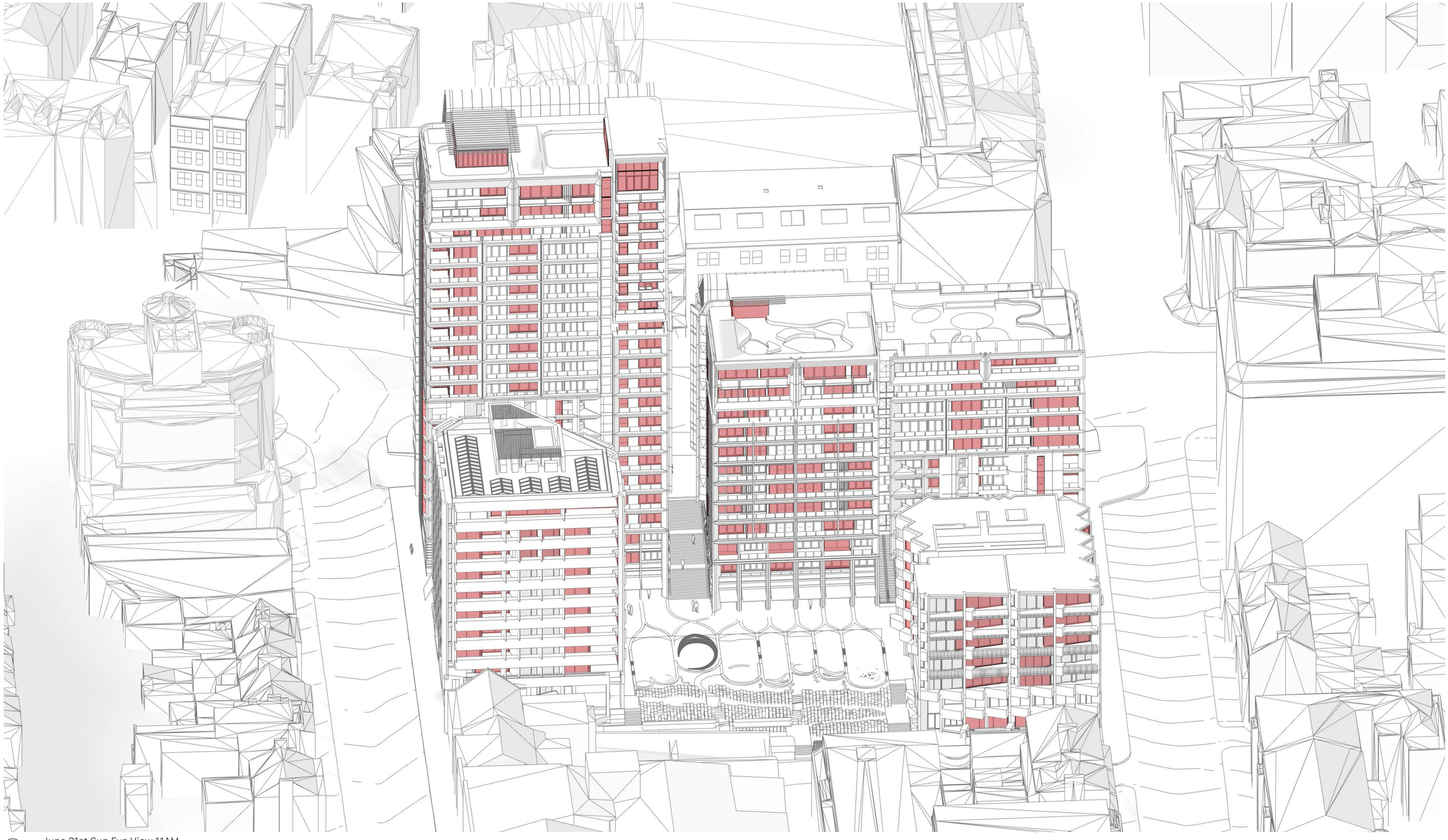

1 June 21st Sun Eye View 11AM

For Information
10/4/2026

fjcstudio

DR - 9013 — June 21st Sun Eye Views 1100
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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1 June 21st Sun Eye View 11.30AM

For Information
10/4/2026

fjcstudio

DR - 9014 — June 21st Sun Eye Views 1130
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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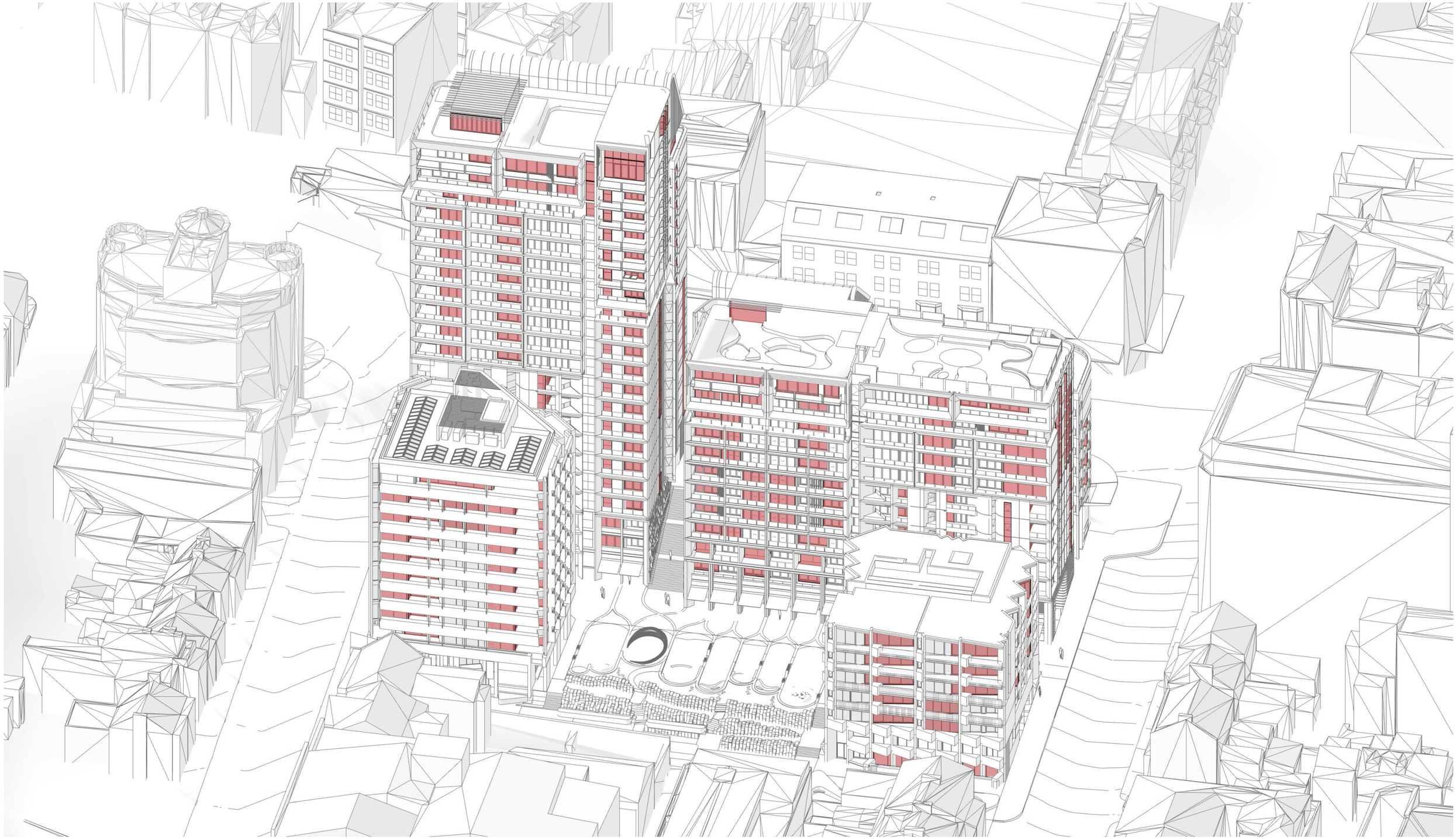

1 June 21st Sun Eye View 12AM

For Information
10/4/2026

fjcstudio

DR - 9015 — June 21st Sun Eye Views 1200
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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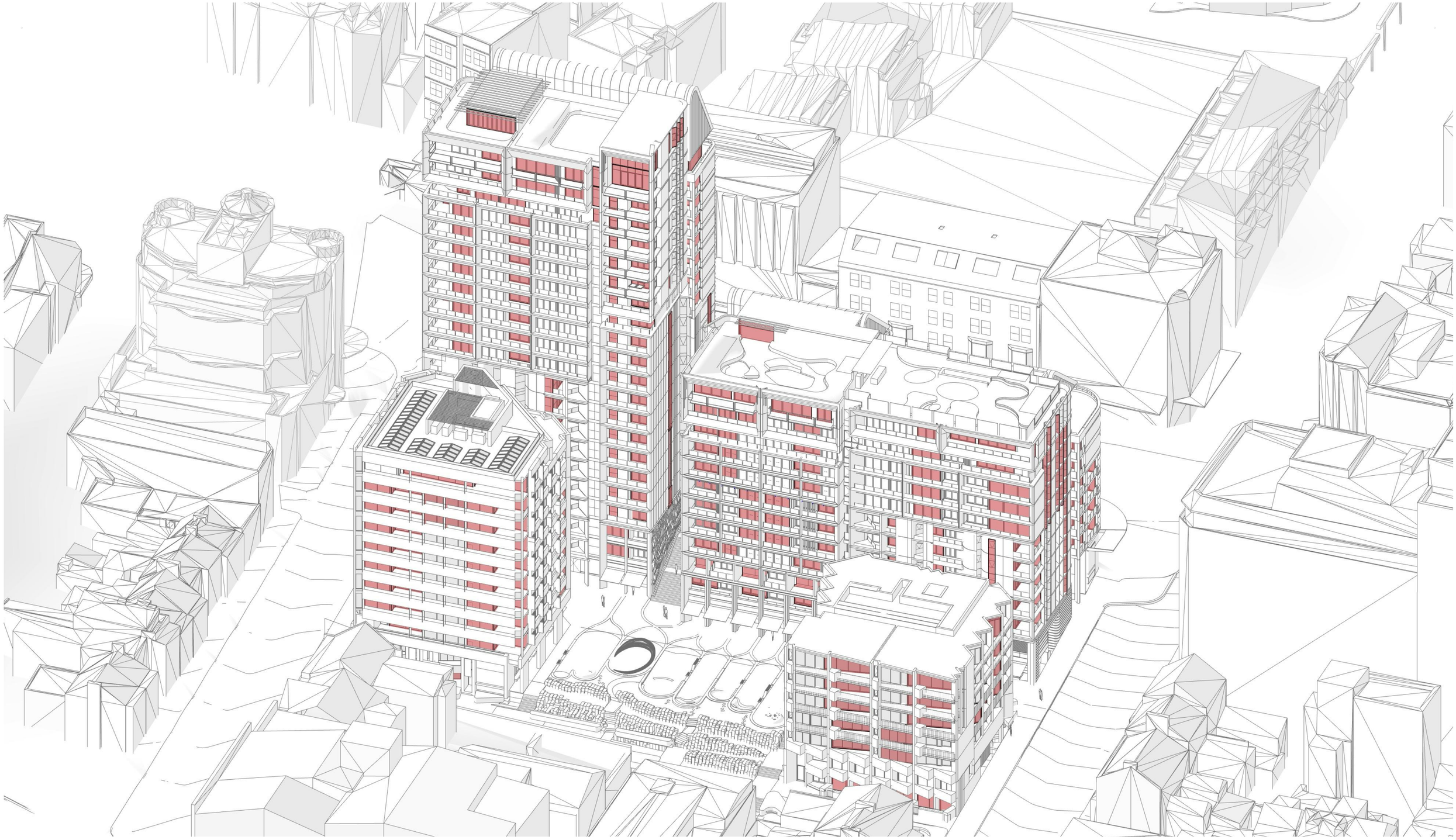

1 June 21st Sun Eye View 12.30AM

For Information
10/4/2026

DR - 9016 — June 21st Sun Eye Views 1230
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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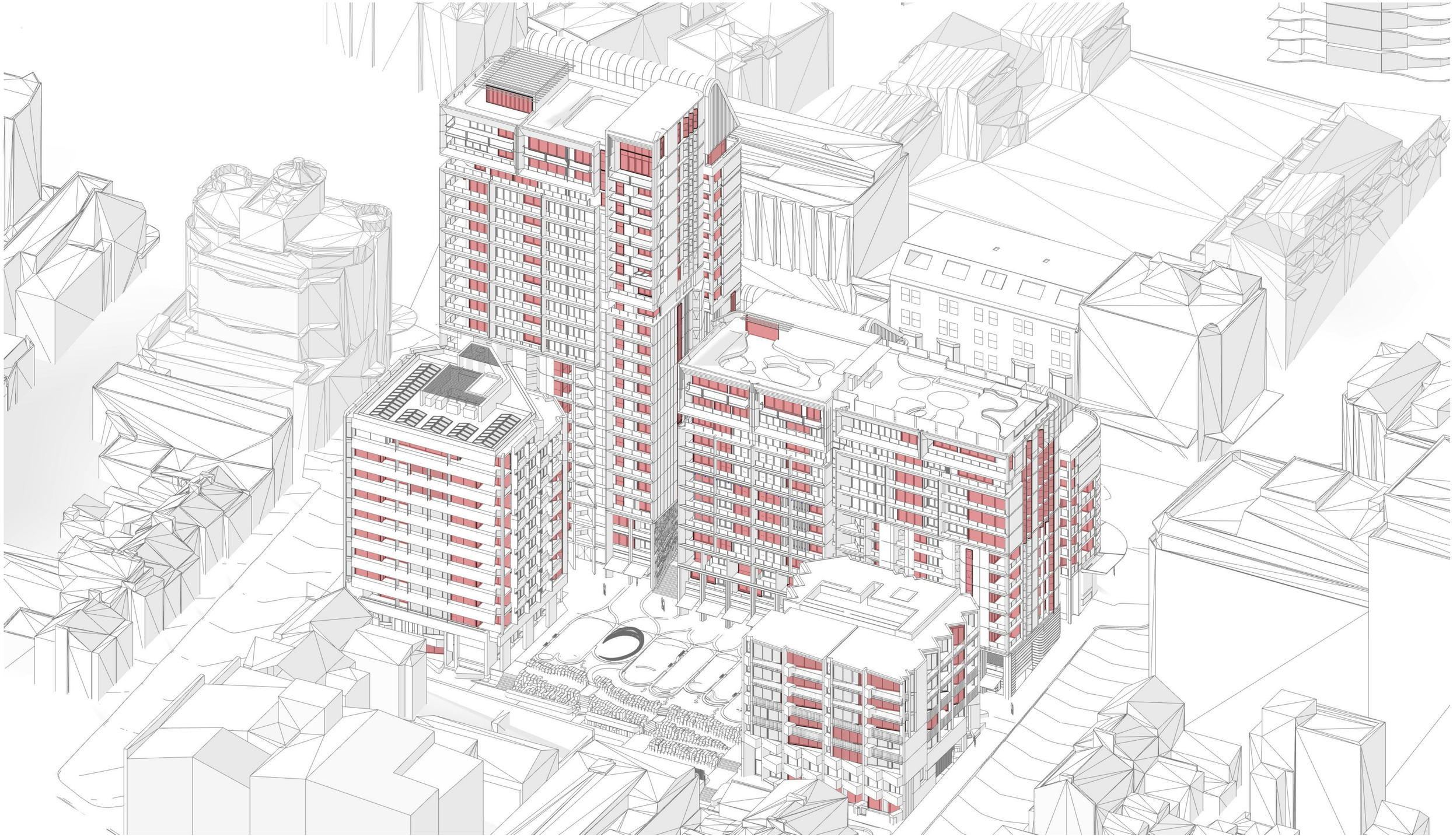

1 June 21st Sun Eye View 1PM

For Information
10/4/2026

DR - 9017 — June 21st Sun Eye Views 1300
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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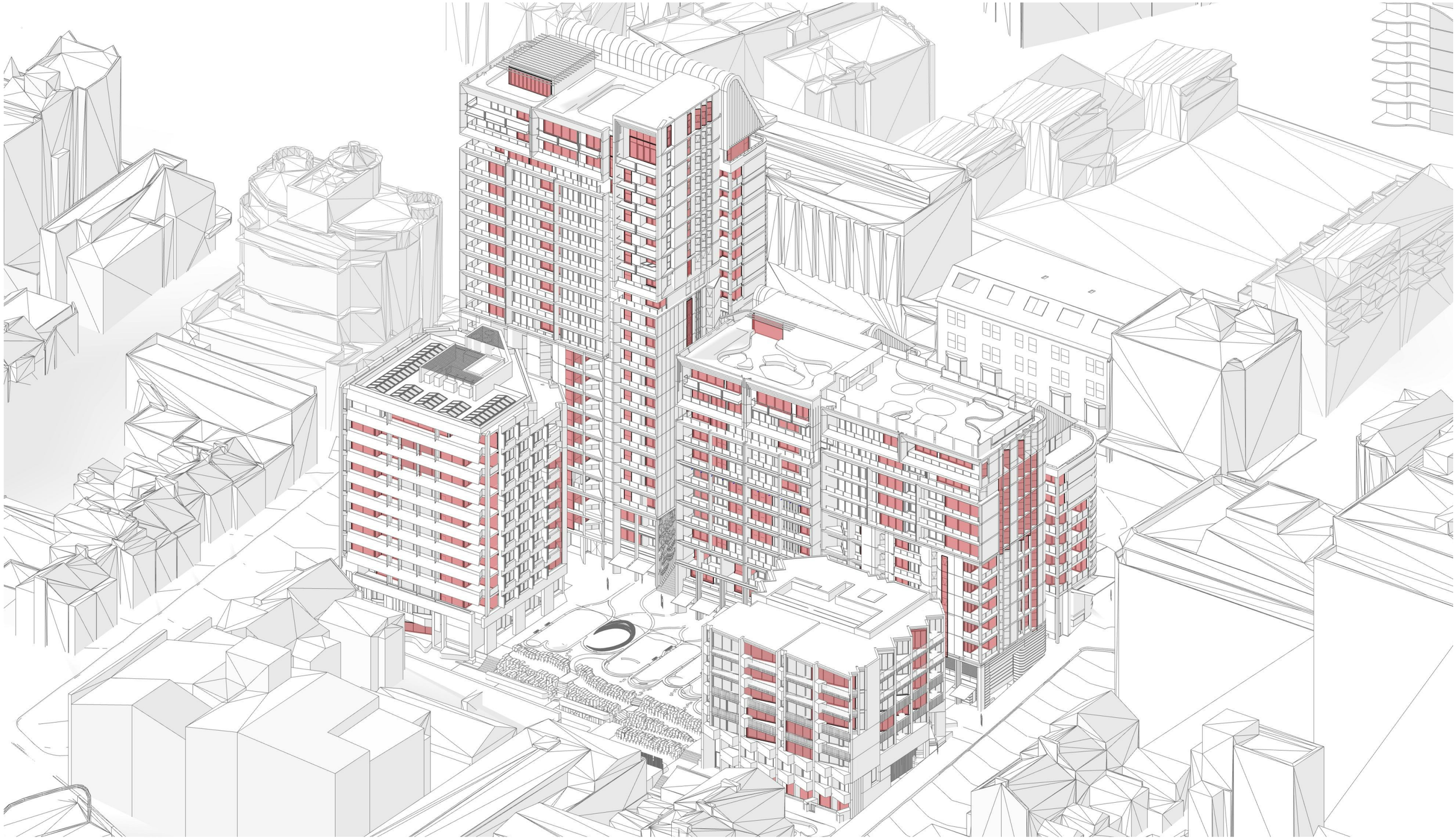

1 June 21st Sun Eye View 1.30PM

For Information
10/4/2026

DR - 9018 — June 21st Sun Eye Views 1330
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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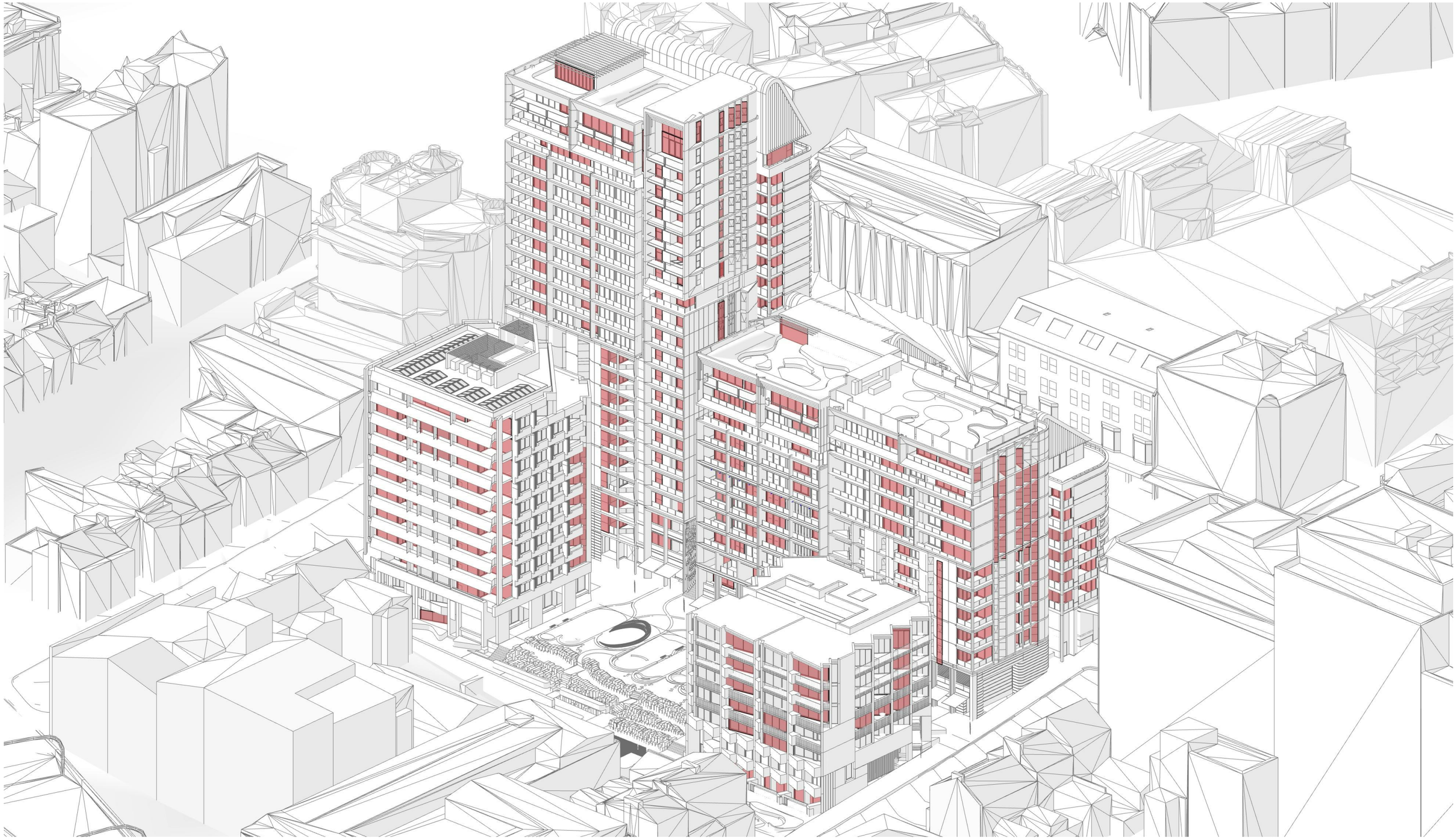

1 June 21st Sun Eye View 2PM

For Information
10/4/2026

fjcstudio

DR - 9019 — June 21st Sun Eye Views 1400
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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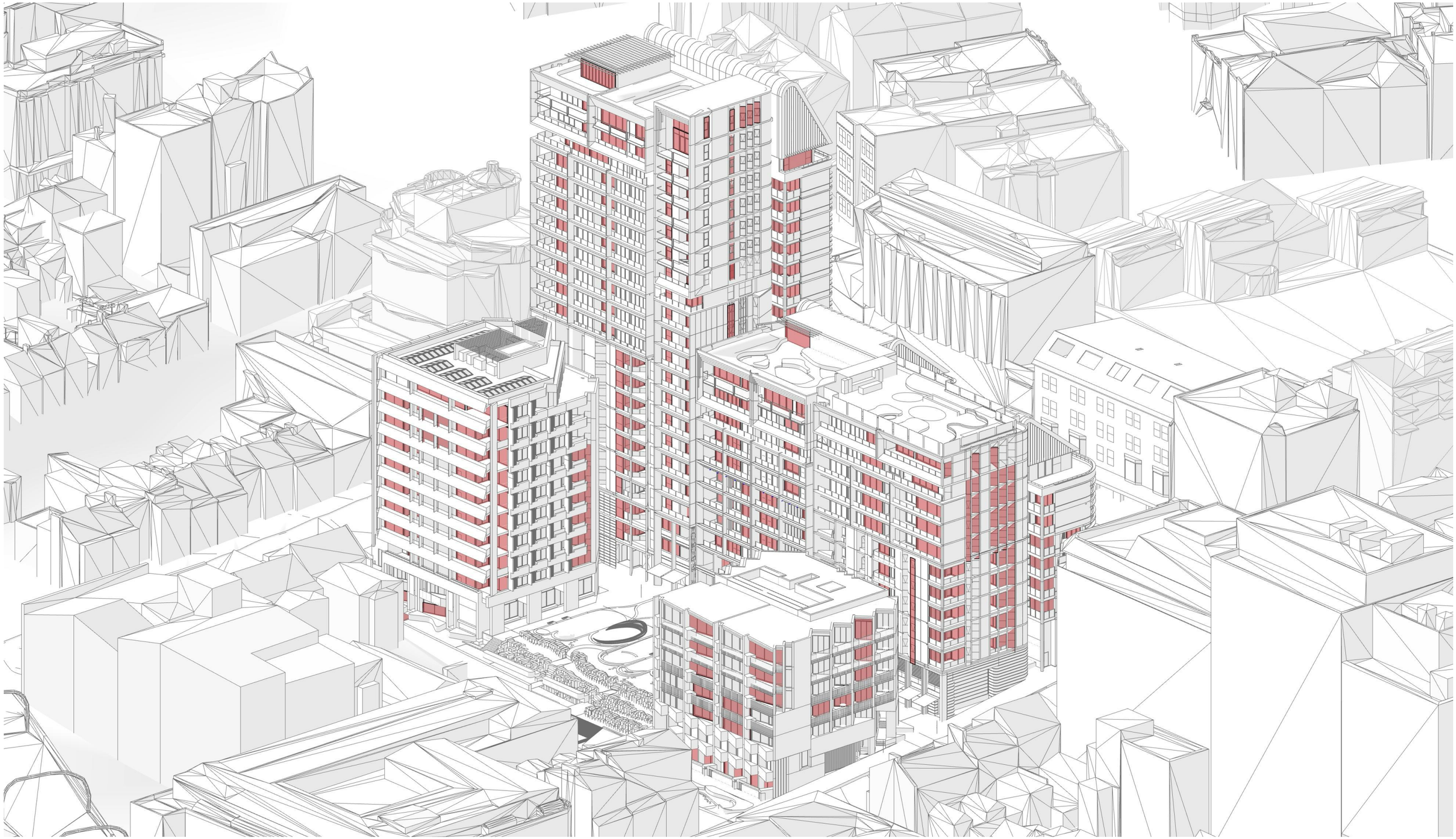

1 June 21st Sun Eye View 2.30PM

For Information
10/4/2026

DR - 9020 — June 21st Sun Eye Views 1430
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND
Windows to Living Room

Scale
No Scale @ A3

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1 June 21st Sun Eye View 3PM

For Information
10/4/2026

DR - 9021 — June 21st Sun Eye Views 1500
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

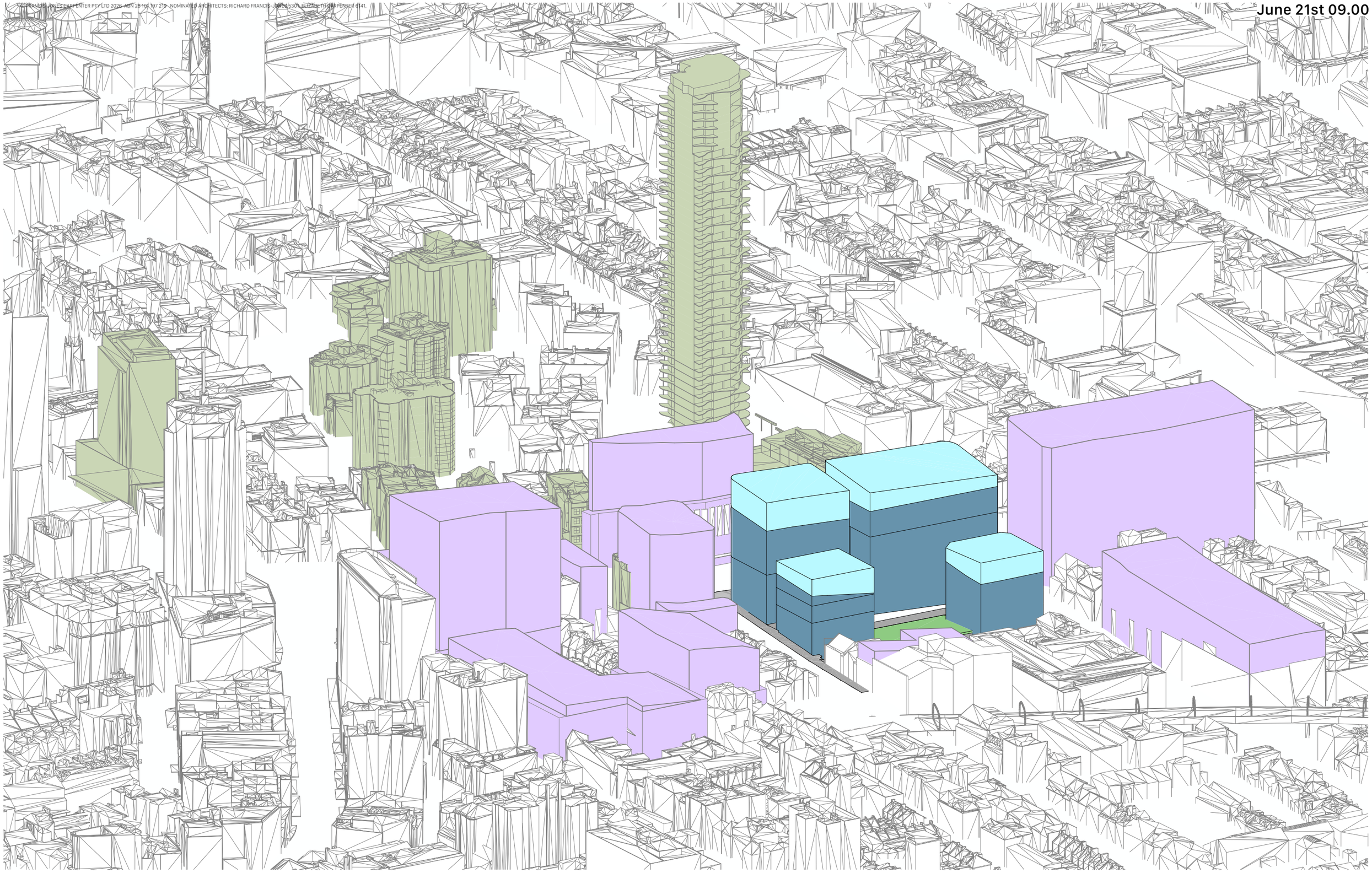
LEGEND
Windows to Living Room

Scale
No Scale @ A3

fjcstudio

© FRANCIS-JONES CARPENTER PTY LTD 2026. ABN 28 164 197 219. NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.

June 21st 09.00



For Information
10/4/2026

DR-01 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 09.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

fjcstudio

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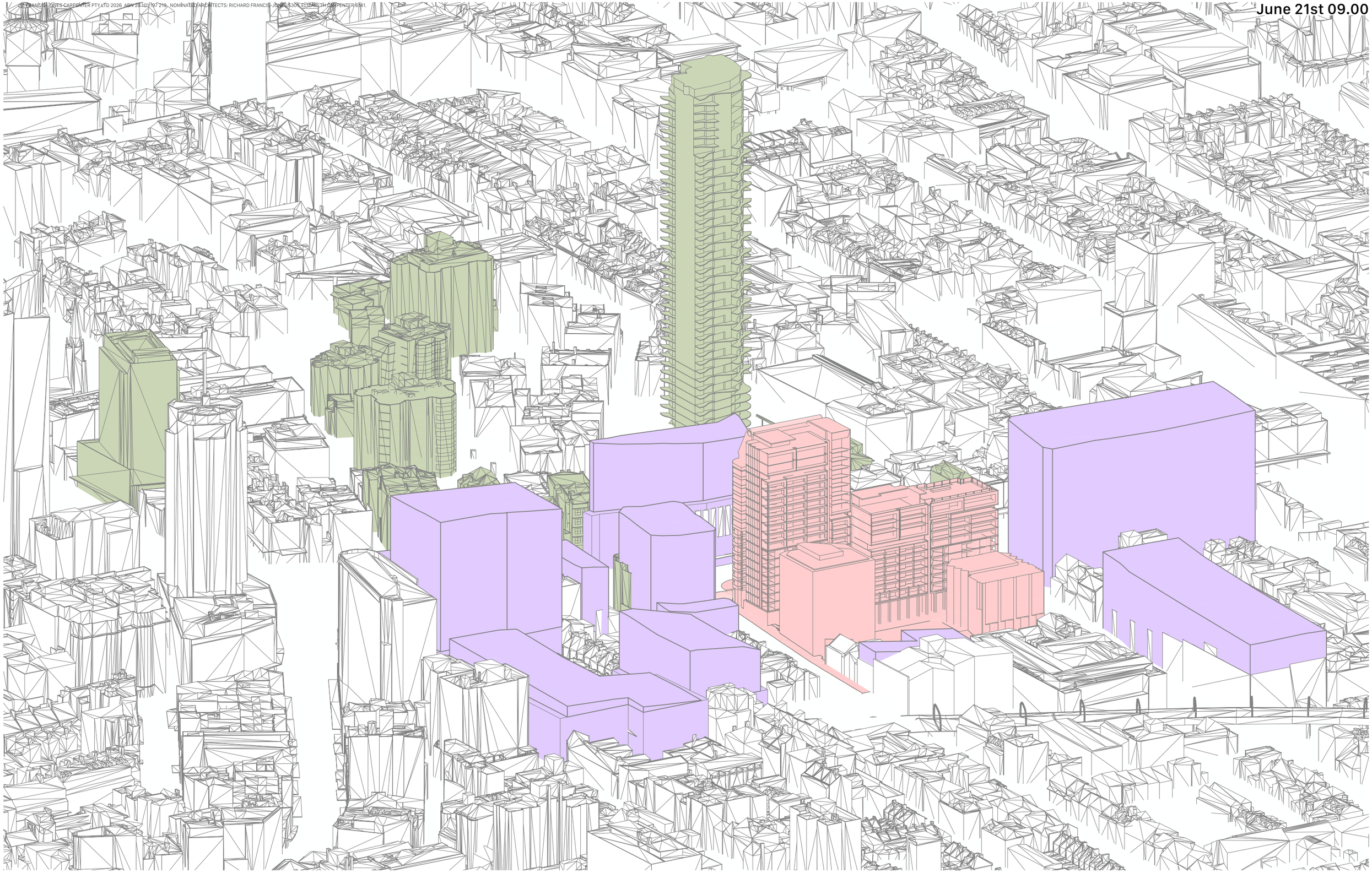
June 21st 09.00



For Information
10/4/2026

DR-01 - Sun eyes view | Control Envelope — June 21st 09.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

fjcstudio

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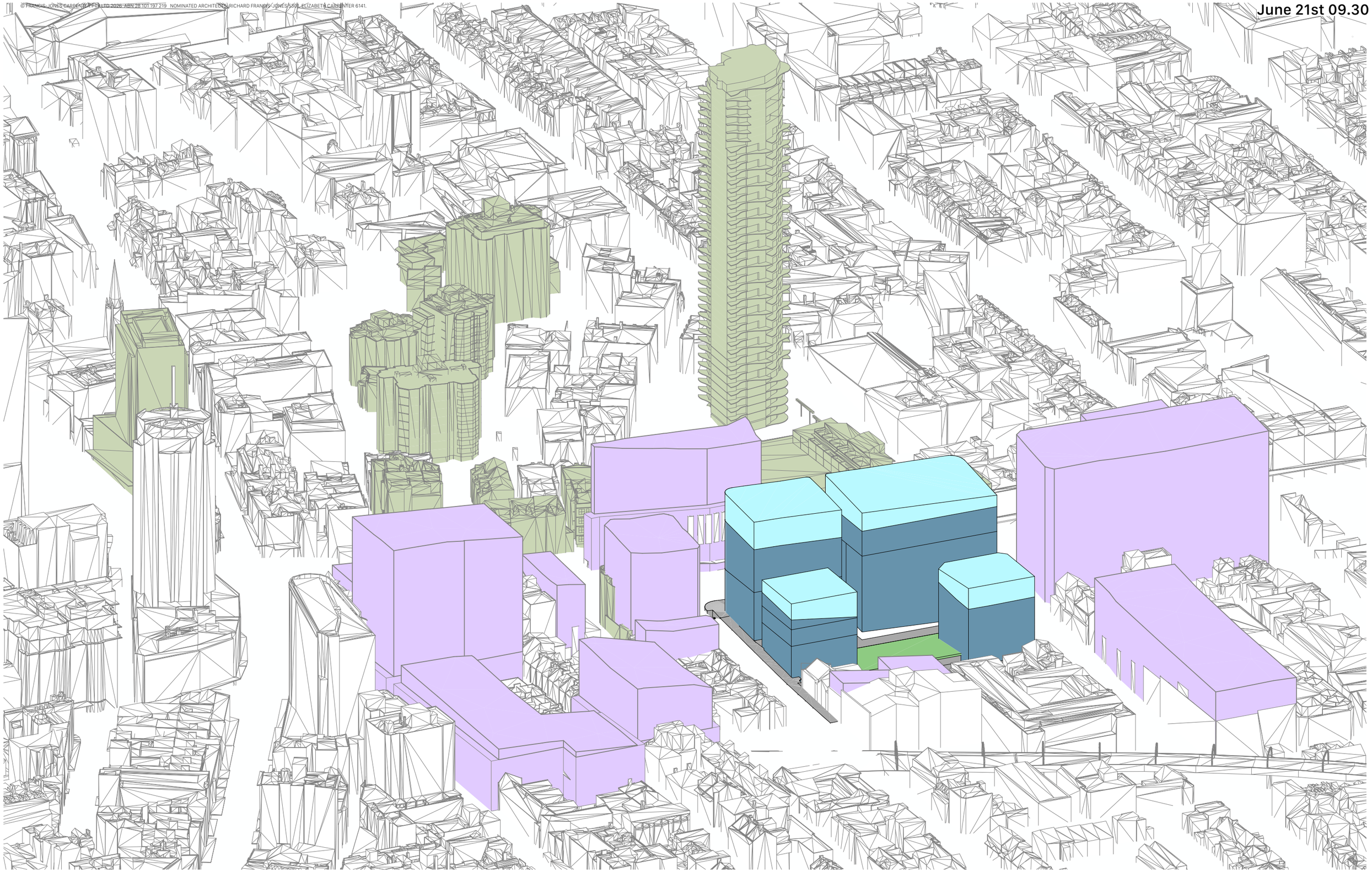
June 21st 09.30



For Information
10/4/2026

DR-02 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 09.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

fjcstudio

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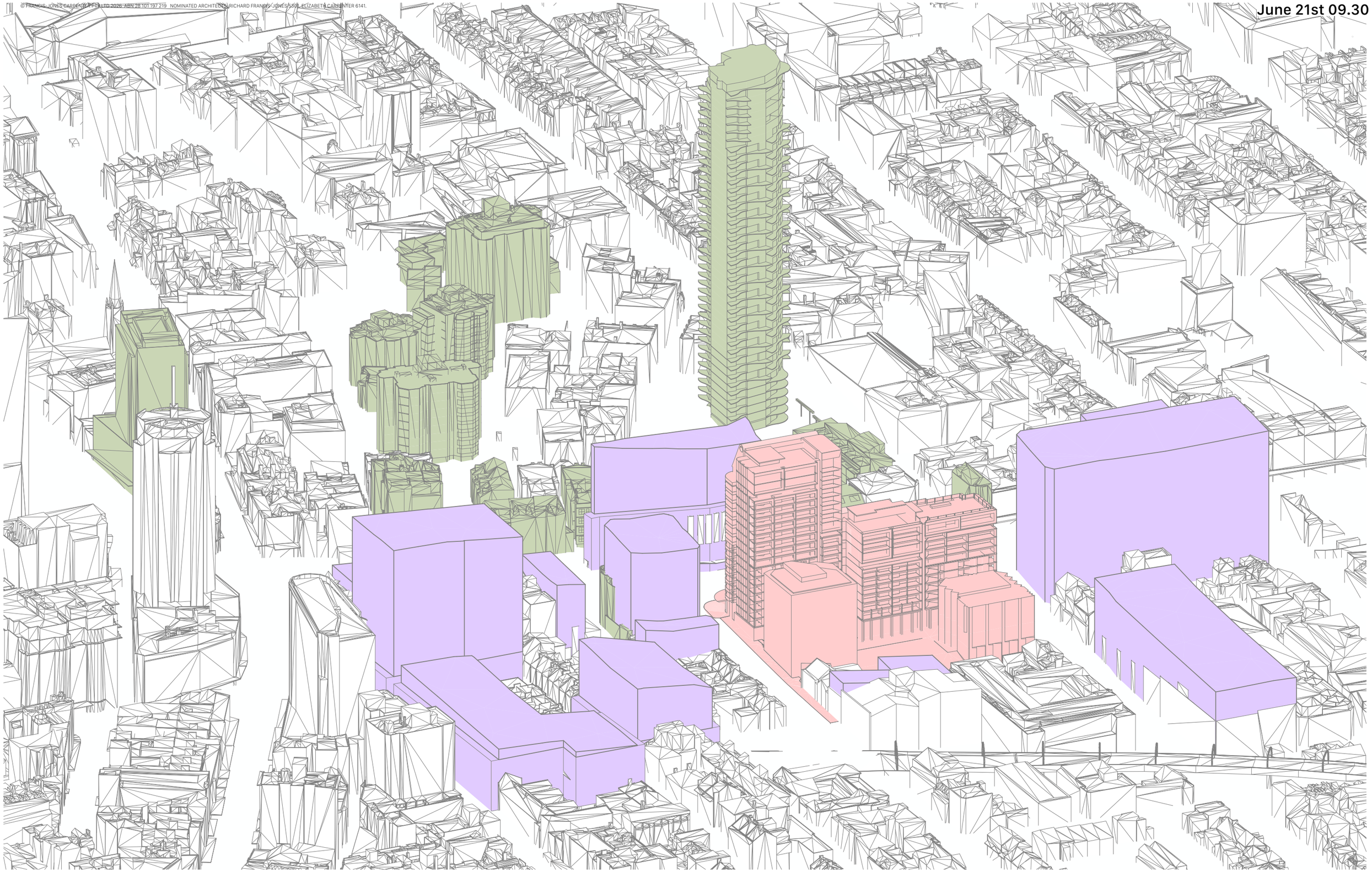
June 21st 09.30



For Information
10/4/2026

DR-02 - Sun eyes view | Control Envelope — June 21st 09.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

fjcstudio

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June 21st 10.00



For Information
10/4/2026

DR-03 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 10.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

fjcstudio

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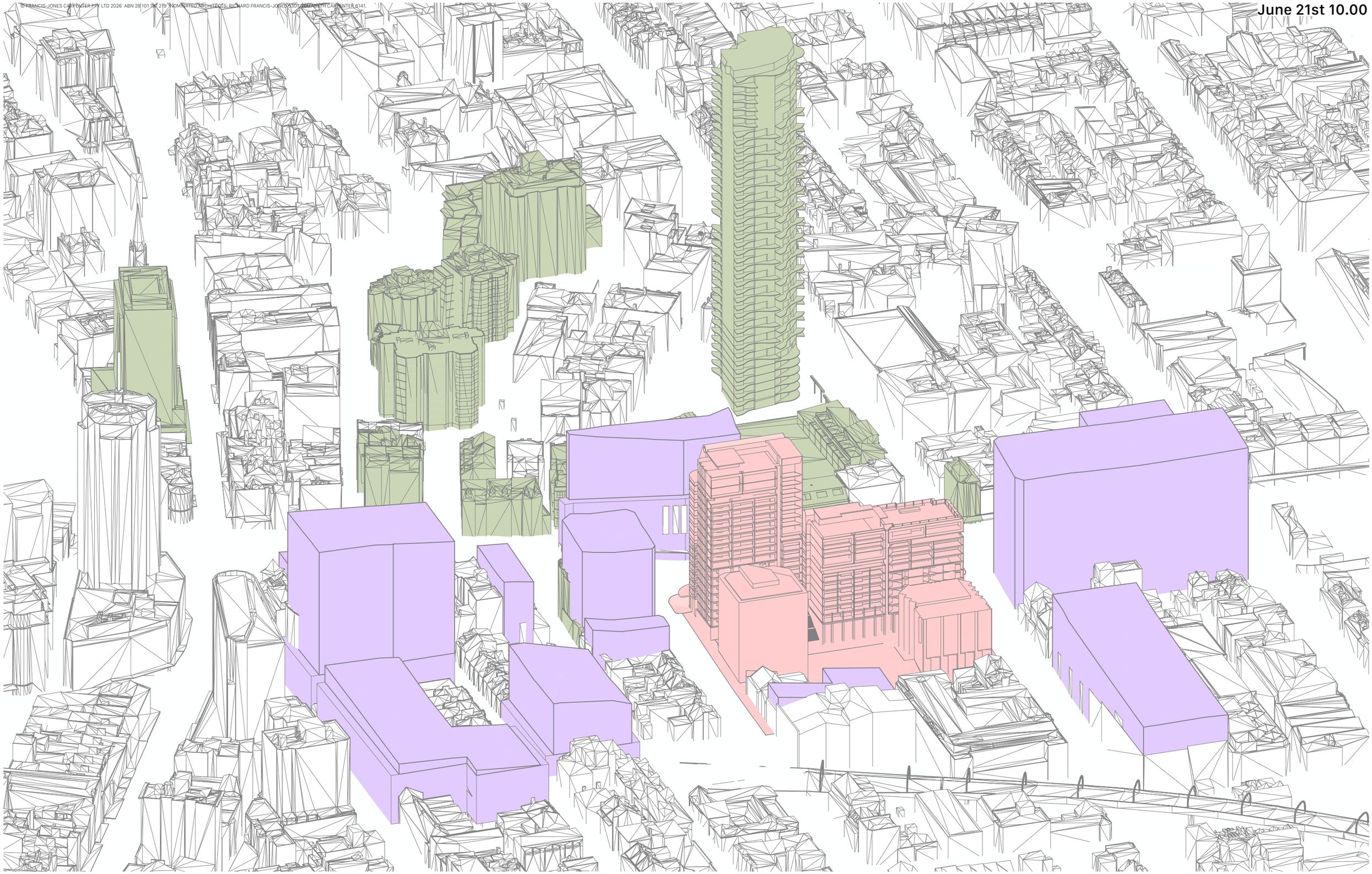
June 21st 10.00



For Information
10/4/2026

DR-03 - Sun eyes view | Control Envelope — June 21st 10.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

fjcstudio

© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 219 | NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5303, ELIZABETH CARPENTER 6140

June 21st 10.30



For Information
10/4/2026

DR-04 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 10.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 213 | NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6149

June 21st 10.30



For Information
10/4/2026

DR-04- Sun eyes view | Control Envelope — June 21st 10.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

fjcstudio

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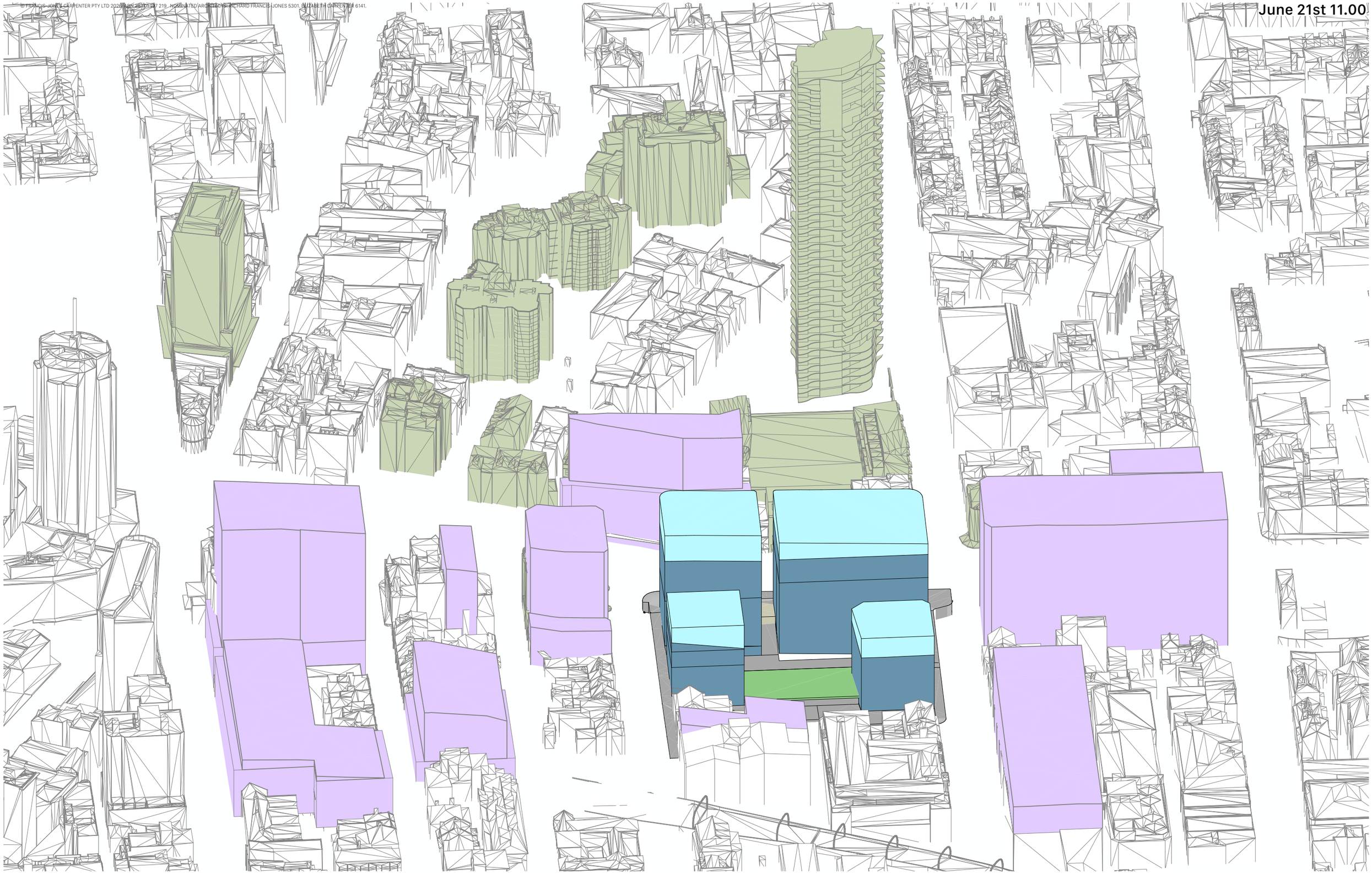

For Information
10/4/2026

DR-05 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 11.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

fjcstudio

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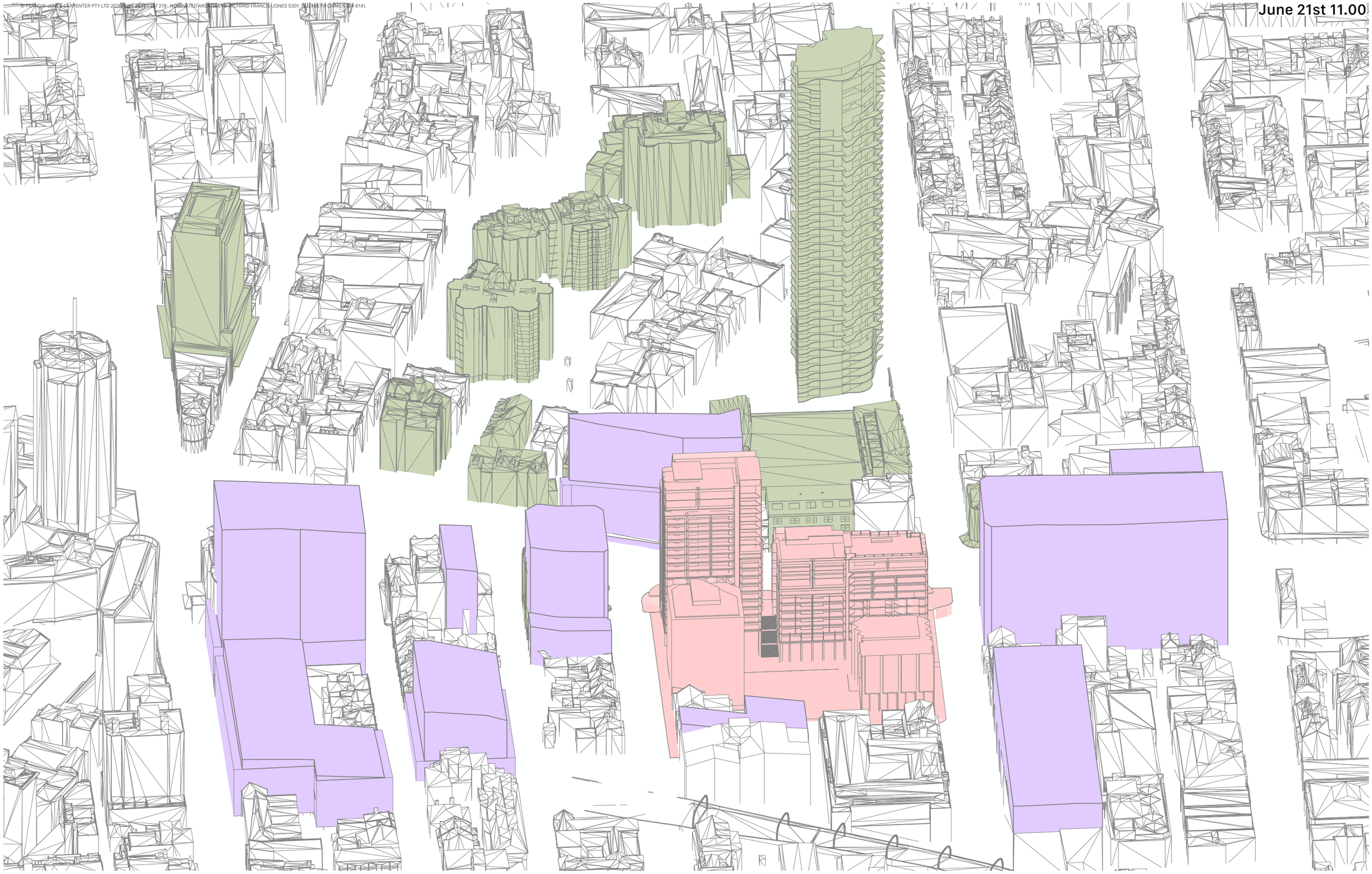

For Information
10/4/2026

DR-05 - Sun eyes view | Control Envelope — June 21st 11.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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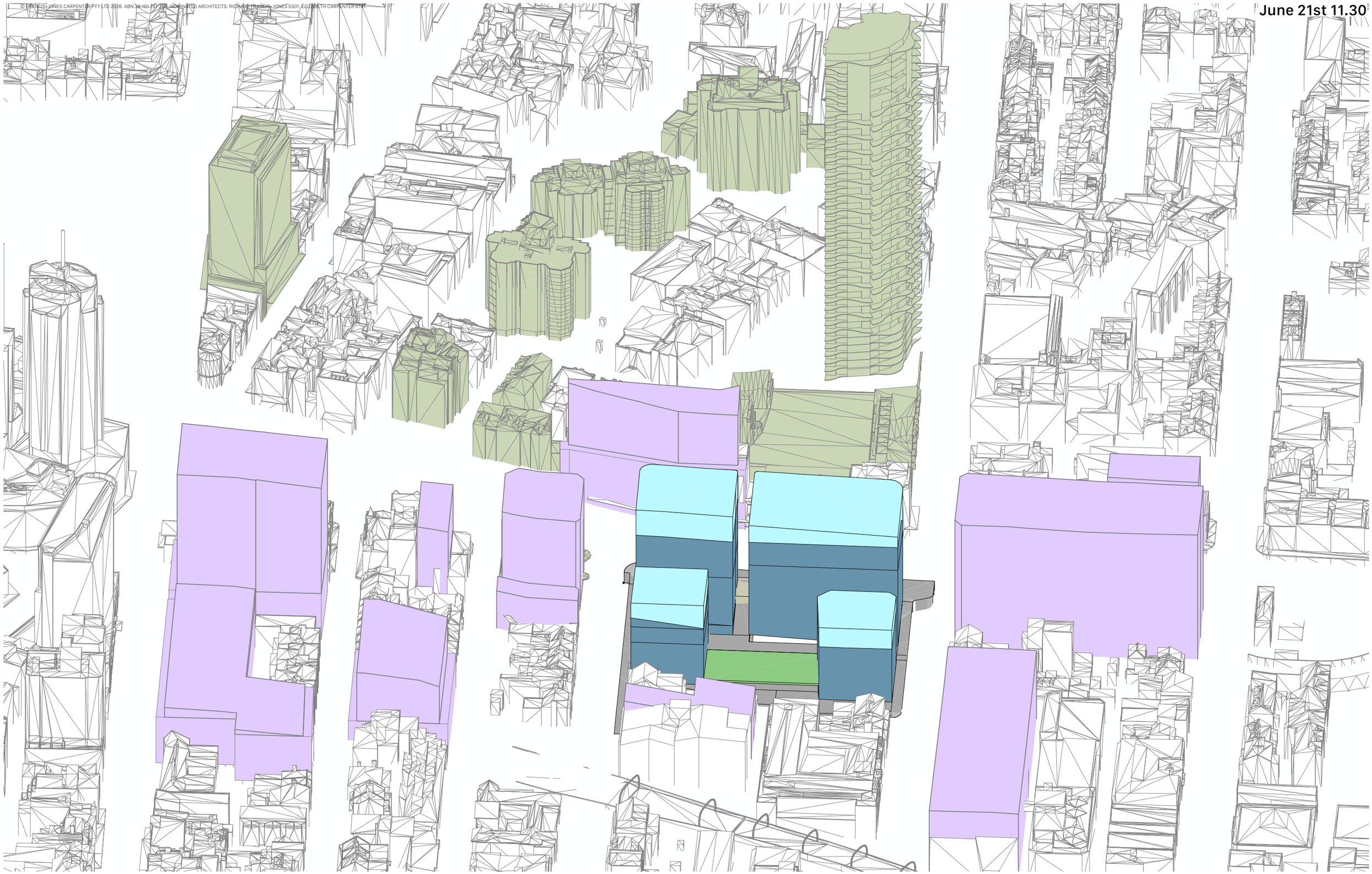

For Information
10/4/2026

DR-06 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 11.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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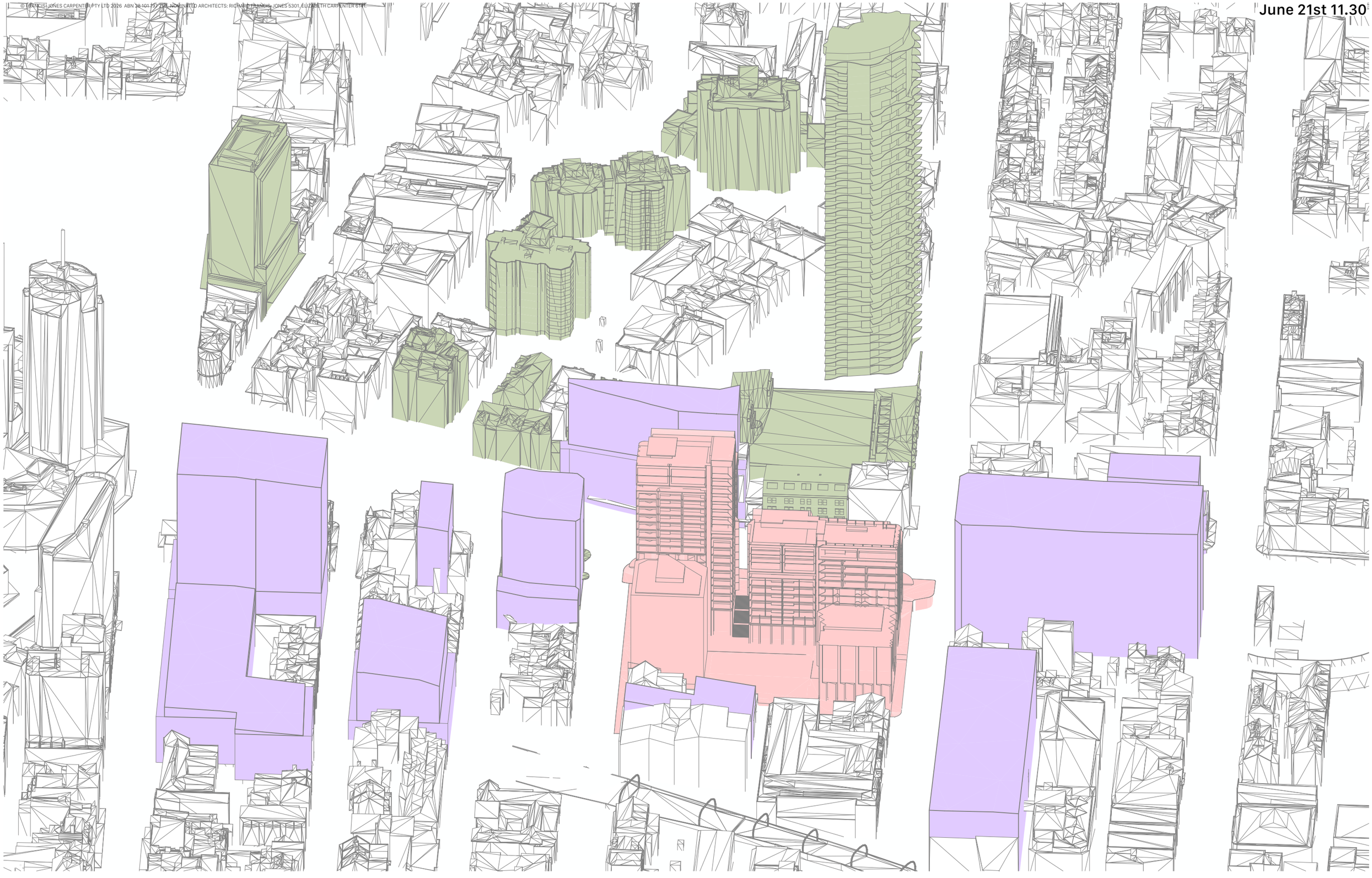

For Information
10/4/2026

DR-06 - Sun eyes view | Control Envelope — June 21st 11.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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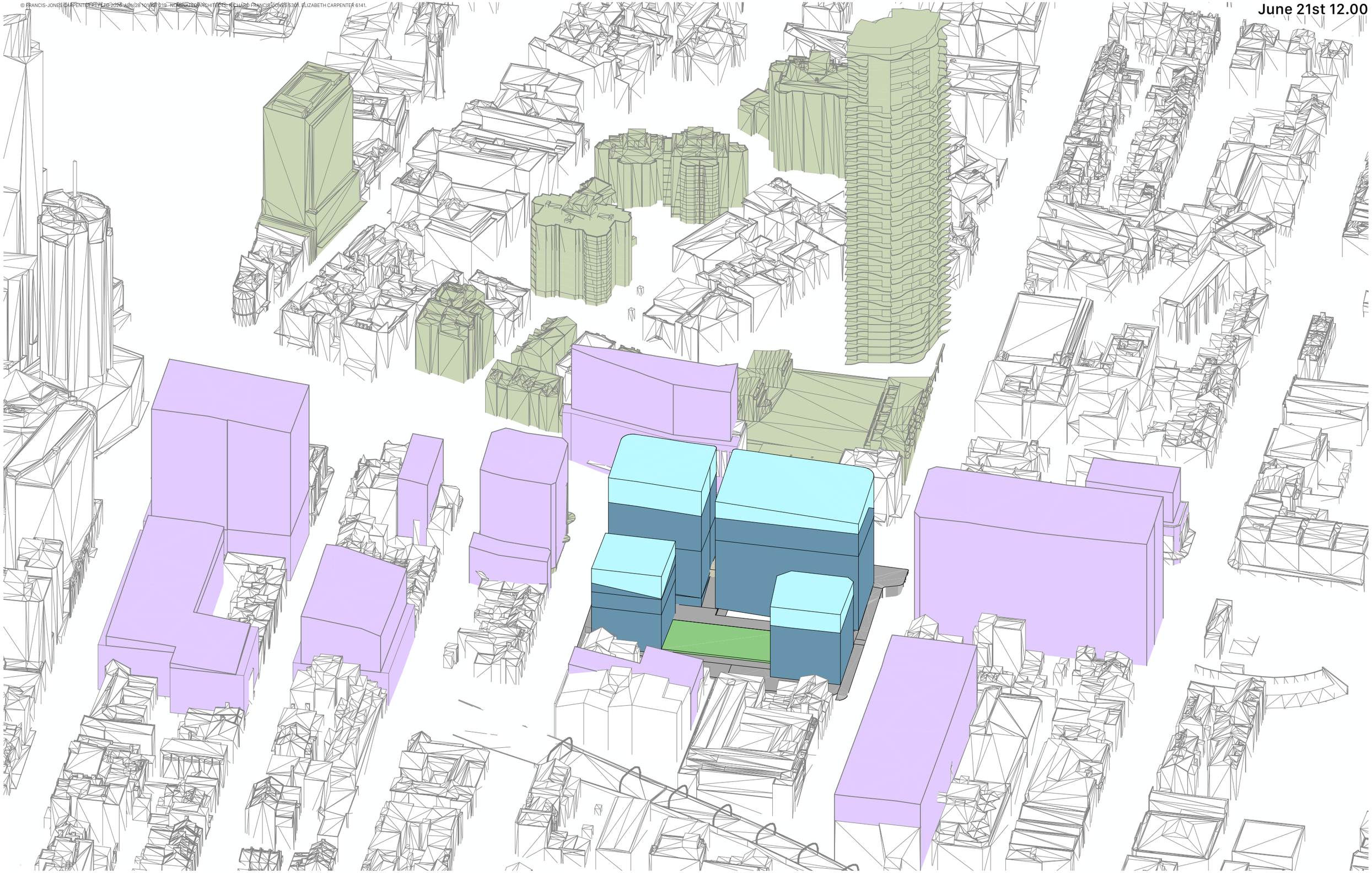
© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 607 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 6301, ELIZABETH CARPENTER 6141.

June 21st 12.00



For Information
10/4/2026

DR-07 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 12.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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For Information
10/4/2026

DR-07 - Sun eyes view | Control Envelope — June 21st 12.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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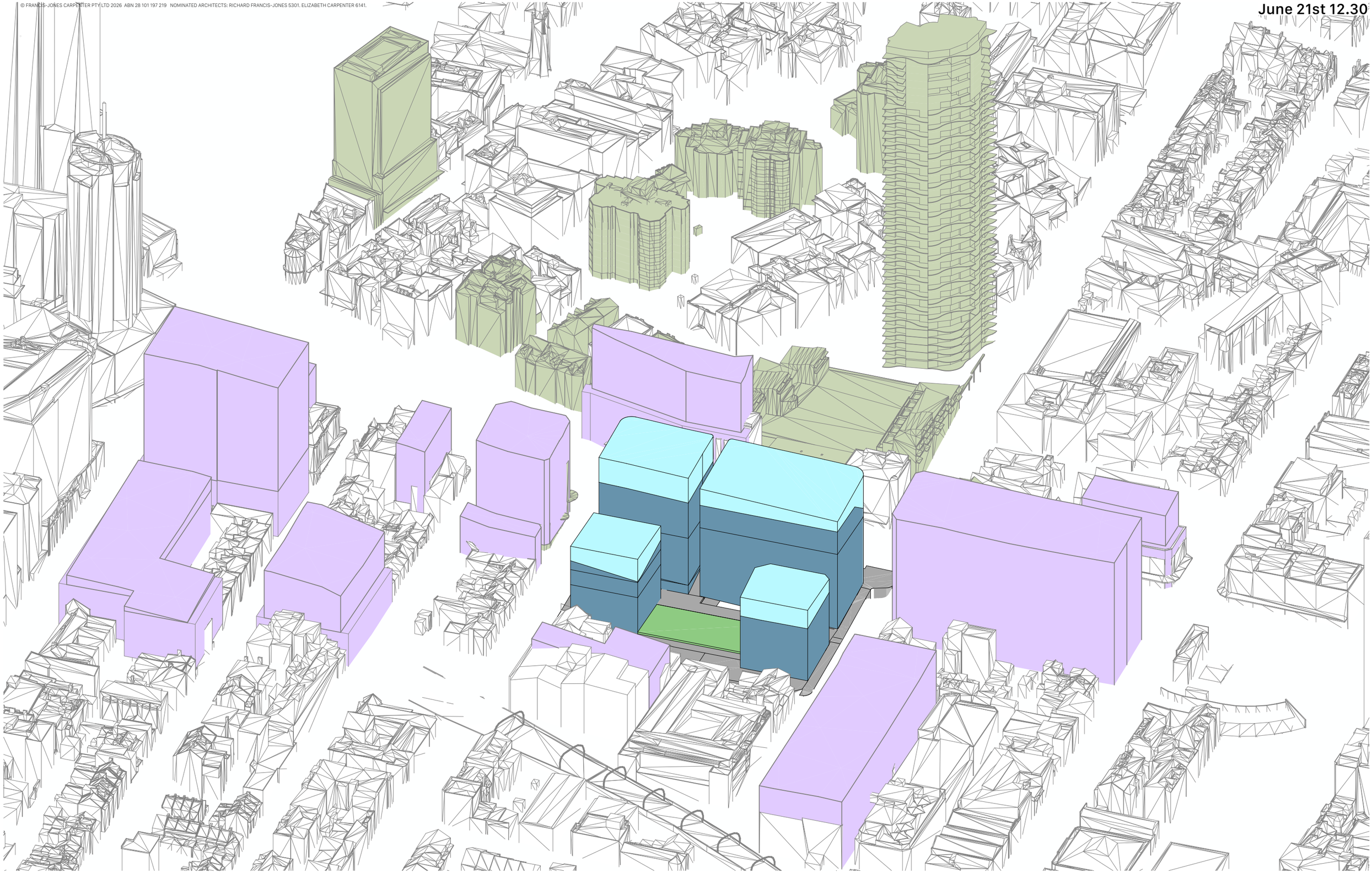
June 21st 12.30



For Information
10/4/2026

DR-08 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 12.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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June 21st 12.30



For Information
10/4/2026

DR-08 - Sun eyes view | Control Envelope — June 21st 12.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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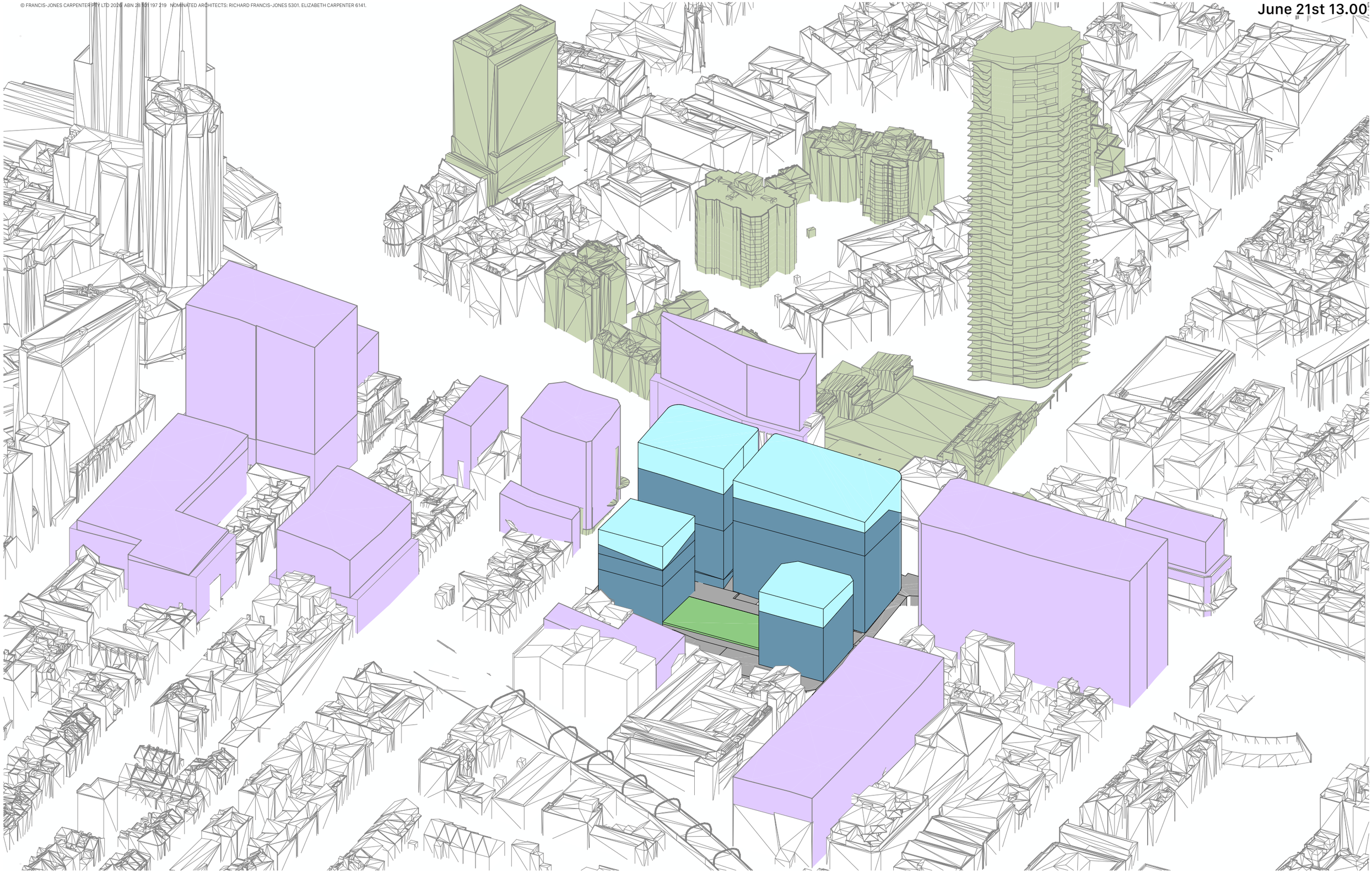
June 21st 13.00



For Information
10/4/2026

DR-09 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 13.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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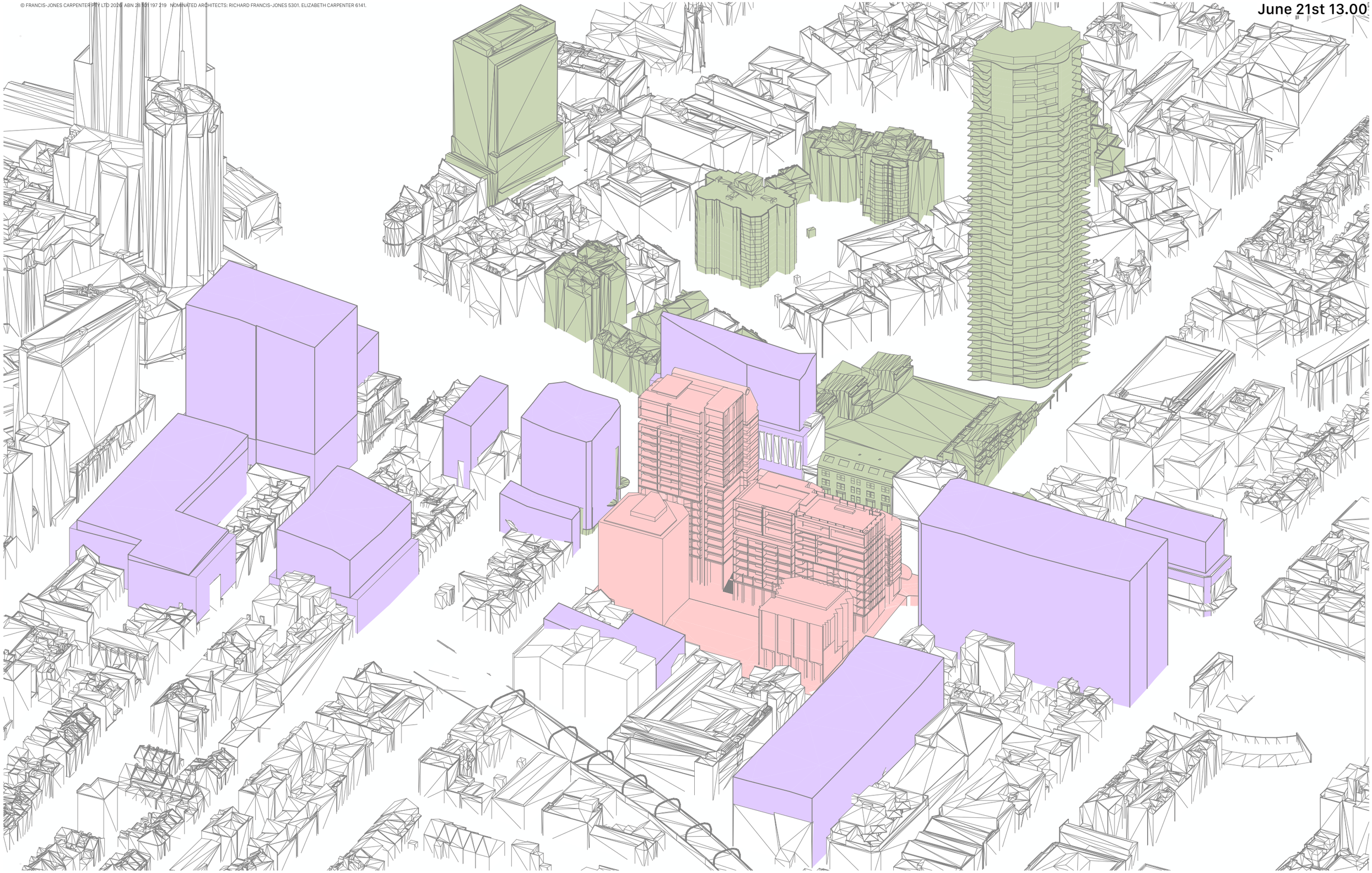
June 21st 13.00



For Information
10/4/2026

DR-09 - Sun eyes view | Control Envelope — June 21st 13.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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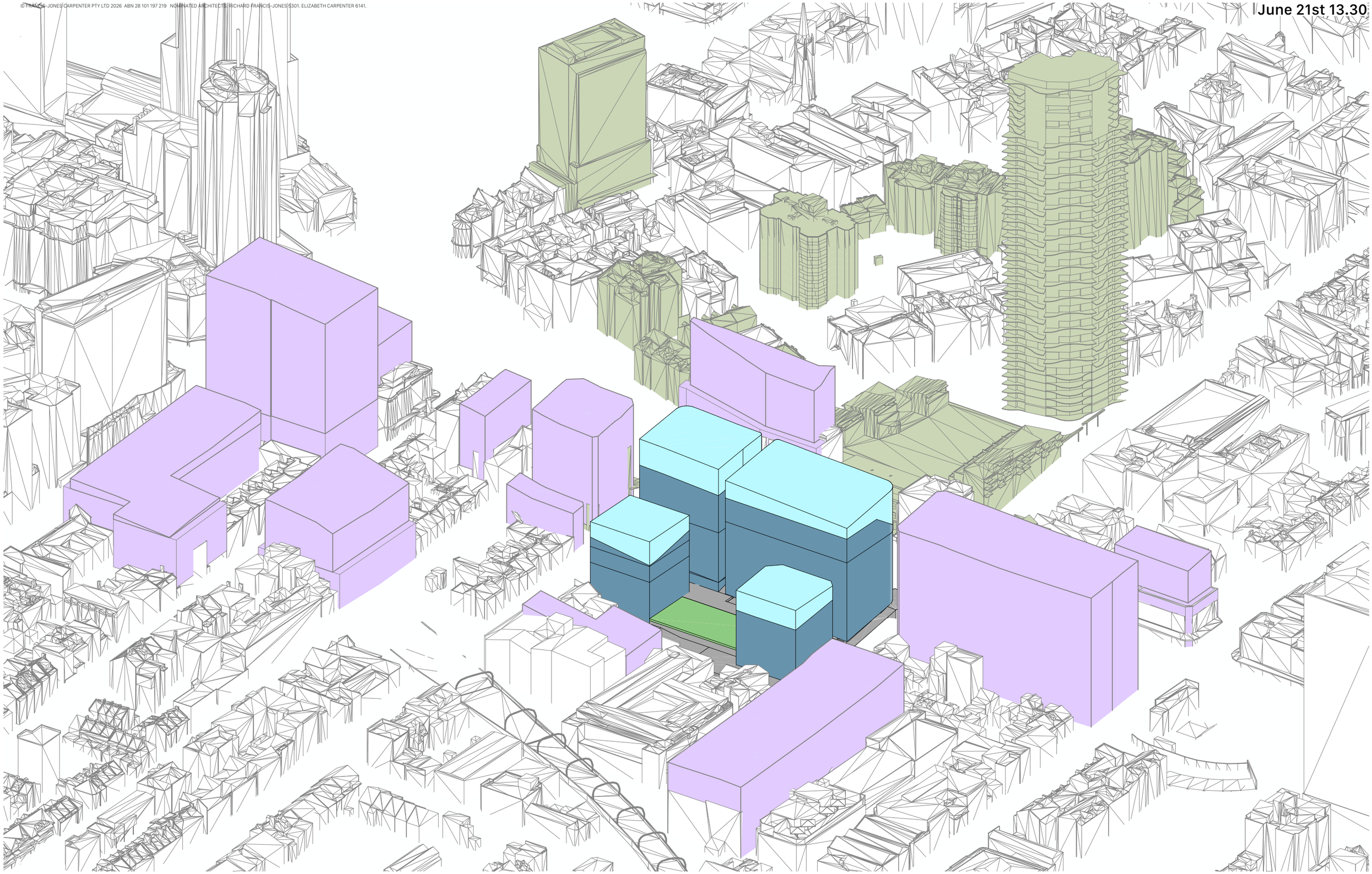
June 21st 13.30



For Information
10/4/2026

DR-10 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 13.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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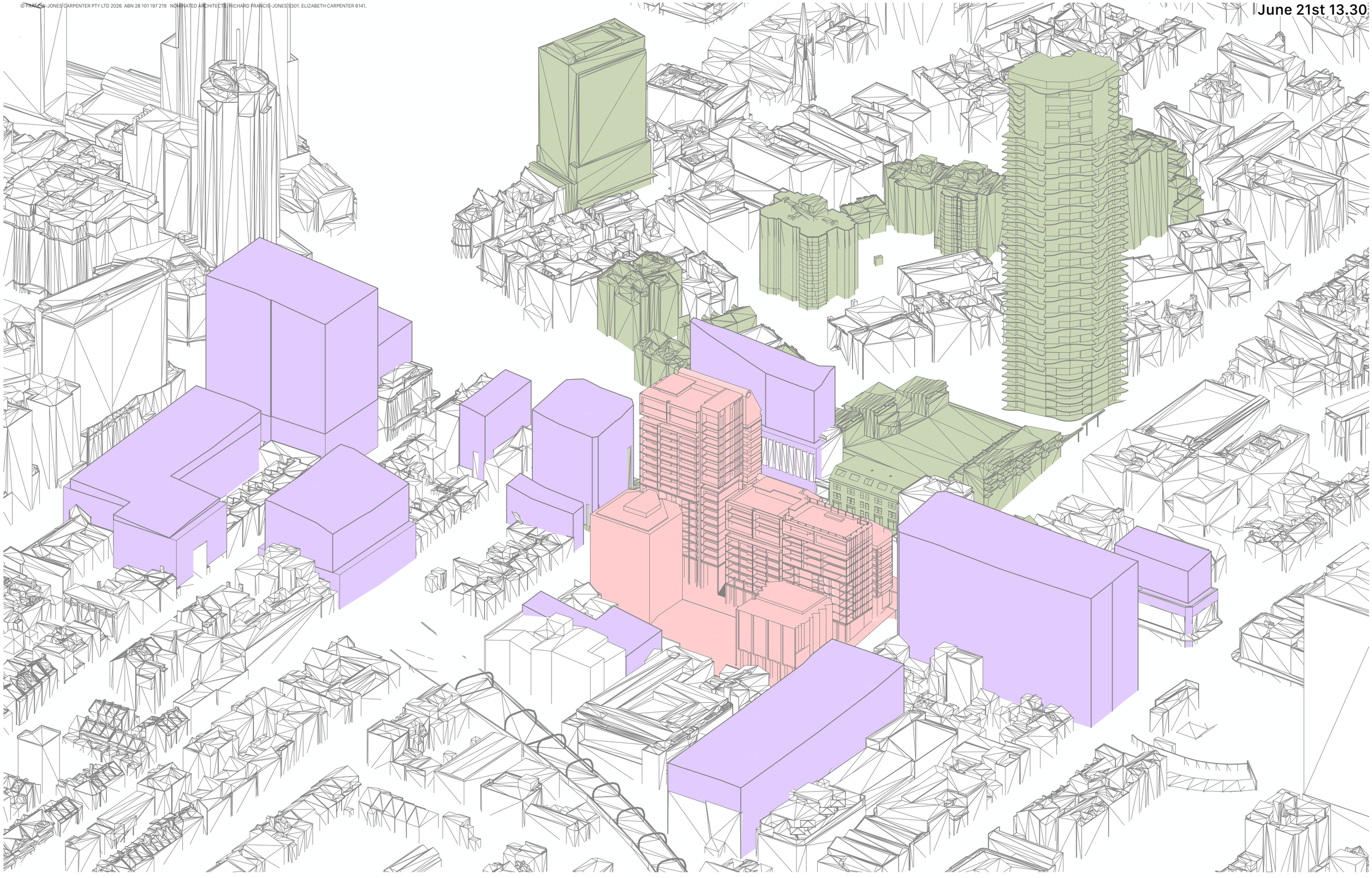
June 21st 13.30



For Information
10/4/2026

DR-10 - Sun eyes view | Control Envelope — June 21st 13.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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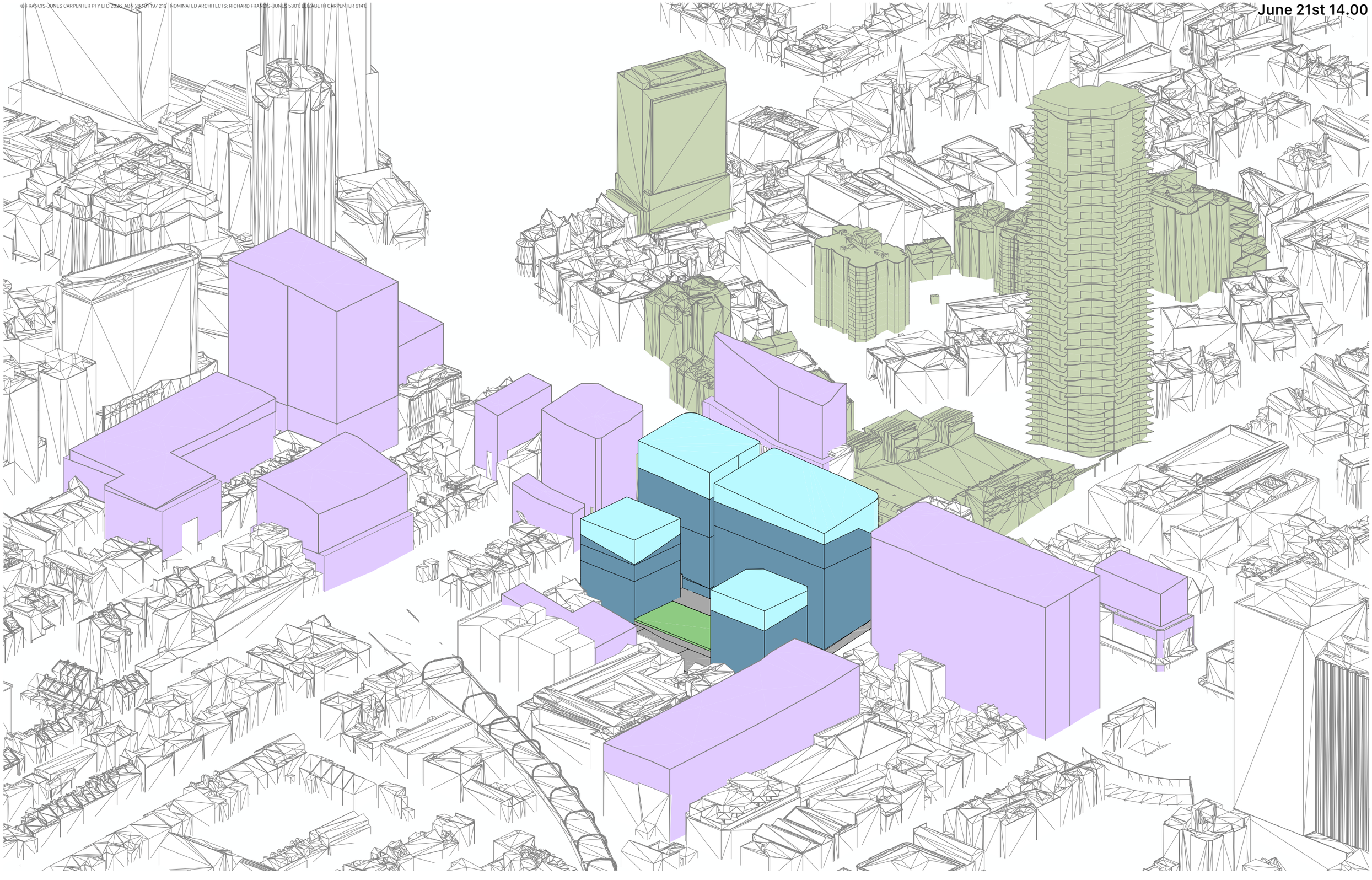
June 21st 14.00



For Information
10/4/2026

DR-11 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 14.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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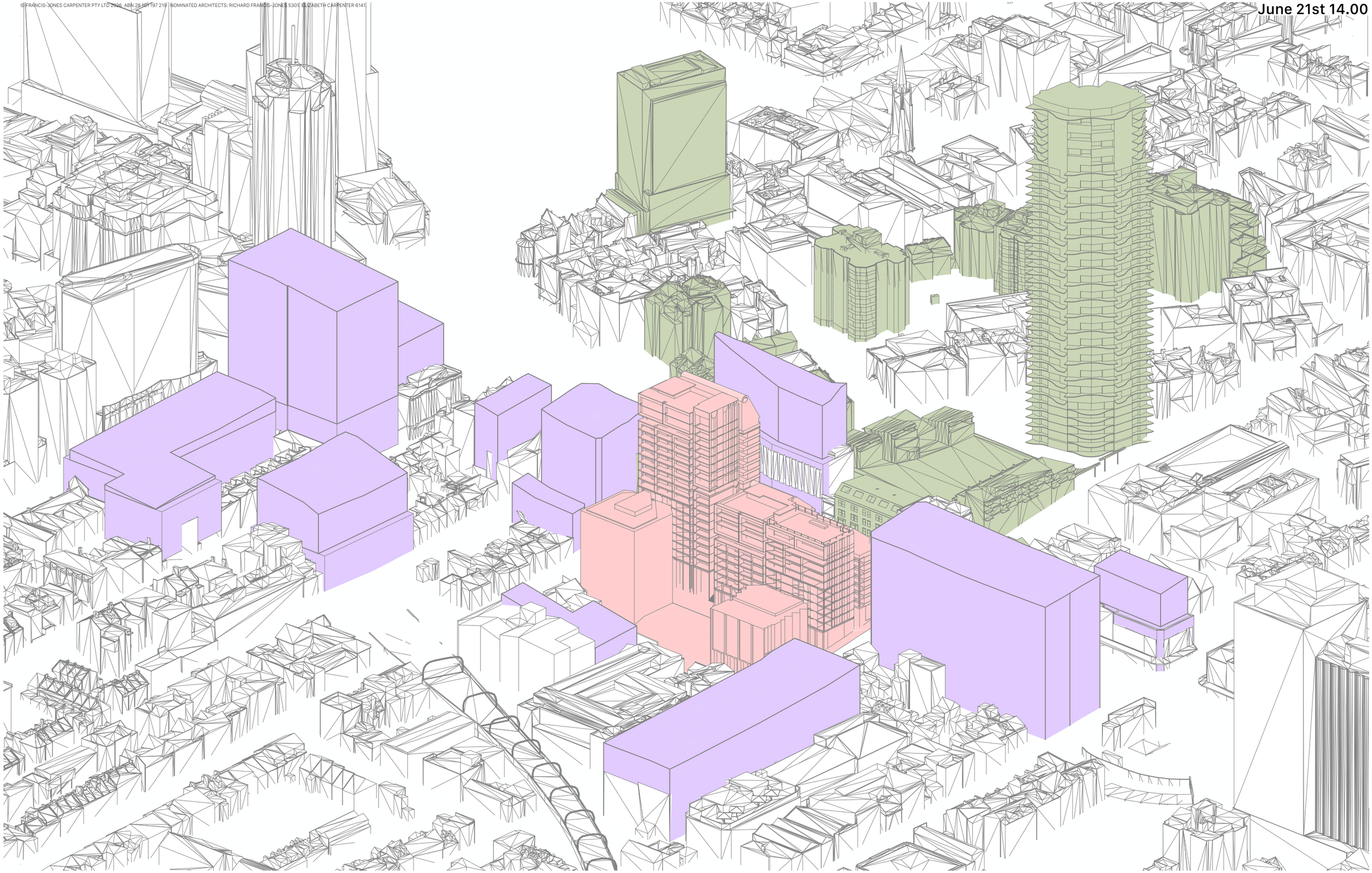
June 21st 14.00



For Information
10/4/2026

DR-11 - Sun eyes view | Control Envelope — June 21st 14.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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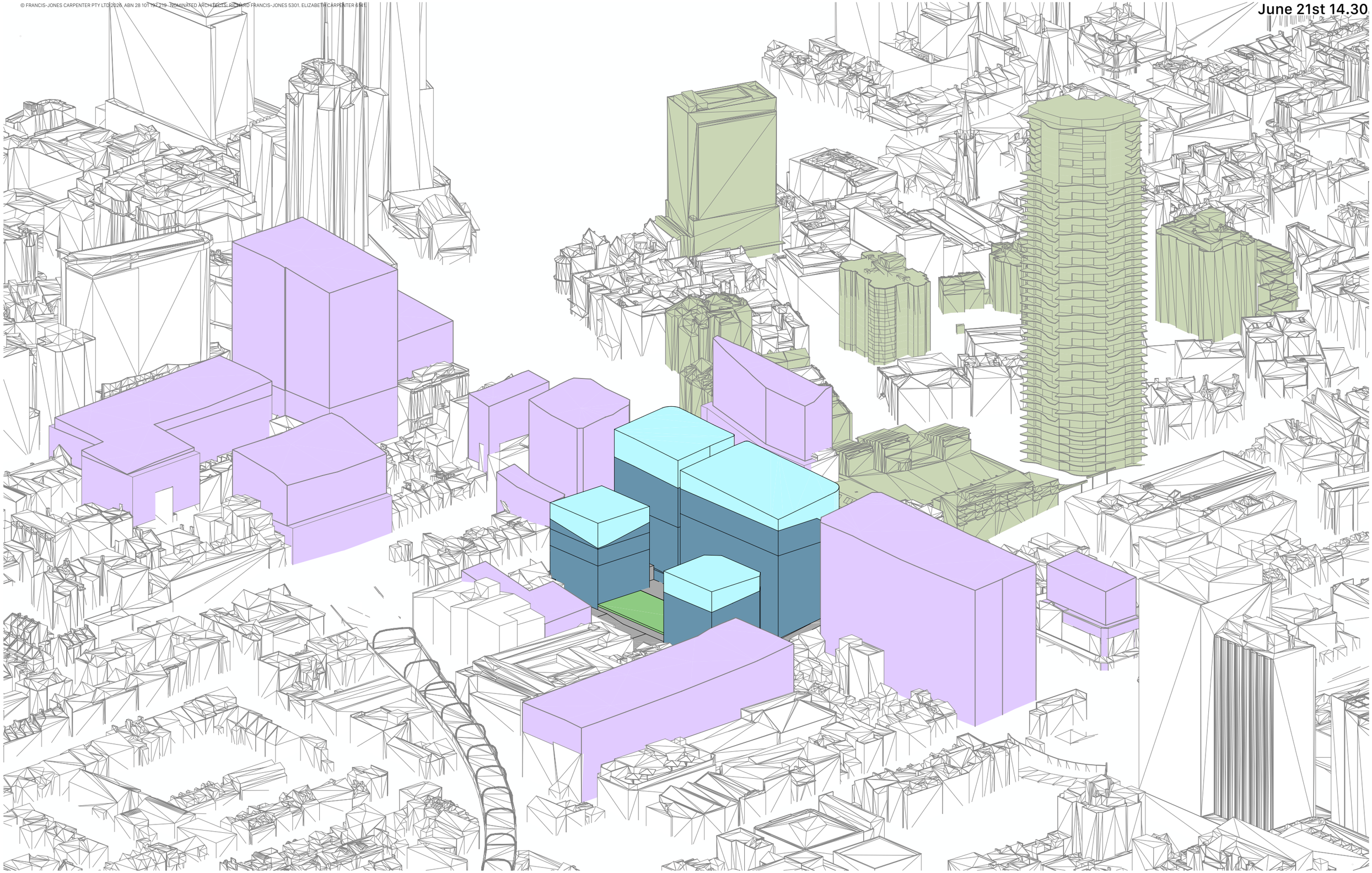
June 21st 14.30



For Information
10/4/2026

DR-12 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 14.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

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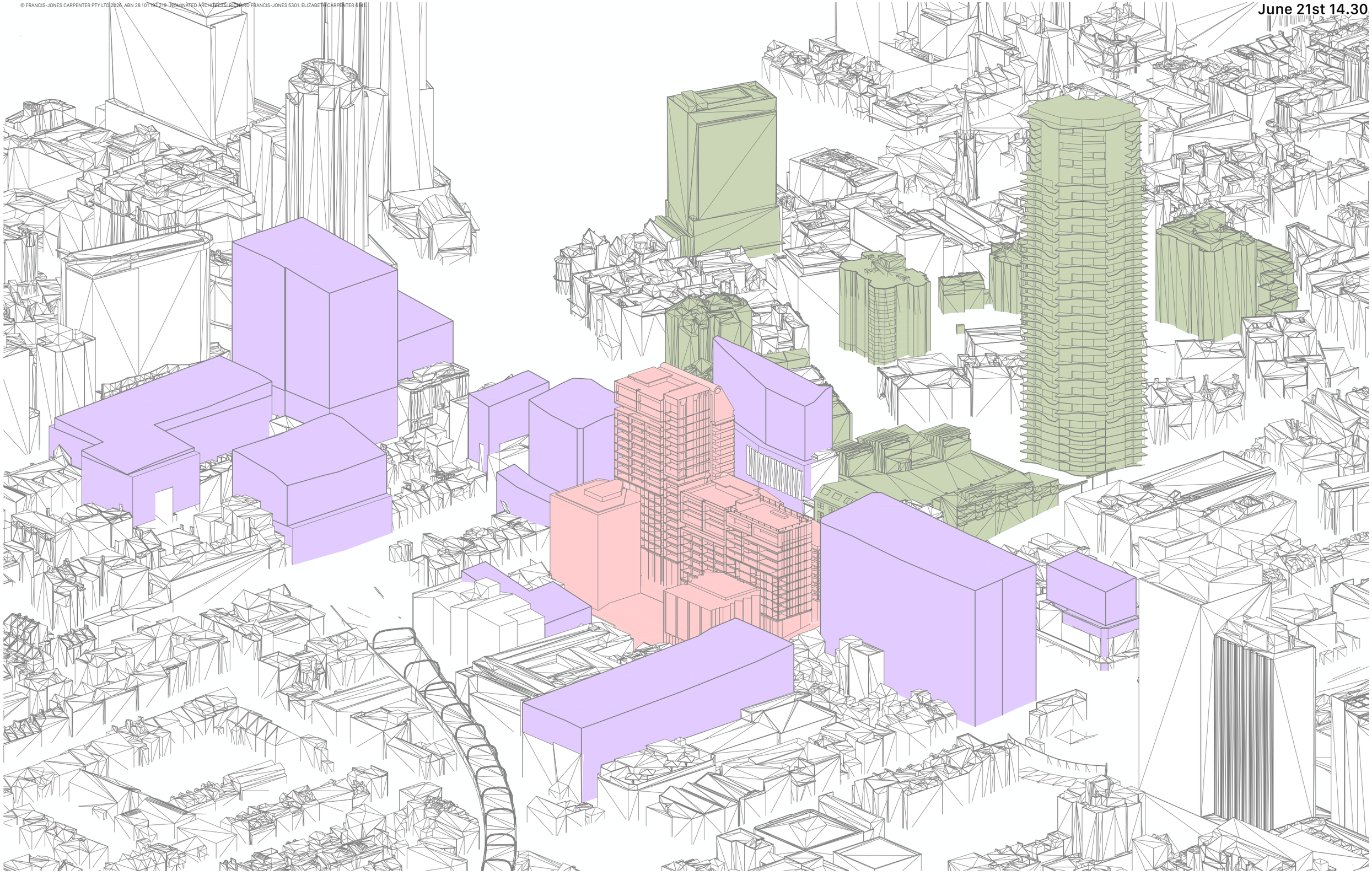
June 21st 14.30



For Information
10/4/2026

DR-12 - Sun eyes view | Control Envelope — June 21st 14.30
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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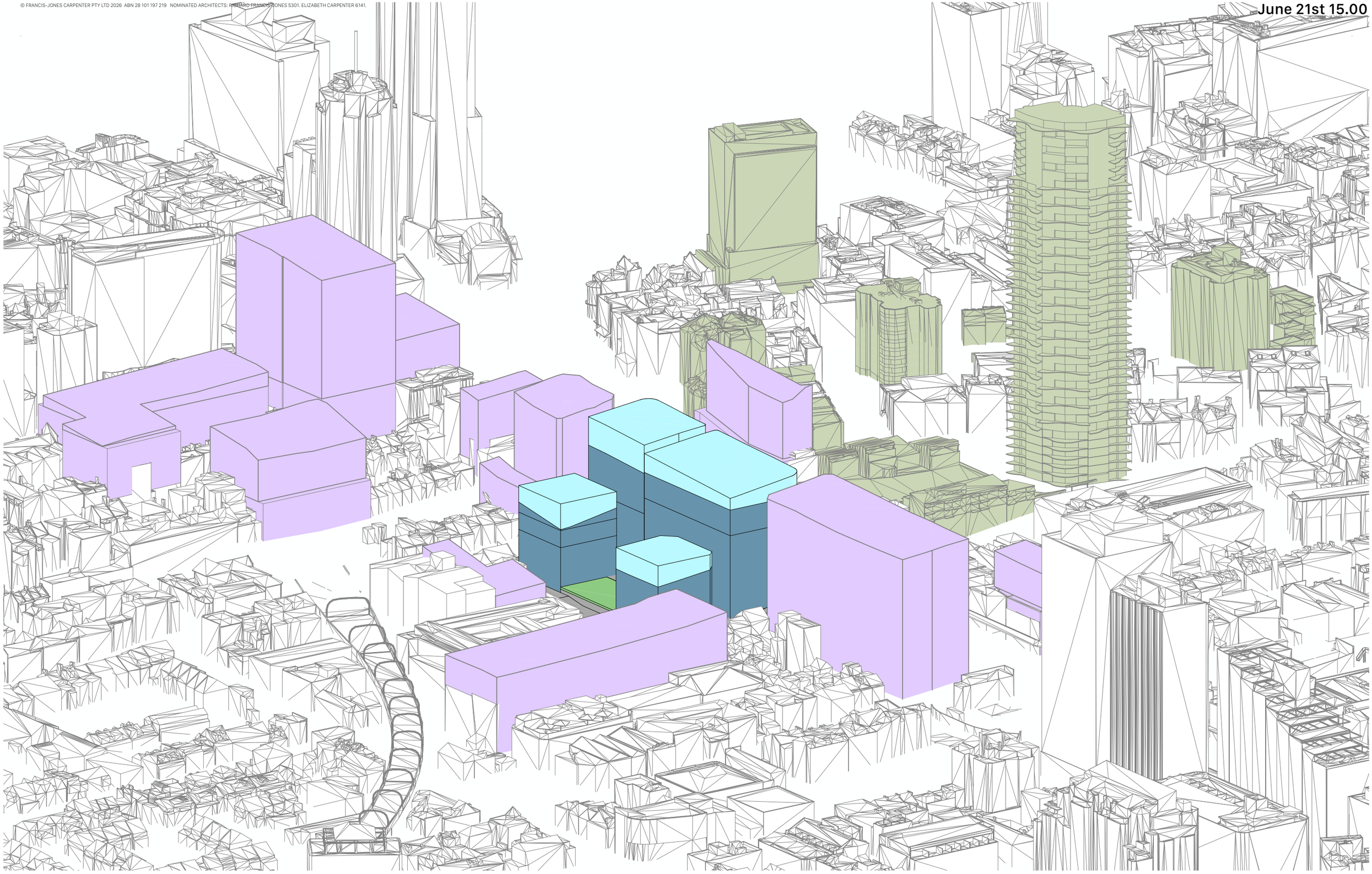
June 21st 15.00



For Information
10/4/2026

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DR-13 - Sun eyes view | 30% uplift building envelope | Control Envelope — June 21st 15.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

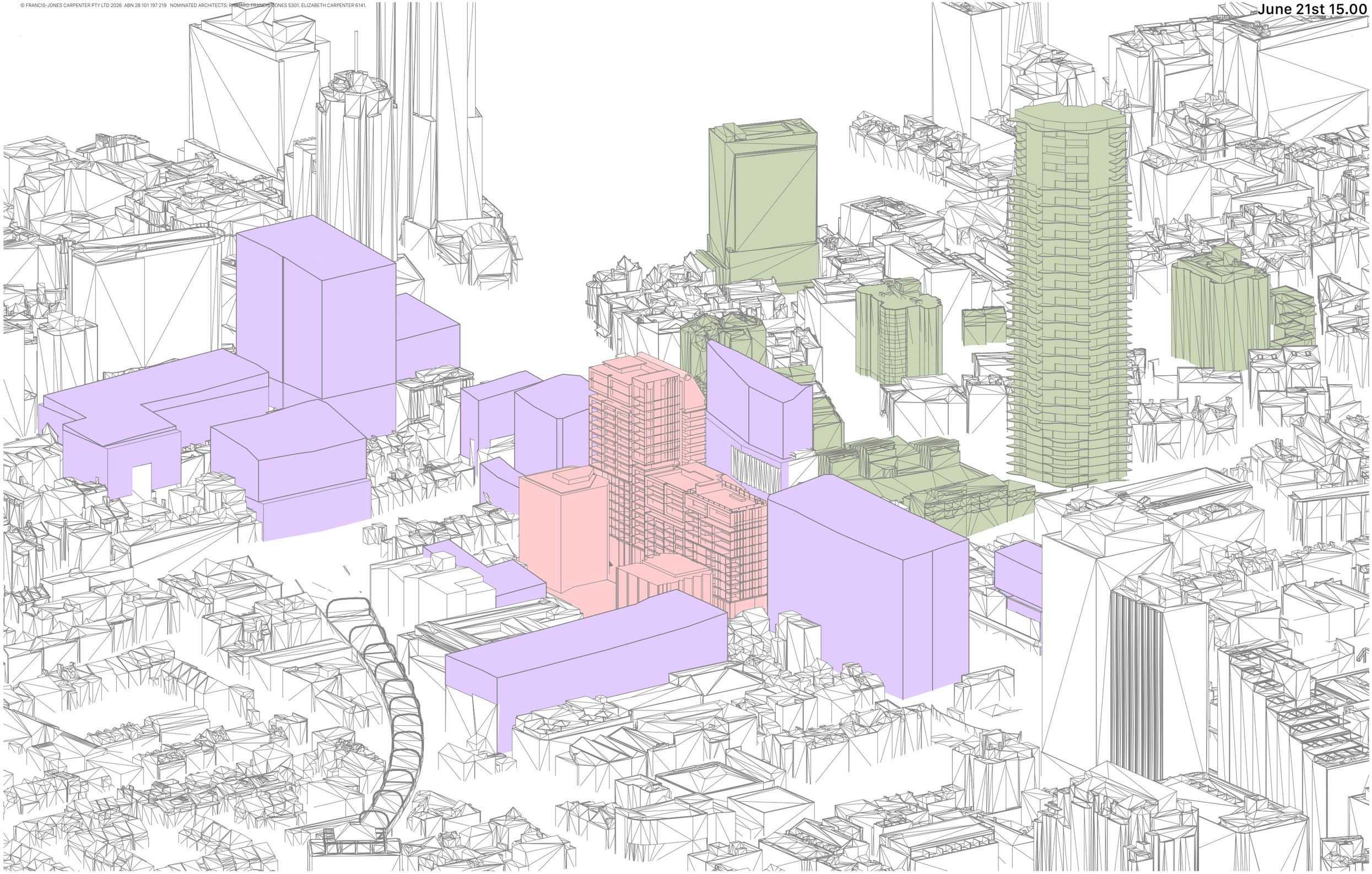
LEGEND

- 30% Uplift
- LEP Envelope
- Existing context
- Downstream residential building
- Future context

Scale
No Scale @ A3

© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301, ELIZABETH CARPENTER 6141.

June 21st 15.00



For Information
10/4/2026

DR-13 - Sun eyes view | Control Envelope — June 21st 15.00
Rebel Property, HSN Property Group and Phoenix Property Investors — 164-172 and 174-194 William St

LEGEND

- Purposed building
- Downstream residential building
- Existing context
- Future context

Scale
No Scale @ A3

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