



BASIX Assessment Report
164-172 & 174-194 William Street,
Woolloomooloo, NSW 2011
Metis Group Pty Ltd

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Revision History

Revision	Reference	Description	Author	Checked By	Date
1.0	P190016	BASIX Assessment for SSDA	Suparoj Namsakulcharoendee	Luke Williams	2 nd June 2026

Confidentiality & Liability

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1 Executive Summary

Aspire Sustainability Consulting has been engaged to conduct a BASIX assessment regarding the proposed development located at 164-172 & 174-194 William Street, Woolloomooloo, NSW 2011.

BASIX applies to residential developments across New South Wales (NSW) and sets minimum performance requirements across key areas such as building fabric, energy and water efficiency of appliances, and central building systems. Embodied emissions requirements are currently limited to the disclosure of materials used throughout the development, with no requirement to achieve embodied emissions reduction targets.

This report is intended to assist with the implementation of BASIX performance requirements for the proposed development and should be read in conjunction with the BASIX Certificate.

The following table summarises the key project details, including site address, Local Government Area, development scale, and associated carpark provisions.

Table 1: Project Summary

Item	Details
Project Name	164-194 William Street
Street Address	164-172 William Street, Woolloomooloo, NSW 2011
Local Government Area	SYDNEY
Plan type and plan number	Deposit Plan 1049805
Lot no.	52
Section no.	-
No. of residential flat buildings	3
No. of dwellings	235
Site area (m ²)	6,414.00
Roof area (m ²)	2,193.69
Non-residential area (m ²)	1,653.18
Residential car spaces	327
Non-residential car spaces	13

BASIX certificate (1810767M_05) has been generated that contains water, energy & thermal performance requirements for the building to implement in detailed design. BASIX Scores achieved per category are summarised below.

Table 2: BASIX Scores

BASIX Parameters	Target	Score
Water	40	51
Energy	63	66
Thermal Comfort	Pass	Pass
Material	N/A	N/A

The following sections provide a summary of design initiatives adopted in the development to achieve or exceed the required BASIX targets.

2 Project Description

The proposed development is located at 164-172 & 174-194 William Street, Woolloomooloo, NSW 2011, and comprises a mixed-use development incorporating four towers: the Forbes Street Building, Dowling Street Building, William East Building, and William West Building. The development includes up to 21 levels above ground, with all buildings sharing two basement levels. The proposal also includes associated basement parking, retail, commercial spaces, and residential areas.



Figure 1: Site Layout

2.1. Information Sources

- Architectural drawings: Issue for SSDA, dated 24/04/2026.

3 BASIX Water

The water efficiency performance of the proposed development has been assessed using the BASIX v4.03 online assessment tool. This assessment calculates the developments water use associated with landscape design, water fixtures efficiency, fire systems and pool/sauna whilst factoring in offsets from rainwater reuse for dwellings and common areas.

Initiatives proposed to achieve BASIX water requirements have been summaries below:

Table 3: BASIX Water Requirements

Summary of Water Requirements: Common Areas		
Category	Item	Description
Water	Fixtures	>4.5 but ≤6 L/min common shower 4 star common toilets 5 star common taps
	Appliances	No common laundry facility
	Landscape - Common	0m ² Common area lawn 1,511m ² Common area garden including 6m ² Area of indigenous or low water use species
	Rainwater Tank	20kL RW tank Served by 500m ² roof area, 0m ² impervious area and 0m ² planter box area Serving 1,511m ² common landscape and 0 car wash bay
	Fire Sprinkler System	Re-use of fire system test water is required
	Pool	No Pool
	Spa	1701E: 2.50kL Outdoor Spa Spa cover provided No shaded 1702E: 2.50kL Outdoor Spa Spa cover provided No shaded 802W: 2.50kL Outdoor Spa Spa cover provided No shaded
Summary of Water Requirements: Residential Dwellings		
Category	Item	Description
Water	Fixtures	>4.5 but ≤6 L/min showers 4 star toilets 5 star taps kitchen taps 5 star taps bathroom taps No HW recirculation on demand
	Appliances	4 star dishwashers 4 star clothes washers specified

4 BASIX Thermal Comfort

The thermal performance of the proposed development has been assessed using BERS v5.2.6 thermal simulation software. This software has been used to model the Class 2 apartments to calculate annual heating and cooling energy demand.

The following table contains glazing, insulation and ceiling fan requirements for the development to be implemented in detailed design.

Table 4: BASIX Thermal Comfort Requirements

Minimum Glazing Performance Requirements: Typical Glazing for All Levels			
Performance (Total System)	Description	Comment	Location
≤U4.40 SHGC0.40±5%	Double Glazed Neutral / Clear	Awning Glazing & Hinged Doors	All Units unless specified otherwise
≤U4.50 SHGC0.41±5%	Double Glazed Neutral / Clear	Casement Glazing	
≤U3.80 SHGC0.48±5%	Double Glazed Neutral / Clear	Double Hung Glazing	
≤U3.00 SHGC0.50±5%	Double Glazed Neutral / Clear	Fixed Glazing, Sliding Windows & Sliding Doors	
Minimum Glazing Performance Requirements: Glazing Uplift (Thermally Broken)			
Performance (Total System)	Description	Comment	Location
≤U3.20 SHGC0.48±5%	Thermally Broken Neutral / Clear	Double Hung Glazing	Units: 105E, 205E, 305E, 405E, 505E, 605E, 705E, 109W, 209W, 309W, 405W, 505W, & 605W
≤U2.40 SHGC0.50±5%	Thermally Broken Neutral / Clear	Fixed Glazing & Sliding Doors	

Minimum Insulation Performance Requirements:		
Construction Element	Description	Location
Metal Roof & Plasterboard Ceiling <i>Medium Colour Roof</i>	$\geq R1.20$ with reflective backing facing cavity/ceiling void $\geq 20\text{mm}$	Units: 607W, 701W, 704W, 801W, 802W, 1503E, 1601E, 1602E, 1701E, & 1702E
	$\geq R2.50$	
Concrete Roof Exposed to Outside Above <i>Medium Colour Roof</i>	Waterproof membrane	All units where exposed above
	$\geq R2.50$ with reflective backing facing cavity/ceiling void $\geq 20\text{mm}$	
External Walls <i>Metal Cladding/Precast Concrete - Medium Colour (as shown on elevations)</i>	$\geq R2.70$ with reflective backing facing wall cavity $\geq 20\text{mm}$	Units: 105E, 205E, 305E, 405E, 505E, 605E, 705E, M07W, 109W, 209W, 309W, 405W, 505W, & 605W
	$\geq R2.50$	Remaining Units
Floor Slab <i>Suspended Slab over Unconditioned spaces and Outside Air</i>	$\geq R1.00$	Units: 203F, 205F, 1502E, UG01W, UG02W, UG03W, & UG04W
Floor Slab <i>Slab on Ground</i>	$\geq R1.00$	Units: G01D & G02D
Internal Walls	No Insulation	All units
Intertenancy Walls & Walls to Corridor/Risers	$\geq R1.00$	All units
Walls to Lifts, & Fire Stairs	$\geq R0.50$	All units

Floor Coverings	Tile to Wet Rooms Carpet and Underlay to Bedrooms & Glazed Common Areas Timber to All Other Areas	All units
Ceilings	Plasterboard Ceiling	All units
Ceiling Penetrations	No RCPs provided with current assessment. Following assumptions have been made per BASIX default values: - 1 x LED Downlight allocated per 5m ² - 1 x Exhaust Fan per wet area and kitchen	All units
Ceiling Fans	1 x 1200mm ceiling fan required to Kitchen & Living	Unit: 303F
	No Ceiling Fan required	Remaining Units
Other Modelling Assumptions		
All modelled downlights are assumed to be sealed LEDs, with 50 mm insulation clearance to either side of the fixture Insulation clearance of 50 mm has been modelled around ceiling penetrations and kitchen/living exhausts, and 0 mm for wet area exhausts All glazing with fall risk is assumed to have window restrictors installed.		

Refer to Appendix A for a thermal markup listing out floor and ceiling insulation locations and ceiling fan requirements.

4.1 Thermal Construction requirements

The following thermal construction and thermal break requirements must be implemented in design:

Table 5: Thermal Construction Requirements

Construction	Requirements
Insulation must be installed in compliance with AS/NZS 4859.1:	- Adjoining insulation must abut / overlap and butt up against studs, joists, noggins, etc. Where the insulation must be against the member; - It must form a continuous barrier & must not interfere with services or fittings; & - Do not affect the safe or effective operation of a service or fitting.
Reflective insulation must be installed with:	- The necessary airspace to achieve the required R-Value between the reflective side of the insulation and the building lining or cladding; - The reflective insulation closely fitted against any penetration, door or window opening; - The reflective insulation is adequately supported by framing members; & - Each adjoining sheet must either overlap not less than 50mm or be taped together.
Bulk insulation must be installed so that:	- It maintains its position and thickness, other than where it is compressed between cladding and supporting members, water pipes, electrical cabling, or the like; & - In a ceiling, where there is no bulk insulation or reflective insulation in the wall beneath, it overlaps the wall by not less than 50mm.
Thermal properties:	Roof, ceiling, wall and floor materials, and associated surfaces are deemed to have the thermal properties listed in Specification 36 of NCC 2022.

Table 6: Thermal Breaks

Building Element	Requirements
Roofs	A roof that has metal sheet roofing fixed to metal purlins, metal rafters or metal battens and does not have a ceiling lining or has a ceiling lining fixed directly to those metal purlins, metal rafters or metal battens: <u>Must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed at all points of contact between the metal sheet roofing and its supporting metal purlins, metal rafters or metal battens.</u>
Walls	A wall that does not have a wall lining or has a wall lining that is fixed directly to the same metal frame and has lightweight external cladding such as weatherboards, fibre-cement or metal sheeting fixed to a metal frame: <u>Must have a thermal break, consisting of a material with an R-Value of not less than R0.2, installed at all points of contact between the external cladding and the metal frame.</u>

5 BASIX Energy

The energy efficiency performance of the proposed development has been assessed under BASIX v4.03 online assessment tool. This assessment calculates energy use associated with lighting, ventilation, hot water system, appliances and PV system for dwellings and common areas.

Initiatives proposed to achieve BASIX energy requirements have been summaries below:

Table 7: BASIX Energy Requirements

Summary of Energy Requirements: Common Areas		
Category	Item	Description
Energy	Lighting Type	LED required throughout
	Lighting Control	<i>Please refer to BASIX Report for detailed requirements</i>
	Ventilation	
	Lifts	Gearless traction with VVVF motors and regenerative drive required Lift Load Capacity $\geq 1,001$ kg but $\leq 1,500$ kg
	Hot Water	Central Electric Heat Pump - Air-sourced R1.0 Piping insulation internal and external to building $3.5 < COP \leq 4.0$
	Spa	No Common Spa
	Pool	No Common Pool
	Solar PV	50kW PV system required
	Other	BMS No common area clothes drying line No common laundry No common clothes dryer No common laundry facility

Summary of Energy Requirements: Residential Dwellings		
Category	Item	Description
Energy	Exhaust Fans	Kitchen, Laundry & bathroom fans individually ducted to façade or roof manual on/off
	HVAC	Individual cooling and heating systems to living and bedroom areas: 1-phase ducted air-conditioning system EER 3.0-3.5
	Lighting	Sealed LED lighting throughout
	Hot Water	Centralised Hot Water: Electric Heat Pump - Air-sourced
	Spa	1701E: Electric Heat Pump Pump Controlled by Timer 1702E: Electric Heat Pump Pump Controlled by Timer 802W: Electric Heat Pump Pump Controlled by Timer
	Appliances	Induction cooktops & electric ovens 4 star dishwashers 2.5 star dryers specified
	Other	No Indoor clothes drying line provided No Outdoor Private clothes drying line provided

6 BASIX Commitments – Common Areas

Common area ventilation and lighting control requirements are summarised in Tables 8 & 9.

Table 8: BASIX Common Area Ventilation Requirements

Common area	Ventilation system type	Ventilation efficiency measure
Lift bank (No. 1)	-	-
Lift bank (No. 2)	-	-
Lift bank (No. 3)	-	-
Lift bank (No. 4)	-	-
PL - RL East Resi Bin Holding Room	ventilation exhaust only	-
PL Resi Bulky Waste	ventilation exhaust only	-
PL West Resi Bin Holding Room	ventilation exhaust only	-
RL GBR	ventilation exhaust only	-
UG-L17 GBR	ventilation exhaust only	-
UG Tem Bin Holding	air conditioning system	time clock or BMS controlled
B01 CP Exhaust plant	ventilation (supply + exhaust)	thermostatically controlled
PL Loading Dock	ventilation supply only	thermostatically controlled
RL Fire Tank Room	ventilation supply only	thermostatically controlled
RL Plenum	ventilation supply only	thermostatically controlled
RL Plant/Store	ventilation supply only	thermostatically controlled
UG Fire Control Room	ventilation supply only	thermostatically controlled
UG-L7 AC Plant Room	ventilation supply only	thermostatically controlled
L6 Condenser	ventilation supply only	thermostatically controlled
UG Plant/Store	ventilation supply only	thermostatically controlled
B01 DHW storage tank	ventilation supply only	time clock or BMS controlled
B01 Hot water pump	ventilation supply only	time clock or BMS controlled
B01 Tank	no mechanical ventilation	-
PL FOGO	no mechanical ventilation	-

Common area	Ventilation system type	Ventilation efficiency measure
PL DDA	ventilation exhaust only	time clock or BMS controlled
PL WC	ventilation exhaust only	time clock or BMS controlled
PL Delivery Store	ventilation supply only	time clock or BMS controlled
PL Dock Manager	air conditioning system	time clock or BMS controlled
RL Airlock	no mechanical ventilation	-
UG William Resi Lobby	air conditioning system	time clock or BMS controlled
UG William Lift Lobby	air conditioning system	time clock or BMS controlled
PL - UG Corridor	ventilation supply only	time clock or BMS controlled
Lobby other than GF	ventilation supply only	time clock or BMS controlled
Lift bank (No. 5)	-	-
UG Common Room	air conditioning system	time clock or BMS controlled
PL Communal Gym	air conditioning system	time clock or BMS controlled
UG Dowling Resi Lobby	air conditioning system	time clock or BMS controlled
B01 Community Meeting	ventilation supply only	thermostatically controlled
B01 CP SA Plant	ventilation supply only	thermostatically controlled
RL-L2 Service Room	ventilation supply only	thermostatically controlled
B01 Bright Bin Room	ventilation exhaust only	time clock or BMS controlled
B01 FOGO	no mechanical ventilation	-
B01 Rainwater Reuse	no mechanical ventilation	-
UG Forbes Resi Lobby	air conditioning system	time clock or BMS controlled
B01-B04 Car Parking	ventilation (supply + exhaust)	carbon monoxide monitor + VSD fan
PL Amenity	air conditioning system	time clock or BMS controlled
PL Media room	air conditioning system	time clock or BMS controlled
PL Piano room	air conditioning system	time clock or BMS controlled
PL Parents room	ventilation exhaust only	thermostatically controlled
B01 Main Elec Switch Room	ventilation exhaust only	thermostatically controlled

Common area	Ventilation system type	Ventilation efficiency measure
B01 Comms	ventilation exhaust only	thermostatically controlled
B01-B04 Bike Store	no mechanical ventilation	-
B01 Grease Arrestor	ventilation exhaust only	time clock or BMS controlled

Table 9: BASIX Common Area Lighting Requirements

Common area	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
Lift bank (No. 1)	light-emitting diode	connected to lift call button	no
Lift bank (No. 2)	light-emitting diode	connected to lift call button	no
Lift bank (No. 3)	light-emitting diode	connected to lift call button	no
Lift bank (No. 4)	light-emitting diode	connected to lift call button	no
PL - RL East Resi Bin Holding Room	light-emitting diode	motion sensors	no
PL Resi Bulky Waste	light-emitting diode	motion sensors	no
PL West Resi Bin Holding Room	light-emitting diode	motion sensors	no
RL GBR	light-emitting diode	motion sensors	no
UG-L17 GBR	light-emitting diode	motion sensors	no
UG Tem Bin Holding	light-emitting diode	motion sensors	no
B01 CP Exhaust plant	light-emitting diode	motion sensors	no
PL Loading Dock	light-emitting diode	manual on / manual off	no
RL Fire Tank Room	light-emitting diode	manual on / manual off	no
RL Plenum	light-emitting diode	manual on / manual off	no
RL Plant/Store	light-emitting diode	manual on / manual off	no
UG Fire Control Room	light-emitting diode	manual on / manual off	no
UG-L7 AC Plant Room	light-emitting diode	manual on / manual off	no
L6 Condenser	light-emitting diode	manual on / manual off	no

Common area	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
UG Plant/Store	light-emitting diode	manual on / manual off	no
B01 DHW storage tank	light-emitting diode	manual on / manual off	no
B01 Hot water pump	light-emitting diode	manual on / manual off	no
B01 Tank	light-emitting diode	manual on / manual off	no
PL FOGO	light-emitting diode	manual on / manual off	no
PL DDA	light-emitting diode	motion sensors	no
PL WC	light-emitting diode	motion sensors	no
PL Delivery Store	light-emitting diode	motion sensors	no
PL Dock Manager	light-emitting diode	motion sensors	no
RL Airlock	light-emitting diode	motion sensors	no
UG William Resi Lobby	light-emitting diode	motion sensors	no
UG William Lift Lobby	light-emitting diode	motion sensors	no
PL - UG Corridor	light-emitting diode	motion sensors	no
Lobby other than GF	light-emitting diode	motion sensors	no
Lift bank (No. 5)	light-emitting diode	connected to lift call button	no
UG Common Room	light-emitting diode	motion sensors	no
PL Communal Gym	light-emitting diode	motion sensors	no
UG Dowling Resi Lobby	light-emitting diode	motion sensors	no
B01 Community Meeting	light-emitting diode	manual on / manual off	no
B01 CP SA Plant	light-emitting diode	manual on / manual off	no
RL-L2 Service Room	light-emitting diode	manual on / manual off	no
B01 Bright Bin Room	light-emitting diode	motion sensors	no
B01 FOGO	light-emitting diode	manual on / manual off	no
B01 Rainwater Reuse	light-emitting diode	manual on / manual off	no
UG Forbes Resi Lobby	light-emitting diode	motion sensors	no
B01-B04 Car Parking	light-emitting diode	zoned switching with motion sensor	no
PL Amenity	light-emitting diode	motion sensors	no
PL Media room	light-emitting diode	motion sensors	no

Common area	Primary type of artificial lighting	Lighting efficiency measure	Lighting control system/ BMS
PL Piano room	light-emitting diode	motion sensors	no
PL Parents room	light-emitting diode	motion sensors	no
B01 Main Elec Switch Room	light-emitting diode	manual on / manual off	no
B01 Comms	light-emitting diode	manual on / manual off	no
B01-B04 Bike Store	light-emitting diode	motion sensors	no
B01 Grease Arrestor	light-emitting diode	manual on / manual off	no

7 BASIX Materials

BASIX material of the proposed development has been assessed using the BASIX 4.03 online assessment tool. This assessment calculates embodied carbon emissions associated with construction materials used in residential development including dwellings and common areas.

Table 10: BASIX Material Requirements

Summary of Requirements: Common Areas and Residential Dwellings			
Element	Construction Type	Insulation	Quantity
Floor	suspended floor above enclosed subfloor, frame: suspended concrete slab	foil-foam composite board	William St Building: 2,032 m ² Forbes St Building: 295 m ² Dowling St Building: 613 m ²
	floors above habitable rooms, frame: suspended concrete slab	None	William St Building: 19,420 m ² Forbes St Building: 2,143 m ² Dowling St Building: 2,910 m ² Others: 8,691.81 m ²
	concrete slab on ground, frame:	None	Others: 3,390.35 m ²
External wall	concrete panel/plasterboard, frame: light steel frame	Fibreglass batts or roll	William St Building: 2,845 m ² Forbes St Building: 1,135 m ² Dowling St Building: 915 m ²
	brick veneer, frame: light steel frame	Fibreglass batts or roll	William St Building: 2,150 m ²
	framed (metal clad), frame: light steel frame	Fibreglass batts or roll	William St Building: 745 m ² Forbes St Building: 125 m ²
	Concrete block/plasterboard, frame: light steel frame	Fibreglass batts or roll	Dowling St Building: 145 m ²
	off form concrete, frame: no frame	None	Others: 3,360.4 m ²
	concrete block/plasterboard, frame: no frame	None	Others: 540 m ²
Internal wall	Plasterboard, frame: light steel frame	None	William St Building: 17,325 m ² Forbes St Building: 2,980 m ² Dowling St Building: 2,435 m ²
	75 mm AAC panel, frame: light steel frame	Fibreglass batts or roll	William St Building: 5,415 m ²

Summary of Requirements: Common Areas and Residential Dwellings			
			Forbes St Building: 965 m ² Dowling St Building: 755 m ²
Ceiling and roof	framed - metal roof, frame: light steel frame	foil backed blanket & Fibreglass batts or roll	William St Building: 735 m ²
	concrete - plasterboard internal, frame: light steel frame	foil-foam composite board	William St Building: 695 m ² Forbes St Building: 755 m ² Dowling St Building: 930 m ²
Reinforcement concrete frames/columns	Reinforcement concrete frames/columns	-	William St Building: 782 m ³ Forbes St Building: 154 m ³ Dowling St Building: 141 m ³

8 Conclusion

The assessment confirms that the proposed development is capable of achieving compliance with BASIX performance requirements, subject to implementation of the commitments outlined in BASIX Certificate (1810767M_05).

Ongoing design development and construction phase reviews should be scheduled to ensure these commitments are incorporated into the final design and delivered through to CC and OC.

Appendix A: Thermal Markups

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

CARPARKING SCHEDULE

Number required for Compliance in basement

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

Residential Bike Parking

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

Retail Bike Parking

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

Retail Bike Employee

Story	Units
Basement 1	7
Total	7

Residential Bike (Visitor)

Story	Units
Basement 1	24
Total	24

Motorbike parking

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

Affordable Housing = 40
B99 Service Vehicle = 4
Car Share = 6
Retail = 13
Visitor = 17
Build to Sell = 260
Total Car Parking = 340
Total Bike Parking = 284
Total Motorbike Parking = 28

Schedule of Changes

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

--- SITE BOUNDARY

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

Rev	Date	Description	By	Chk
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164-172 and 174-194 William St

Australia

164-172 and 174-194 William St

Woolloomooloo NSW 2011

General Arrangement Plans

Basement 02

Scale

1:150 @ A1

Project Code

H180W

First Issued

22/9/2025

Sheet No.

2002

Rev

2

General notes

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CARPARKING SCHEDULE
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	Retail (Accessible)	1
	Visitor	16
	Visitor (Accessible)	1
Basement 2		
	Affordable Housing	2
	Affordable Housing (Accessible)	3
	Build to Sell	77
	Build to Sell (Accessible)	5
Basement 3		
	Build to Sell	76
	Build to Sell (Accessible)	11
Basement 4		
	Build to Sell	83
	Build to Sell (Accessible)	8
	Total	340

Residential Bike Parking	
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Residential Bike Employee	
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Motorbike parking	
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P6	Removal of Basement 1 bin room within the William East Building
P7	Plan layout has been revised to accommodate the updated core
P8	Relocation of ground floor access corridor
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P10	Reconfiguration of ground floor retail amenities
P11	Reconfiguration of back-of-house waste collection rearrangement
P12	Reduction of ground floor communal spaces
P13	Former affordable units in Forbes St Building converted to build-to-sell
P14	View-driven angled units reconfigured in response to DIP comments
P15	Layouts reconfigured to accommodate new core
P16	Dowling Street Building unit layouts updated
P17	Fire control room layout updated
P18	Affordable units relocated and layout reconfigured
P19	Facade modification to enhance solar access to corner unit
P20	Upper-level affordable units in WW Building converted to build-to-sell
P21	Roof lowered and communal space improved for neighbouring views
P22	Driveway entry reduced to 6m in width as per RFA request
P23	Tandem parking has been incorporated where feasible
P24	Juliet balcony added to roof where feasible per DIP comments
P25	Living space reconfigured for optimal function and flow
P26	Window added to improve daylight access and natural ventilation

SITE BOUNDARY

2	9/4/2026	SSDA RFAI Response	01	KC
1	23/9/2025	for SSDA Approval		KY

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

General Arrangement Plans
Basement 01

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2003

Rev
2

Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

≥R2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity &
≥R1.2 Insulation above ceiling:



≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:



≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity &
≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Suspended Floor):



≥R2.5 External Wall Insulation with Typical Glazing:



≥R2.5 External Wall Insulation with Glazing Uplift:



≥R2.7 External Wall Insulation with reflective backing & Typical Glazing:



≥R2.7 External Wall Insulation with reflective backing & Glazing Uplift:



≥R1.0 Internal Wall Insulation
(Intertenancy Walls & Walls to Corridors):



≥R0.5 Internal Wall Insulation (Walls to core/stair):



1x1,200mm Ceiling Fan:



Please refer to the BASIX Summary Table for further detailed requirements.



General notes

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

Legend

Unit Type	Affordable Housing	Cross Ventilation
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
		Not Counted
Unit Type - BTS	Solar	Adaptable Unit
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
3 Bedroom		0 Hours
Penthouse		
Communal		Adaptable Units
Retail		Non-adaptable Units
Window Types		
Operable Window		
Fixed Window		

Schedule of Changes

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

--- SITE BOUNDARY

Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m ²	APARTMENT INTERNAL AREA
A	AH- AFFORDABLE HOUSING UNIT
A	A- ADAPTABLE UNIT
CV	CV- CROSS VENTILATION
S	SOLAR COMPLIANCE
	ACOUSTIC PLENUM

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

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

General Arrangement Plans
Plaza Level - Forbes Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

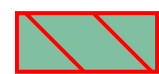
Sheet No.
2004

Rev
2

Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

±R2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity & ±R1.2 Insulation above ceiling:



±R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:



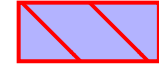
±R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity & ±R1.0 Floor Insulation (Slab on Ground):



±R1.0 Floor Insulation (Slab on Ground):



±R1.0 Floor Insulation (Suspended Floor):



±R2.5 External Wall Insulation with Typical Glazing:



±R2.5 External Wall Insulation with Glazing Uplift:



±R2.7 External Wall Insulation with reflective backing & Typical Glazing:



±R2.7 External Wall Insulation with reflective backing & Glazing Uplift:



±R1.0 Internal Wall Insulation (Intertenancy Walls & Walls to Corridors):



±R0.5 Internal Wall Insulation (Walls to core/stair):



1x1,200mm Ceiling Fan:



Please refer to the BASIX Summary Table for further detailed requirements.



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

Legend

Unit Type Affordable Housing	Cross Ventilation
1 Bedroom	CV Compliant
2 Bedroom	CV Non-Compliant
	CV Not Counted
Unit Type - BTS	Solar
1 Bedroom	S Compliant
2 Bedroom	S Non-Compliant
3 Bedroom	S 0 Hours
Penthouse	
Communal	
Retail	
	Adaptable Unit
	A Adaptable Units
	A Non-adaptable Units
	Window Types
	W Operable Window
	FW Fixed Window

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

--- SITE BOUNDARY

Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m ²	APARTMENT INTERNAL AREA
A	ADAPTABLE UNIT
AH	AH- AFFORDABLE HOUSING UNIT
CV	CV- CROSS VENTILATION
S	SOLAR COMPLIANCE
	ACOUSTIC PLENUM

3	24/4/2026	SSDA RFAI Response	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/9/2025	for SSDA Approval		KY

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

General Arrangement Plans **Scale**
Retail Laneway - Dowling Street 1:150 @ A1

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

Sheet No. **Rev**
2005 3

Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

- ±2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity & ±1.2 Insulation above ceiling:
 - ±2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:
 - ±2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity & ±1.0 Floor Insulation (Slab on Ground):
 - ±1.0 Floor Insulation (Slab on Ground):
 - ±1.0 Floor Insulation (Suspended Floor):
 - ±2.5 External Wall Insulation with Typical Glazing:
 - ±2.5 External Wall Insulation with Glazing Uplift:
 - ±2.7 External Wall Insulation with reflective backing & Typical Glazing:
 - ±2.7 External Wall Insulation with reflective backing & Glazing Uplift:
 - ±1.0 Internal Wall Insulation (Intertenancy Walls & Walls to Corridors):
 - ±0.5 Internal Wall Insulation (Walls to core/stair):
 - 1x1,200mm Ceiling Fan:
- Please refer to the BASIX Summary Table for further detailed requirements.



Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity & 1.2 Insulation above ceiling:



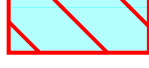
2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:



2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity & 1.0 Floor Insulation (Slab on Ground):



1.0 Floor Insulation (Slab on Ground):



1.0 Floor Insulation (Suspended Floor):



2.5 External Wall Insulation with Typical Glazing:



2.5 External Wall Insulation with Glazing Uplift:



2.7 External Wall Insulation with reflective backing & Typical Glazing:



2.7 External Wall Insulation with reflective backing & Glazing Uplift:



1.0 Internal Wall Insulation (Intertenancy Walls & Walls to Corridors):



0.5 Internal Wall Insulation (Walls to core/stair):



1x1,200mm Ceiling Fan:



Please refer to the BASIX Summary Table for further detailed requirements.



General notes

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

Legend

Unit Type	Affordable Housing	Cross Ventilation
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
		Not Counted
Unit Type - BTS	Solar	Adaptable Unit
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
3 Bedroom		0 Hours
Penthouse		Adaptable Units
Communal		Non-adaptable Units
Retail		
Window Types		
Operable Window		
Fixed Window		

Schedule of Changes

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

SITE BOUNDARY

Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m ²	APARTMENT INTERNAL AREA
	AH- AFFORDABLE HOUSING UNIT
	A- ADAPTABLE UNIT
	CV- CROSS VENTILATION
	SOLAR COMPLIANCE
	ACOUSTIC PLENUM

3	24/4/2026	SSDA RFAI Response	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/6/2025	for SSDA Approval		KY

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

General Arrangement Plans
Upper Ground Floor - William Street
Scale
1:150 @ A1

Project Code
H180W
First Issued
22/9/2025

Sheet No.
2006
Rev
3



General notes

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

Legend

Unit Type	Affordable Housing	Cross Ventilation
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
		Not Counted
Unit Type - BTS	Solar	Adaptable Unit
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
3 Bedroom		0 Hours
Penthouse		Adaptable Units
Communal		Non-adaptable Units
Retail		
Window Types		
Operable Window		
Fixed Window		

Schedule of Changes

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

--- SITE BOUNDARY

Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m ²	APARTMENT INTERNAL AREA
AH	AH- AFFORDABLE HOUSING UNIT
A	A- ADAPTABLE UNIT
CV	CV- CROSS VENTILATION
S	SOLAR COMPLIANCE
AC	ACOUSTIC PLENUM

3	24/4/2026	SSDA RFAI Response	3	KC
2	9/4/2026	SSDA RFAI Response	KC	KC
1	23/6/2025	for SSDA Approval	KY	KY

Rev Date Description By Chk

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

General Arrangement Plans Scale
Mezzanine Level 1:150 @ A1

Project Code First Issued
H180W 22/9/2025

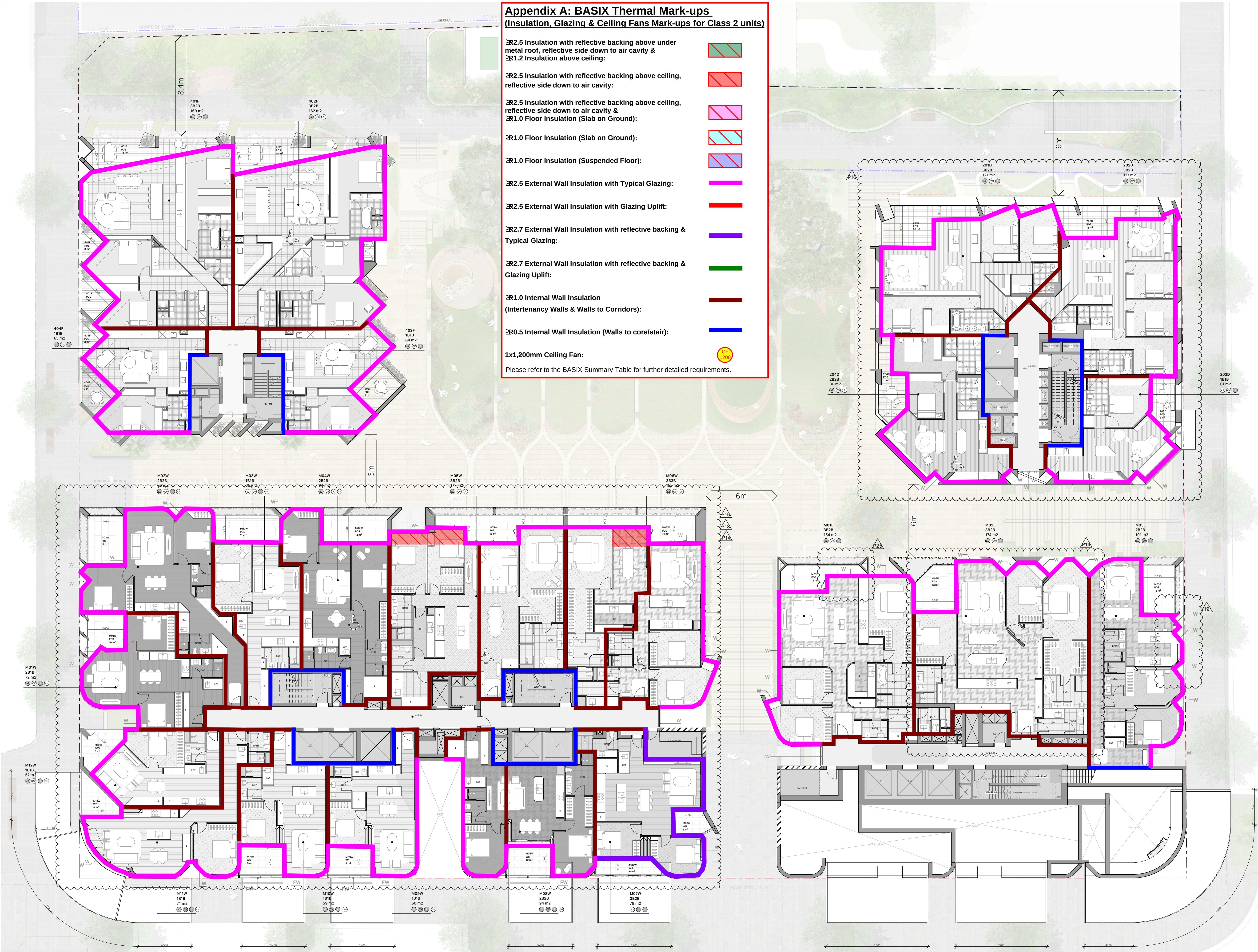
Sheet No. Rev
2007 3

Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

≥R2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity & ≥R1.2 Insulation above ceiling:	
≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:	
≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity & ≥R1.0 Floor Insulation (Slab on Ground):	
≥R1.0 Floor Insulation (Slab on Ground):	
≥R1.0 Floor Insulation (Suspended Floor):	
≥R2.5 External Wall Insulation with Typical Glazing:	
≥R2.5 External Wall Insulation with Glazing Uplift:	
≥R2.7 External Wall Insulation with reflective backing & Typical Glazing:	
≥R2.7 External Wall Insulation with reflective backing & Glazing Uplift:	
≥R1.0 Internal Wall Insulation (Intertenancy Walls & Walls to Corridors):	
≥R0.5 Internal Wall Insulation (Walls to core/stair):	
1x1,200mm Ceiling Fan:	

Please refer to the BASIX Summary Table for further detailed requirements.

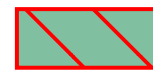




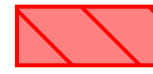
Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

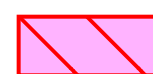
≥R2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity &
≥R1.2 Insulation above ceiling:



≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:



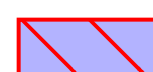
≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity &
≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Suspended Floor):



≥R2.5 External Wall Insulation with Typical Glazing:



≥R2.5 External Wall Insulation with Glazing Uplift:



≥R2.7 External Wall Insulation with reflective backing & Typical Glazing:



≥R2.7 External Wall Insulation with reflective backing & Glazing Uplift:



≥R1.0 Internal Wall Insulation
(Intertenancy Walls & Walls to Corridors):



≥R0.5 Internal Wall Insulation (Walls to core/stair):



1x1,200mm Ceiling Fan:



Please refer to the BASIX Summary Table for further detailed requirements.

General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Cross Ventilation

- Compliant
- Non-Compliant
- Not Counted

Unit Type - BTS

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

Solar

- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit

- Adaptable Units
- Non-adaptable Units

Window Types

- Operable Window
- Fixed Window

Schedule of Changes

- P1 Missing tree has been added to the demolition plan
- P2 Bike & storage updated to suit revised parking layout
- P4 Lift lobby door removed in basement levels
- P4 Lift core extended to basements per structural comments
- P5 The stair transfer updated in line with the back-of-house reconfiguration
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- P11 Reconfiguration of back-of-house waste collection rearrangement
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- P23 Tandem parking has been incorporated where feasible
- P24 Juliet balcony added to roof where feasible per DIP comments
- P25 Living space reconfigured for optimal function and flow
- P26 Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

3	24/4/2026	SSDA RFAI Response	3	KC
2	9/4/2026	SSDA RFAI Response	KC	
1	22/9/2025	for SSDA Approval	KY	

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

General Arrangement Plans
Level 01 - 02
Scale
1:150 @ A1

Project Code
H180W
First Issued
22/9/2025

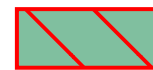
Sheet No.
2008
Rev
3



Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

⌘2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity & ⌘1.2 Insulation above ceiling:



⌘2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:



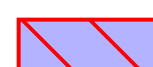
⌘2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity & ⌘1.0 Floor Insulation (Slab on Ground):



⌘1.0 Floor Insulation (Slab on Ground):



⌘1.0 Floor Insulation (Suspended Floor):



⌘2.5 External Wall Insulation with Typical Glazing:



⌘2.5 External Wall Insulation with Glazing Uplift:



⌘2.7 External Wall Insulation with reflective backing & Typical Glazing:



⌘2.7 External Wall Insulation with reflective backing & Glazing Uplift:



⌘1.0 Internal Wall Insulation (Intertenancy Walls & Walls to Corridors):



⌘0.5 Internal Wall Insulation (Walls to core/stair):



1x1,200mm Ceiling Fan:



Please refer to the BASIX Summary Table for further detailed requirements.

General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Cross Ventilation

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

Unit Type - BTS

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

Solar

- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit

- Adaptable Units
- Non-adaptable Units

Window Types

- Operable Window
- Fixed Window

Schedule of Changes

- P1 Missing tree has been added to the demolition plan
- P2 Bike & storage updated to suit revised parking layout
- P4 Lift lobby door removed in basement levels
- P4 Lift core extended to basements per structural comments
- P5 The stair transfer updated in line with the back-of-house reconfiguration
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- P25 Living space reconfigured for optimal function and flow
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SITE BOUNDARY

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

3	24/4/2026	SSDA RFAI Response	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/6/2025	for SSDA Approval		KY

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

General Arrangement Plans
Level 03

Scale
1:150 @ A1

Project Code
H180W

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2009

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3



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

Legend

Unit Type	Affordable Housing	Cross Ventilation
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
		Not Counted
Unit Type - BTS	Solar	Adaptable Unit
1 Bedroom		Compliant
2 Bedroom		Non-Compliant
3 Bedroom		0 Hours
Penthouse		Adaptable Units
Communal		Non-adaptable Units
Retail		
Window Types		
Operable Window		
Fixed Window		

Schedule of Changes

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

Room No.	APP. NUMBER OF THE FLOOR
B	BEDROOM NUMBER INSIDE APARTMENT
m ²	APARTMENT INTERNAL AREA
A	AH- AFFORDABLE HOUSING UNIT
A-	ADAPTABLE UNIT
CV	CROSS VENTILATION
S	SOLAR COMPLIANCE
	ACOUSTIC PLENUM

3	24/4/2026	SSDA RFAI Response	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/6/2025	for SSDA Approval		KY

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

General Arrangement Plans
Level Q4

Scale
1:150 @ A1

Project Code
H180W

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22/9/2025

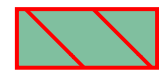
Sheet No.
2010

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3

Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

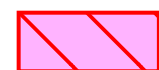
≥R2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity &
≥R1.2 Insulation above ceiling:



≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:



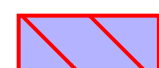
≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity &
≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Suspended Floor):



≥R2.5 External Wall Insulation with Typical Glazing:



≥R2.5 External Wall Insulation with Glazing Uplift:



≥R2.7 External Wall Insulation with reflective backing & Typical Glazing:



≥R2.7 External Wall Insulation with reflective backing & Glazing Uplift:



≥R1.0 Internal Wall Insulation
(Intertenancy Walls & Walls to Corridors):



≥R0.5 Internal Wall Insulation (Walls to core/stair):



1x1,200mm Ceiling Fan:



Please refer to the BASIX Summary Table for further detailed requirements.



Appendix A: BASIX Thermal Mark-ups

(Insulation, Glazing & Ceiling Fans Mark-ups for Class 2 units)

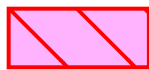
≥R2.5 Insulation with reflective backing above under metal roof, reflective side down to air cavity &
≥R1.2 Insulation above ceiling:



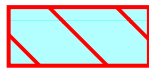
≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity:



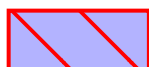
≥R2.5 Insulation with reflective backing above ceiling, reflective side down to air cavity &
≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Slab on Ground):



≥R1.0 Floor Insulation (Suspended Floor):



≥R2.5 External Wall Insulation with Typical Glazing:



≥R2.5 External Wall Insulation with Glazing Uplift:



≥R2.7 External Wall Insulation with reflective backing & Typical Glazing:



≥R2.7 External Wall Insulation with reflective backing & Glazing Uplift:



≥R1.0 Internal Wall Insulation
(Intertenancy Walls & Walls to Corridors):



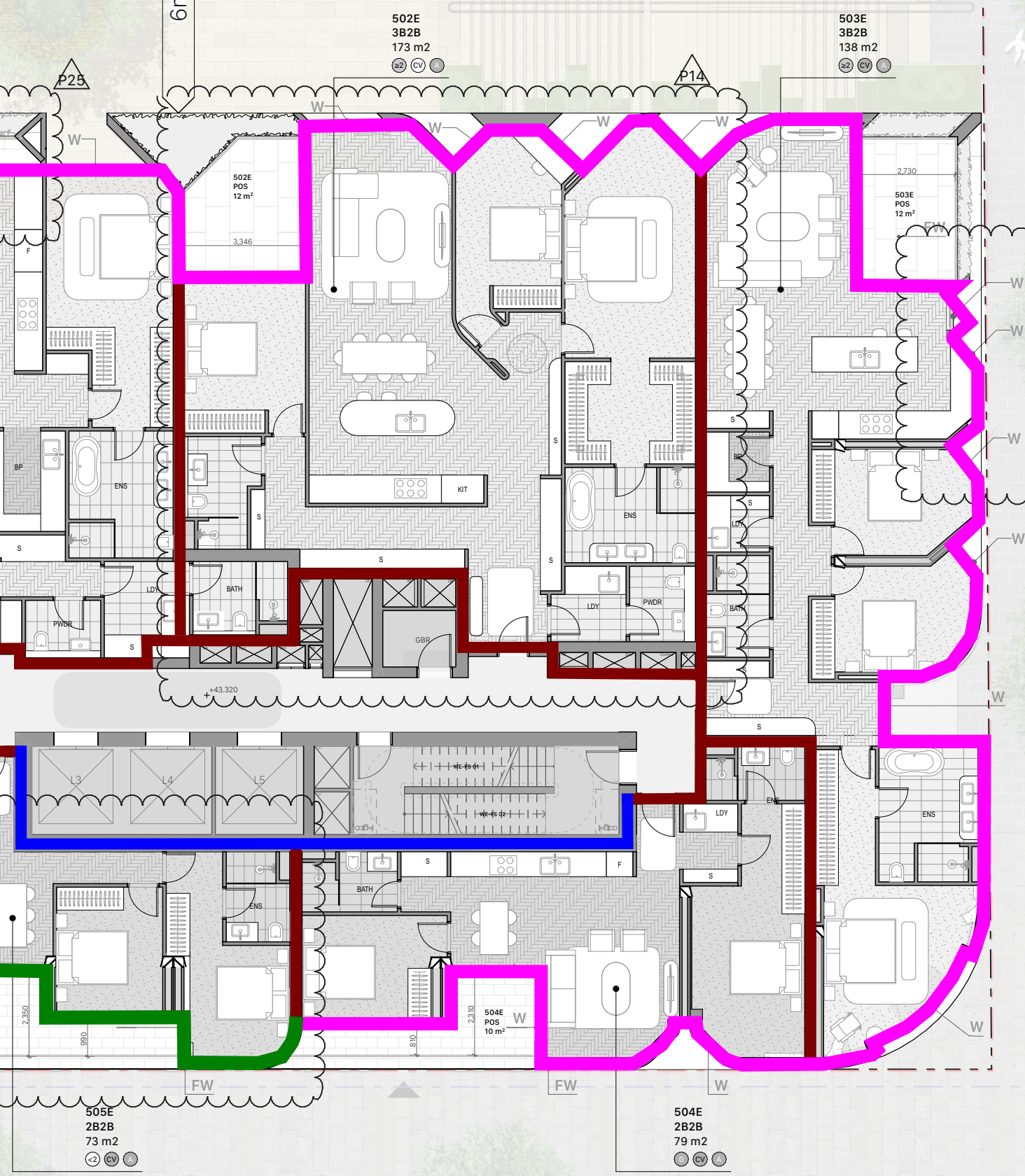
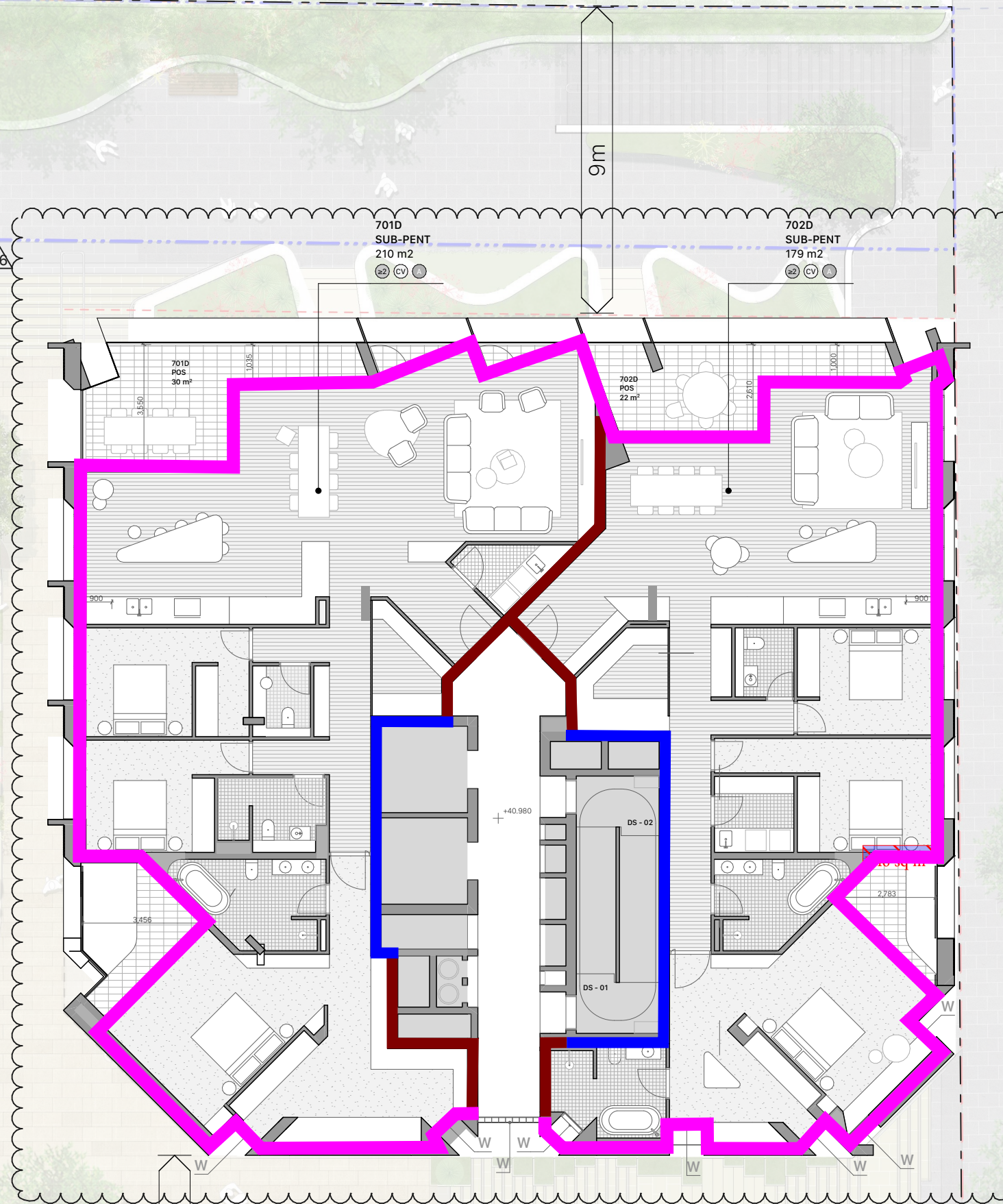
≥R0.5 Internal Wall Insulation (Walls to core/stair):



1x1,200mm Ceiling Fan:



Please refer to the BASIX Summary Table for further detailed requirements.



General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Cross Ventilation

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

Unit Type - BTS

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

Solar

- Compliant
- Non-Compliant
- 0 Hours

Adaptable Unit

- Adaptable Units
- Non-adaptable Units

Window Types

- Operable Window
- Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

3	24/4/2026	SSDA RFAI Response	3	KC
2	9/4/2026	SSDA RFAI Response		KC
1	22/6/2025	For SSDA Approval		KY

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

General Arrangement Plans
Level 05

Scale
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2011

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