Project:	164-172 & 174-194 William St, Woolloomooloo
Tool:	BASIX v4.03
Document:	BASIX Summary Table
Revision	1.0
Date:	02.06.2026
Author:	Suparoj Namsakulcharoendee
Checked:	Luke Williams

Aspire Sustainability Consulting BASIX Specifications		Certificate No:	1810767M_05
P190009 | 164-172 & 174-194 William St, Woolloomooloo, NSW	Target	Project Score	Compliance
Water	40	51	Pass
Energy	63	66	Pass
Thermal Comfort	Pass		Pass
Material	N/A		N/A

Thermal Comfort

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

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

Energy Requirements

Summary of Energy Requirements: Common Areas

Category	Item	Description
Energy	Lighting Type	LED required throughout
	Lighting Control	*Please refer to BASIX Report for detailed requirements*
	Ventilation	
	Lifts	Gearless traction with VVVF motors and regenerative drive required | Lift Load Capacity ≥ 1,001 kg but ≤ 1,500 kg
	Hot Water	Central Electric Heat Pump - Air-sourced | R1.0 Piping insulation internal and external to building | 3.5 < COP ≤ 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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name: Luke Williams
Accreditation No.: 10070
Property Address: 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

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

Legend

SITE BOUNDARY
ENVELOPE OUTLINE

Rev	Date	Description	By	Chk

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

BASIX Summary Table

Scale
No Scale @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.

Rev

for SSDA Approval

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

Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

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

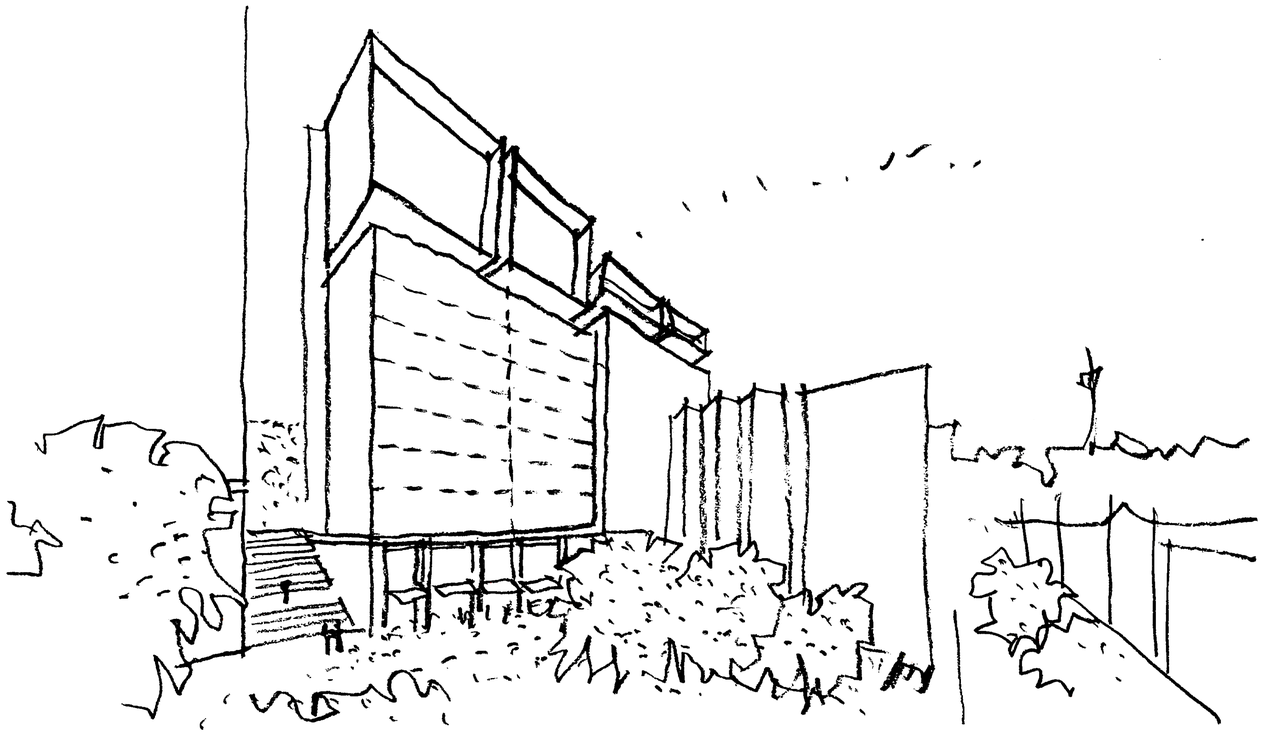
Legend

SITE BOUNDARY

ENVELOPE OUTLINE

All Layouts Issue list

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



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

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

Cover Sheet
Cover Sheet

Scale
No Scale @ A1

Project Code
H180W

First Issued
22/9/2025

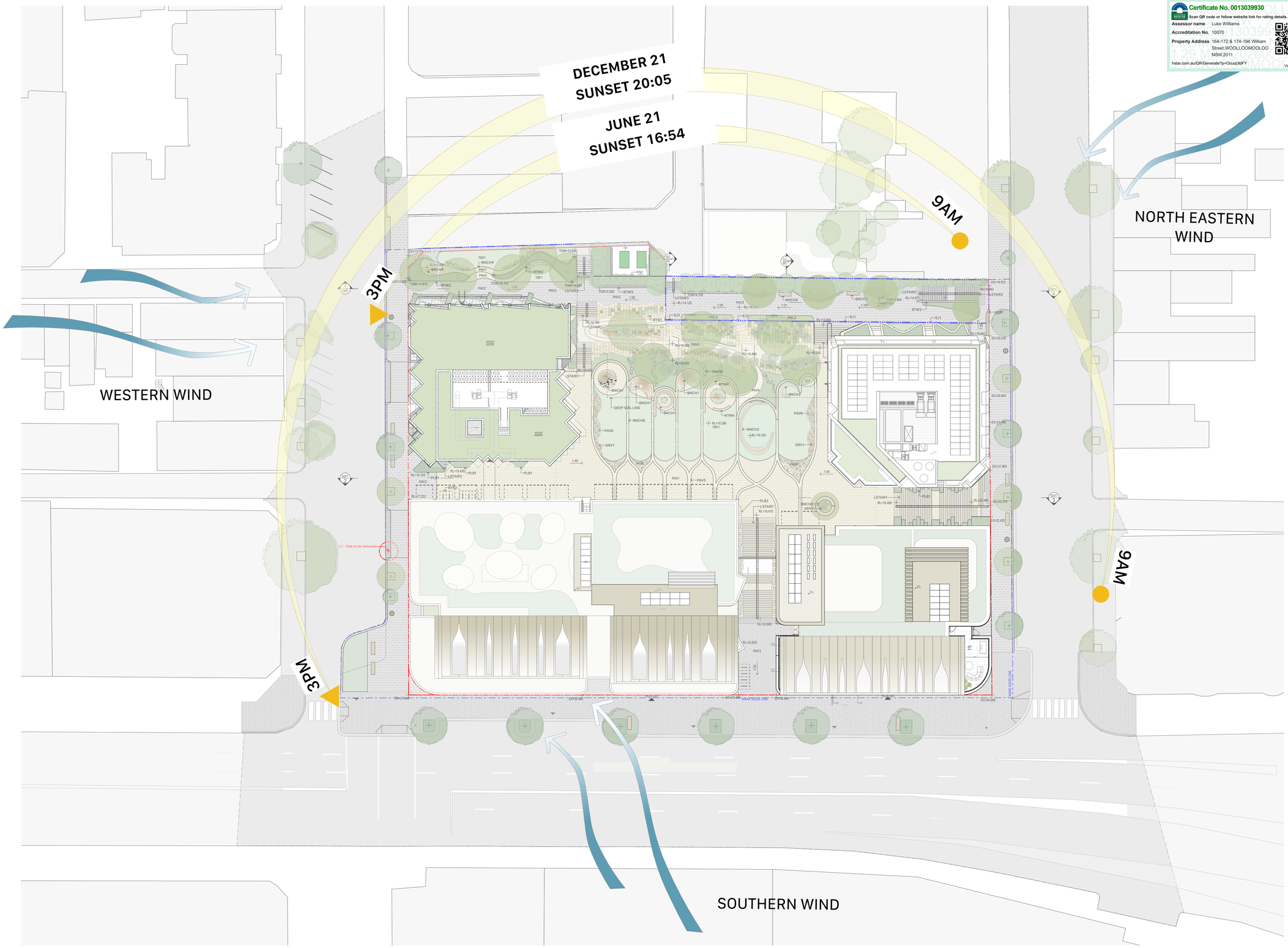
Sheet No.
1000

Rev
3

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

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

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

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

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

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

Site Plan
Site Plan

Scale
1:300 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
1200

Rev
2

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate/?p=OcuqUdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

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

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

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

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

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

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

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

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

Schedule of Changes

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

SITE BOUNDARY

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

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

General Arrangement Plans
Basement 04

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2000

Rev
2

for SSDA Approval

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

Certificate No. 0013039930

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011

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

Version 2025.0

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

General notes

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

Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

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

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

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

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

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

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

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

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

Schedule of Changes

- **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

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

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

General Arrangement Plans
Basement 03

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2001

Rev
2

for SSDA Approval

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

Certificate No. 0013039930

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011

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

Version 2025.0

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

General notes

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

Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

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

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

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

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

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

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

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

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

Schedule of Changes

P1 Missing tree has been added to the demolition plan
P2 Bike & storage updated to suit revised parking layout
P3 Lift lobby door removed in basement levels
P4 lift core extended to basements per structural comments
P5 The stair transfer updated in line with the back-of-house reconfiguration
P6 Removal of Basement 1 bin room within the William East Building
P7 Plan layout has been revised to accommodate the updated core
P8 Relocation of ground floor access corridor
P9 Reconfiguration of ground floor back-of-house layout
P10 Reconfiguration of ground floor retail amenities
P11 Reconfiguration of back-of-house waste collection rearrangement
P12 Reduction of ground floor communal spaces
P13 Former affordable units in Forbes St Building converted to build-to-sell
P14 View-driven angled units reconfigured in response to DIP comments
P15 Layouts reconfigured to accommodate new core
P16 Dowling Street Building unit layouts updated
P17 Fire control room layout updated
P18 Affordable units relocated and layout reconfigured
P19 Facade modification to enhance solar access to corner unit
P20 Upper-level affordable units in 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

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

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

General Arrangement Plans
Basement 02

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2002

Rev
2

for SSDA Approval

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

Certificate No. 0013039930
scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

CARPARKING SCHEDULE
Number required for Compliance in basement

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

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

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

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

Retail Bike Employee	
Story	Units
Basement 1	7
Total	7

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

Affordable Housing = 40
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 RFAI request
P23 Tandem parking has been incorporated where feasible
P24 Juliet balcony added to roof where feasible per DIP comments
P25 Living space reconfigured for optimal function and flow
P26 Window added to improve daylight access and natural ventilation

SITE BOUNDARY

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

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

General Arrangement Plans
Basement 01

Scale
1:150 @ A1

Project Code
H180W

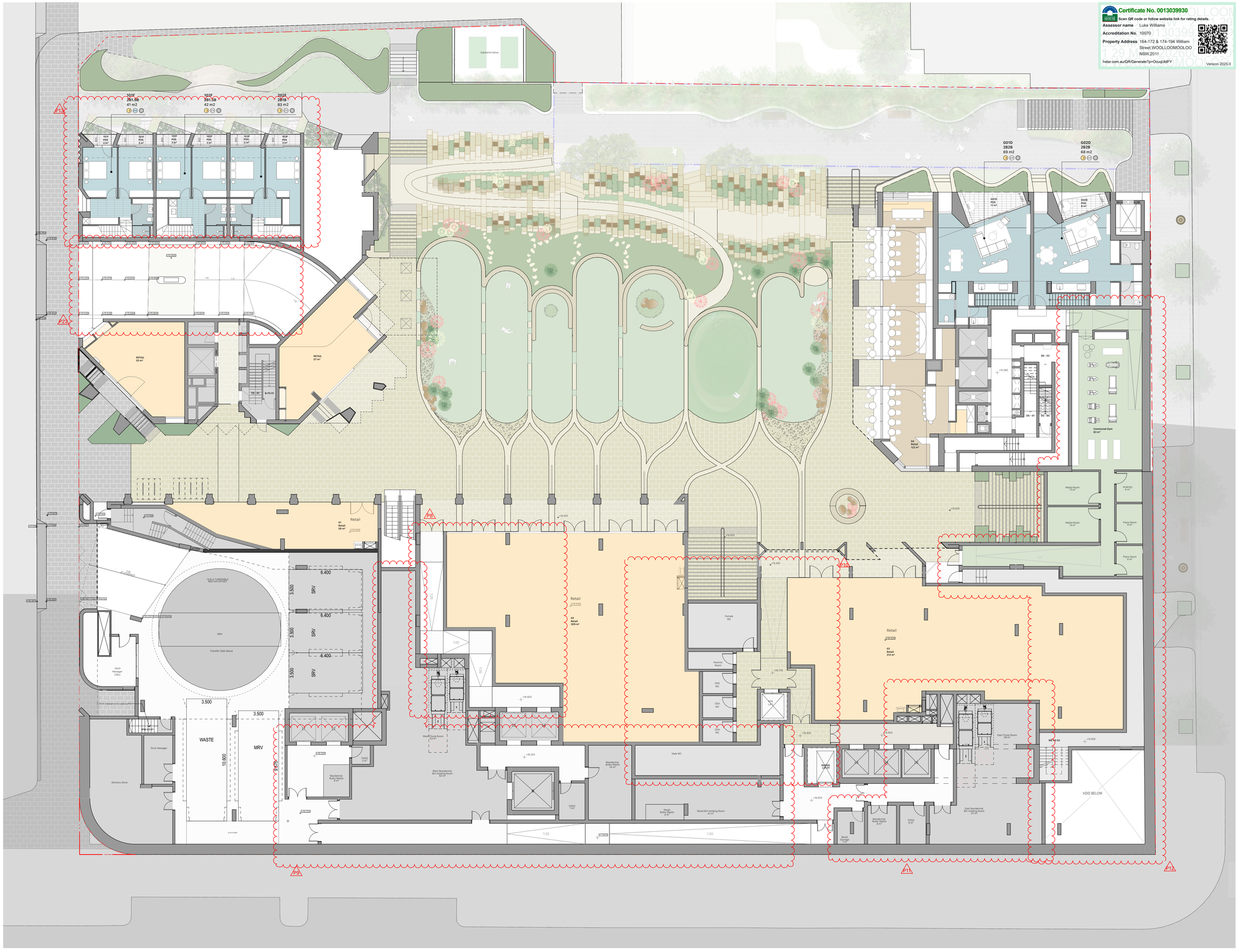
First Issued
22/9/2025

Sheet No.
2003

Rev
2

for SSDA Approval

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



Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Plaza Level - Forbes Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2004

Rev
2

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

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

Solar
- ☼Z Compliant
- ☼Z Non-Compliant
- 0 0 Hours

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Retail Laneway - Dowling Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2005

Rev
3

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

Solar
- Compliant
- Non-Compliant
- 0 Hours

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Upper Ground Floor - William Street

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2006

Rev
3

for SSDA Approval

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

Certificate No. 0013039930
NatHERS scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Mezzanine Level

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2007

Rev
3

for SSDA Approval

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

Certificate No. 0013039930

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011

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

Version 2025.0

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Unit Type - BTS

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

Cross Ventilation

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

Solar

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

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No. / B / m2 / Q EX A AH

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 01 - 02

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2008

Rev
3

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 03

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2009

Rev
3

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

Solar
- Compliant
- Non-Compliant
- 0 Hours

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 04

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2010

Rev
3

for SSDA Approval

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

Certificate No. 0013039930

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011

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

Version 2025.0

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Unit Type - BTS

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

Cross Ventilation

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

Solar

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

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 05

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2011

Rev
3

for SSDA Approval

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

Certificate No. 0013039930

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011

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

Version 2025.0

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Unit Type - BTS

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

Cross Ventilation

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

Solar

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

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No.
B
m2
(A) (CV) (A) (AH)

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 06

Scale
1:150 @ A1

Project Code
H180W

First Issued
9/4/2026

Sheet No.
2012

Rev
3

for SSDA Approval

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

Certificate No. 0013039930

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011

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

Version 2025.0

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Unit Type - BTS

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

Cross Ventilation

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

Solar

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

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No.
B
m2
(Q) (CV) (A) (AH)

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 07

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

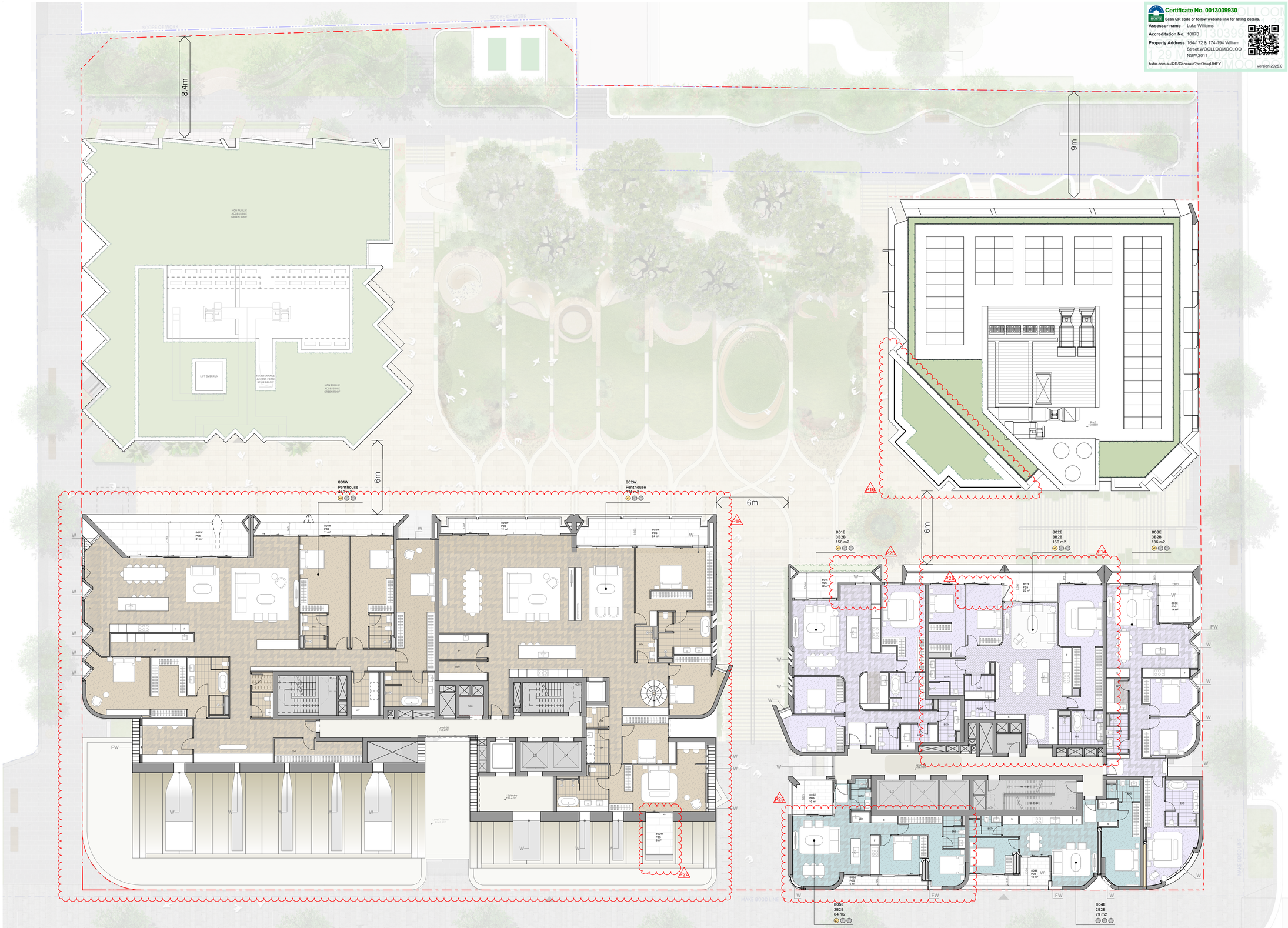
Sheet No.
2013

Rev
3

for SSDA Approval

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

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

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

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

General Arrangement Plans
Level 08

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

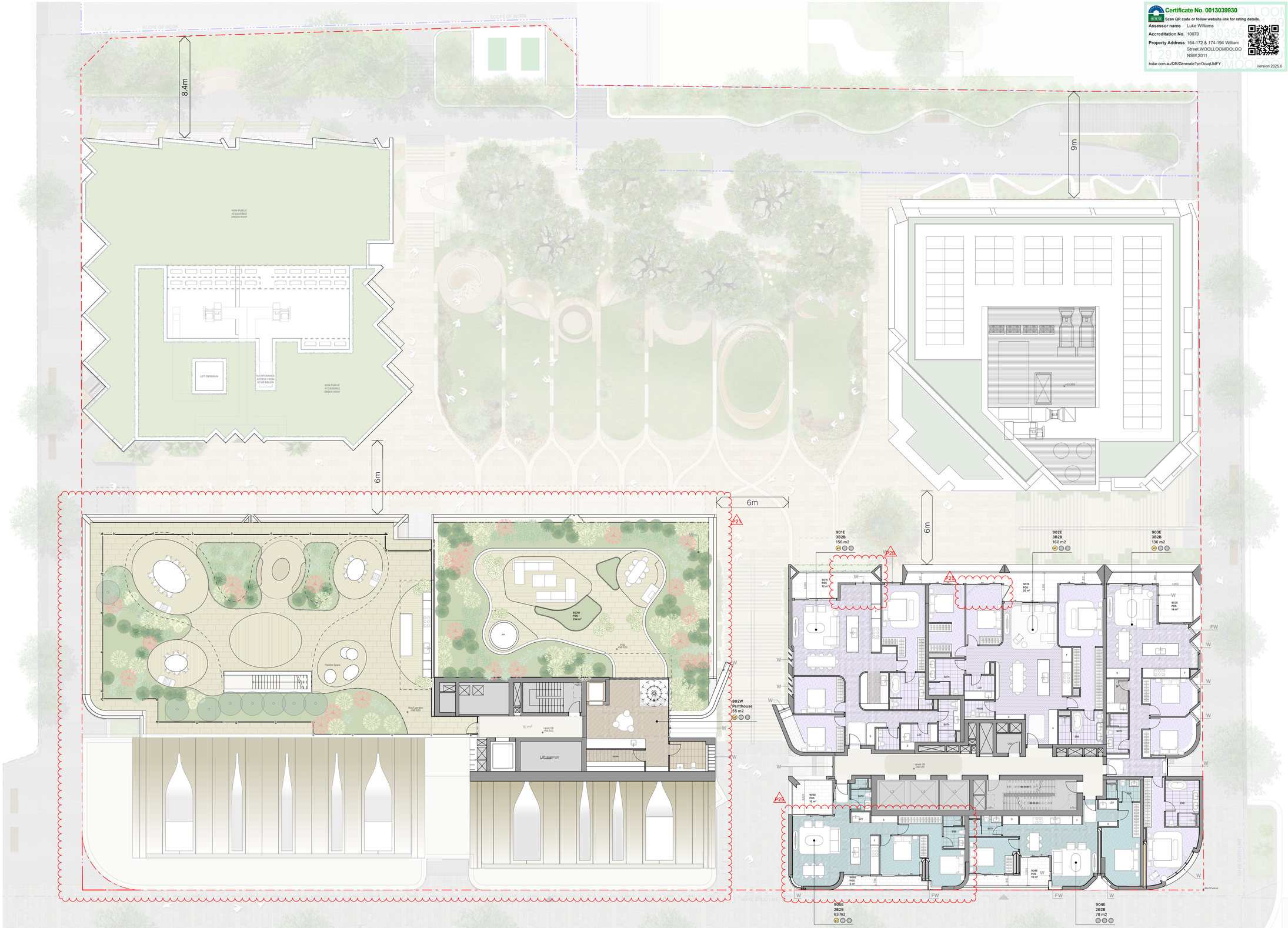
Sheet No.
2014

Rev
3

for SSDA Approval

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

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No.
B
m2 Q CV A AH

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 09

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

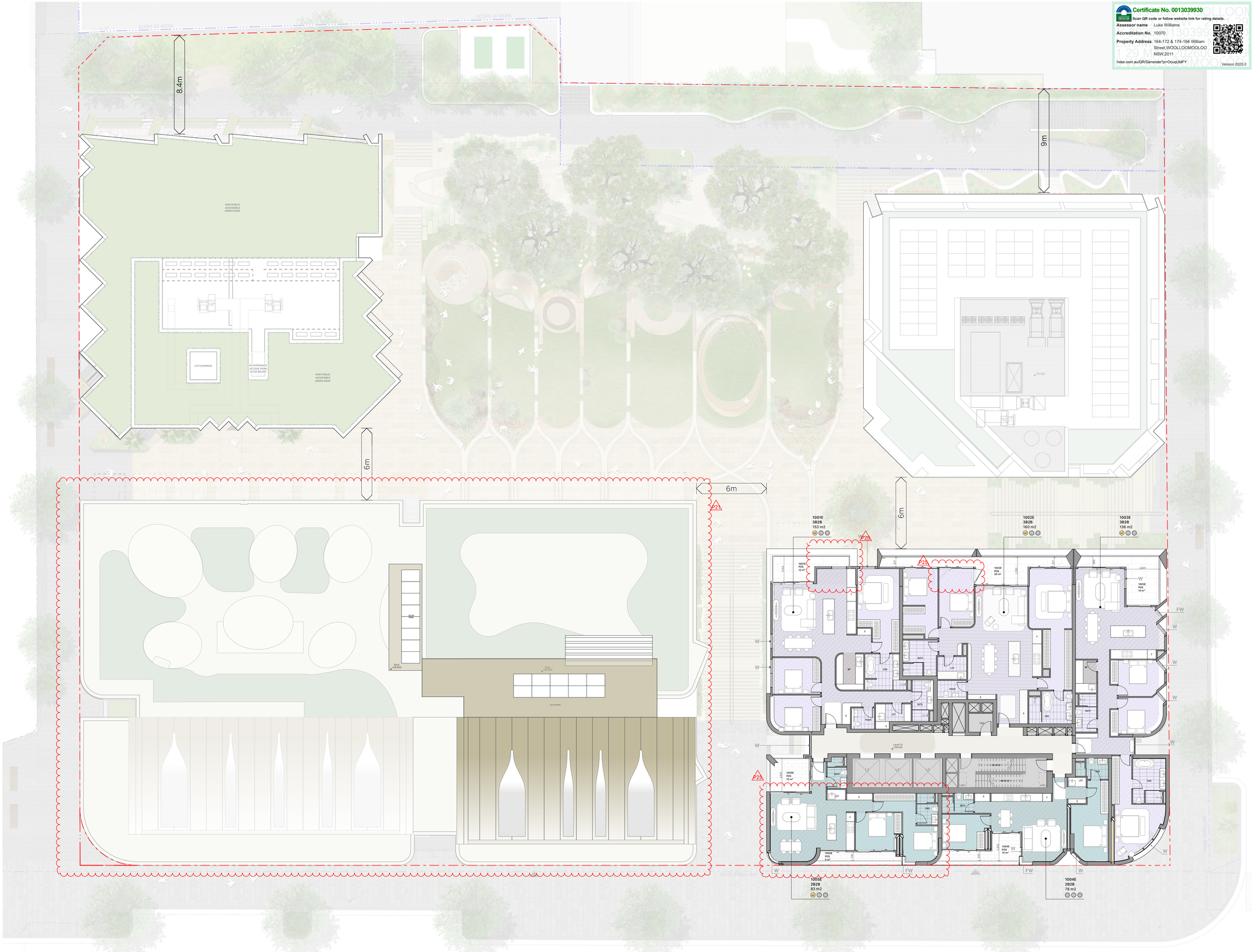
Sheet No.
2015

Rev
3

for SSDA Approval

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

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

Solar
- ☑ Compliant
- ☑ Non-Compliant
- 0 0 Hours

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No.
B
m2
Q 2Y A AH

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 10

Scale
1:150 @ A1

Project Code
H180W

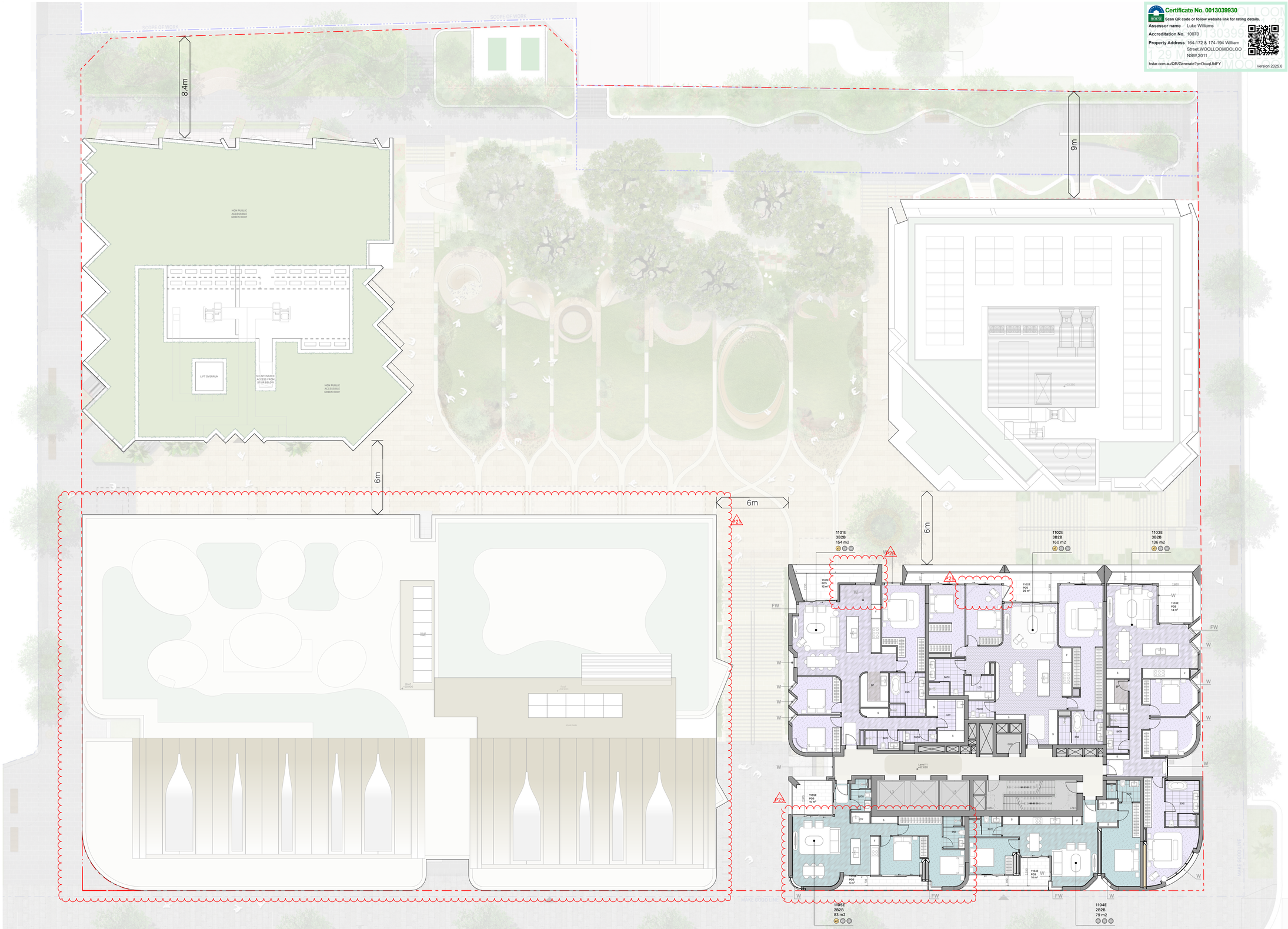
First Issued
22/9/2025

Sheet No.
2016

Rev
2

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

Solar
- ☼Z Compliant
- ☼Z Non-Compliant
- 0 0 Hours

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No.
B
m2
Q 2Y A AH
- APP. NUMBER OF THE FLOOR
- BEDROOM NUMBER INSIDE APARTMENT
- APARTMENT INTERNAL AREA
- AH- AFFORDABLE HOUSING UNIT
- A- ADAPTABLE UNIT
- CV- CROSS VENTILATION
- SOLAR COMPLIANCE

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 11 - 13

Scale
1:150 @ A1

Project Code
H180W

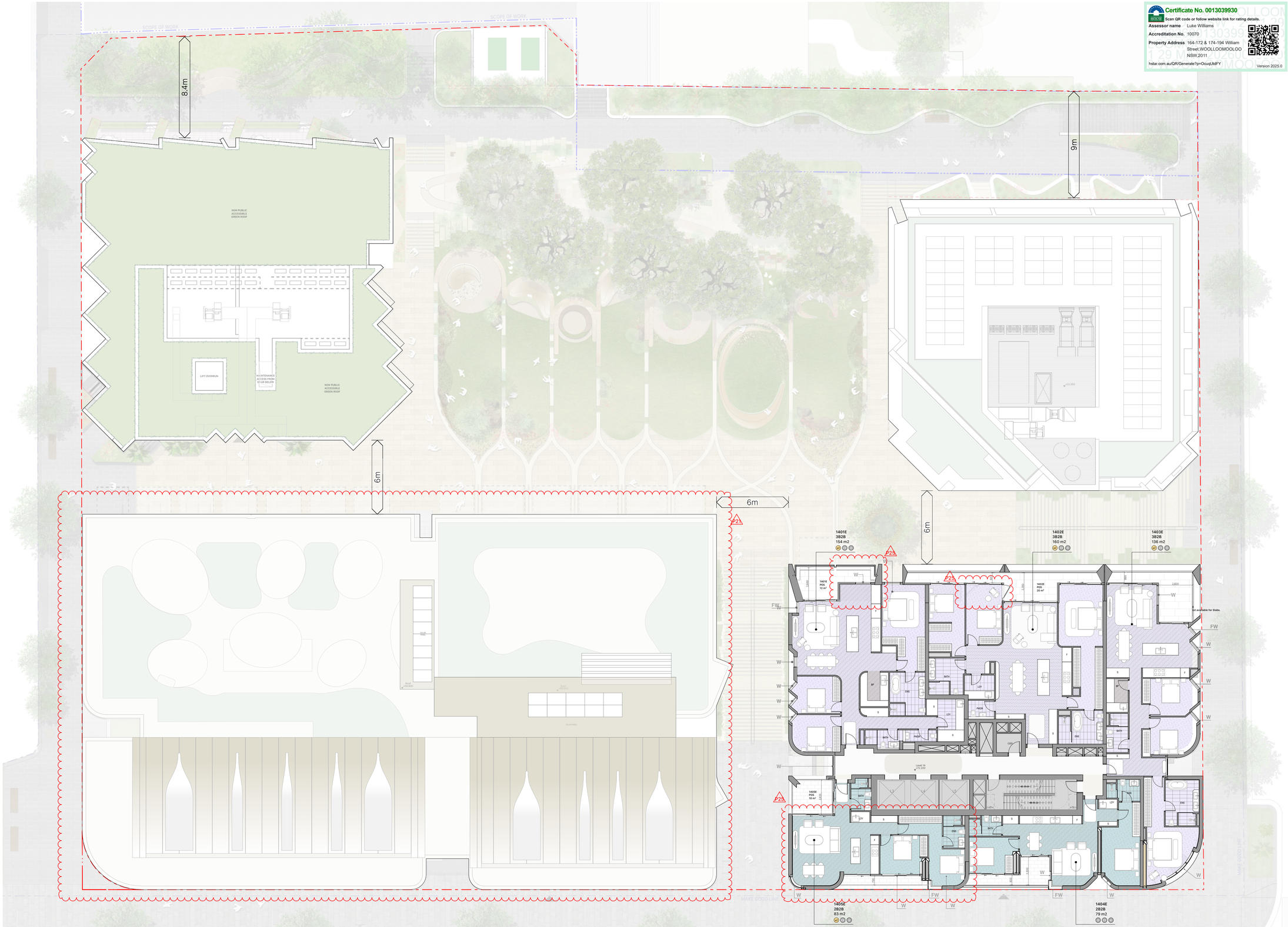
First Issued
22/9/2025

Sheet No.
2017

Rev
2

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

Solar
- ☼Z Compliant
- ☼Z Non-Compliant
- 0 0 Hours

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 14

Scale
1:150 @ A1

Project Code
H180W

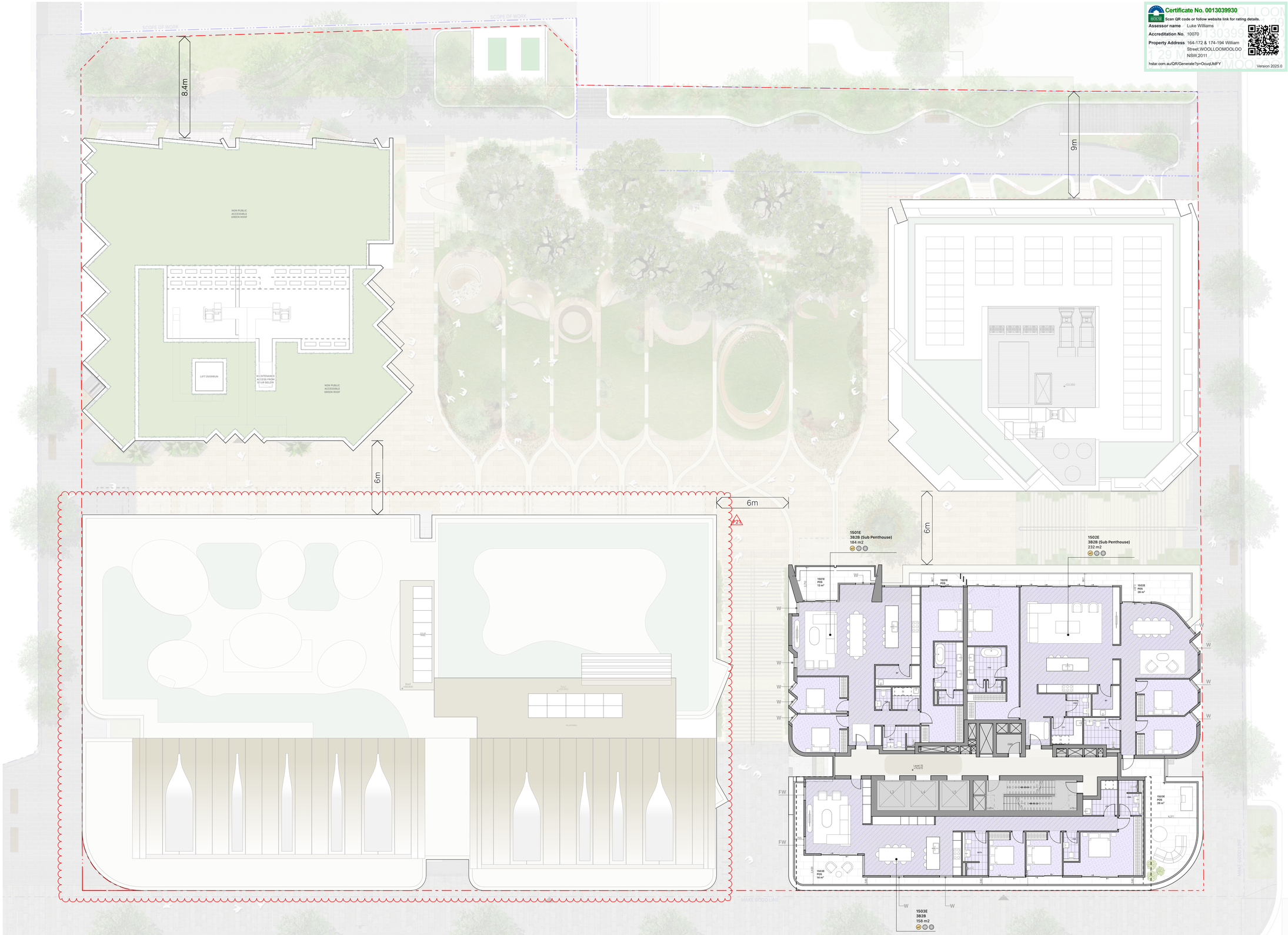
First Issued
22/9/2025

Sheet No.
2018

Rev
2

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No.
B
m2
Q 2V A AH

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 15

Scale
1:150 @ A1

Project Code
H180W

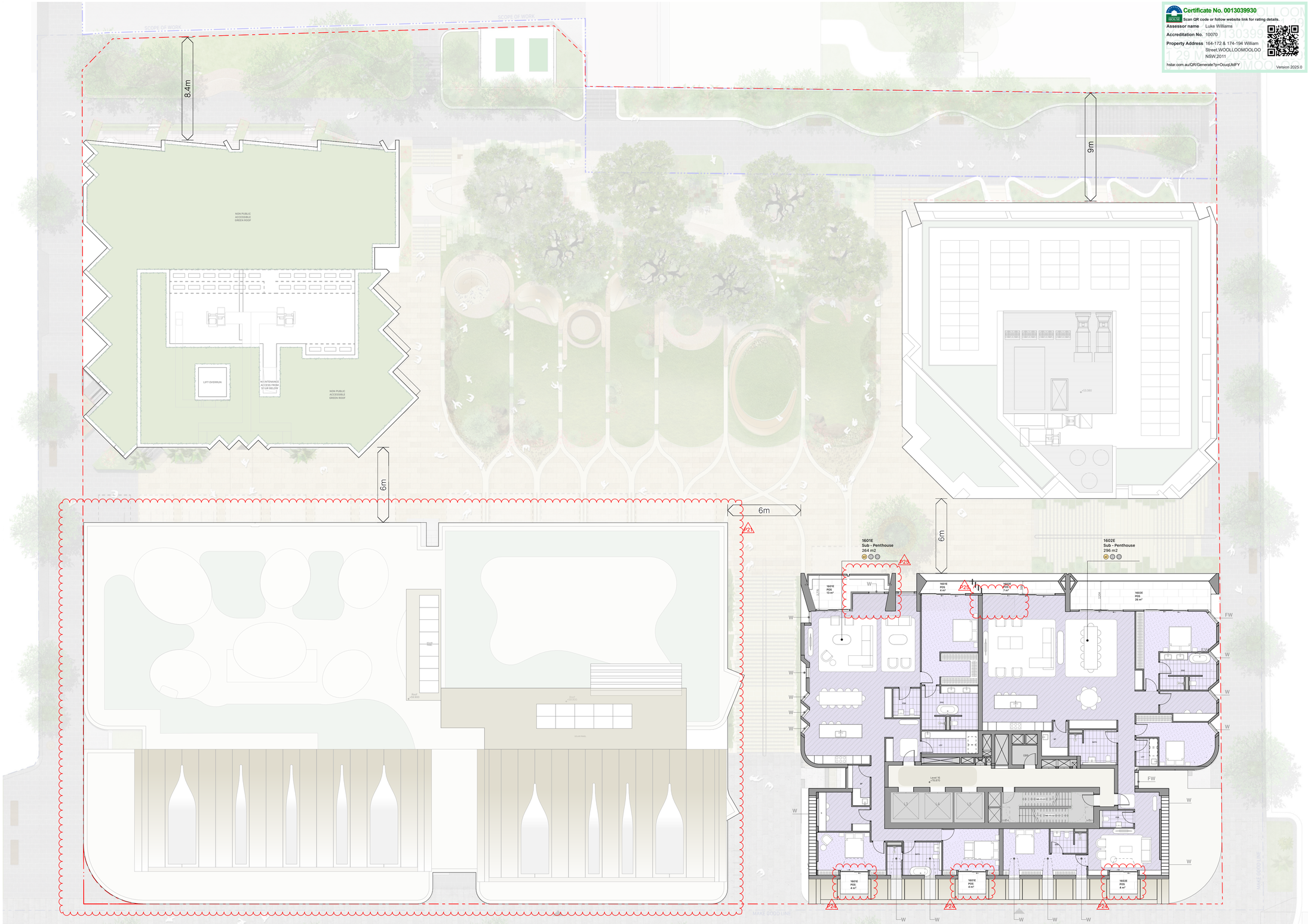
First Issued
22/9/2025

Sheet No.
2019

Rev
2

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

General notes

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

Room No.
B
m2
Q 2Y A AH

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 16

Scale
1:150 @ A1

Project Code
H180W

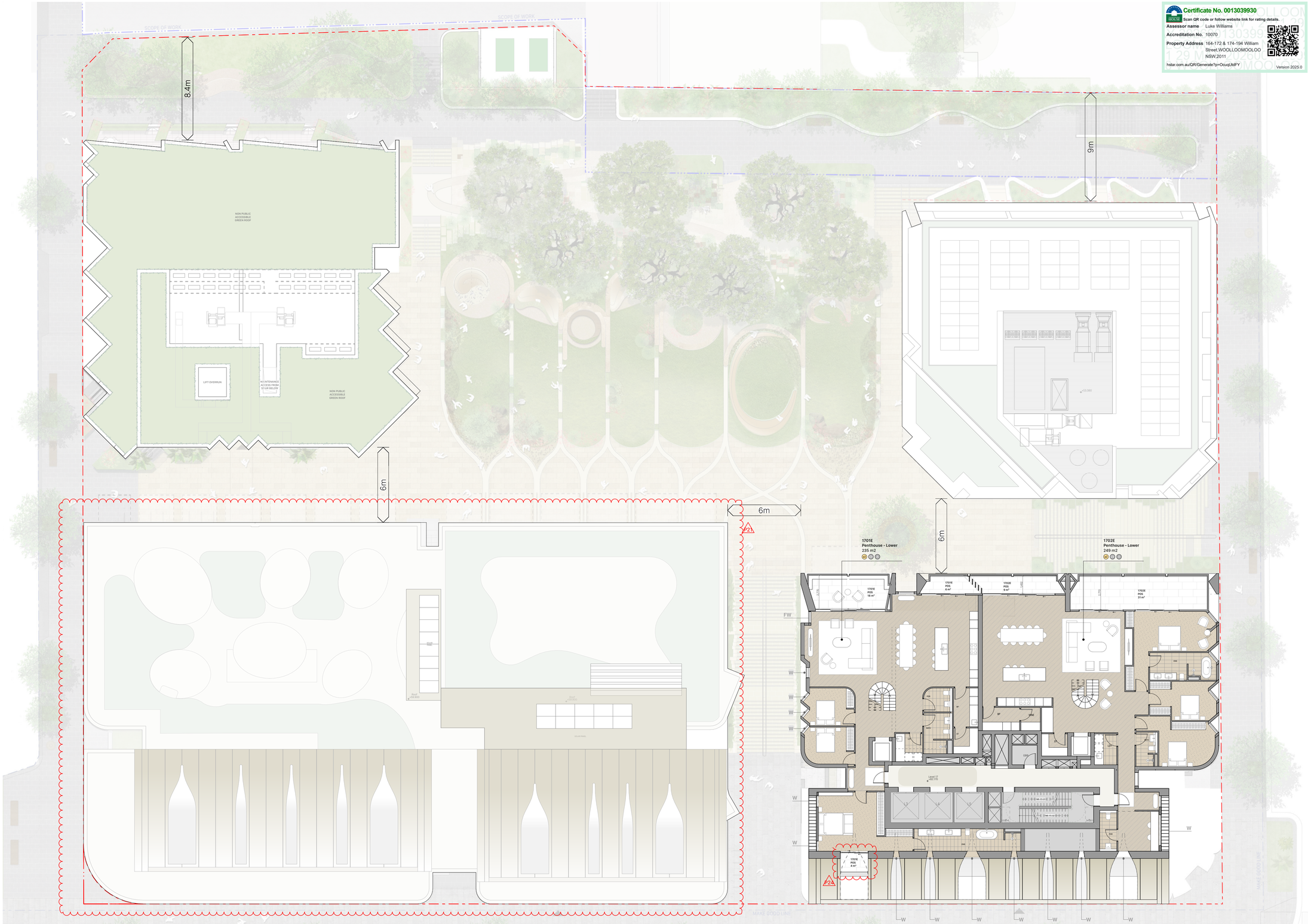
First Issued
22/9/2025

Sheet No.
2020

Rev
2

for SSDA Approval

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



Certificate No. 0013039930

Scan QR code or follow website link for rating details.

Assessor name Luke Williams

Accreditation No. 10070

Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011

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

Version 2025.0

Tribe Studio Architects

STUDIO BRIGHT

fjcstudio

General notes

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

Legend

Unit Type Affordable Housing

- 1 Bedroom
- 2 Bedroom

Unit Type - BTS

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

Cross Ventilation

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

Solar

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

Adaptable Unit

- A Adaptable Units
- A Non-adaptable Units

Window Types

- W Operable Window
- FW Fixed Window

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

Schedule of Changes

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

Rev	Date	Description	By	Chk
2	9/4/2026	SSDA RFAI Response 04	KC	
1	22/9/2025	for SSDA Approval	KY	

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

General Arrangement Plans
Level 17

Scale
1:150 @ A1

Project Code
H180W

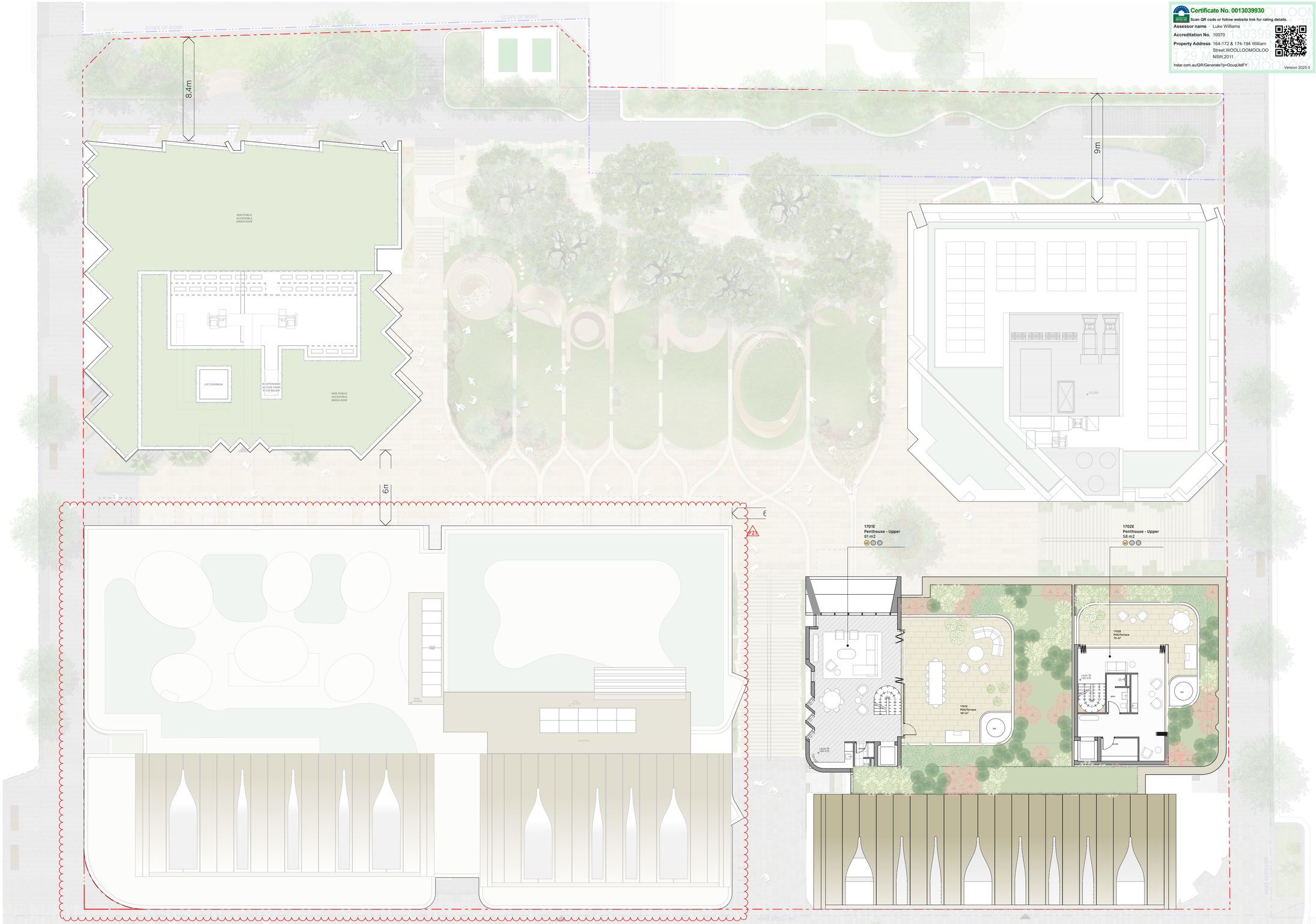
First Issued
22/9/2025

Sheet No.
2021

Rev
2

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

Solar
- SZ Compliant
- SZ Non-Compliant
- 0 0 Hours

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Level 18

Scale
1:150 @ A1

Project Code
H180W

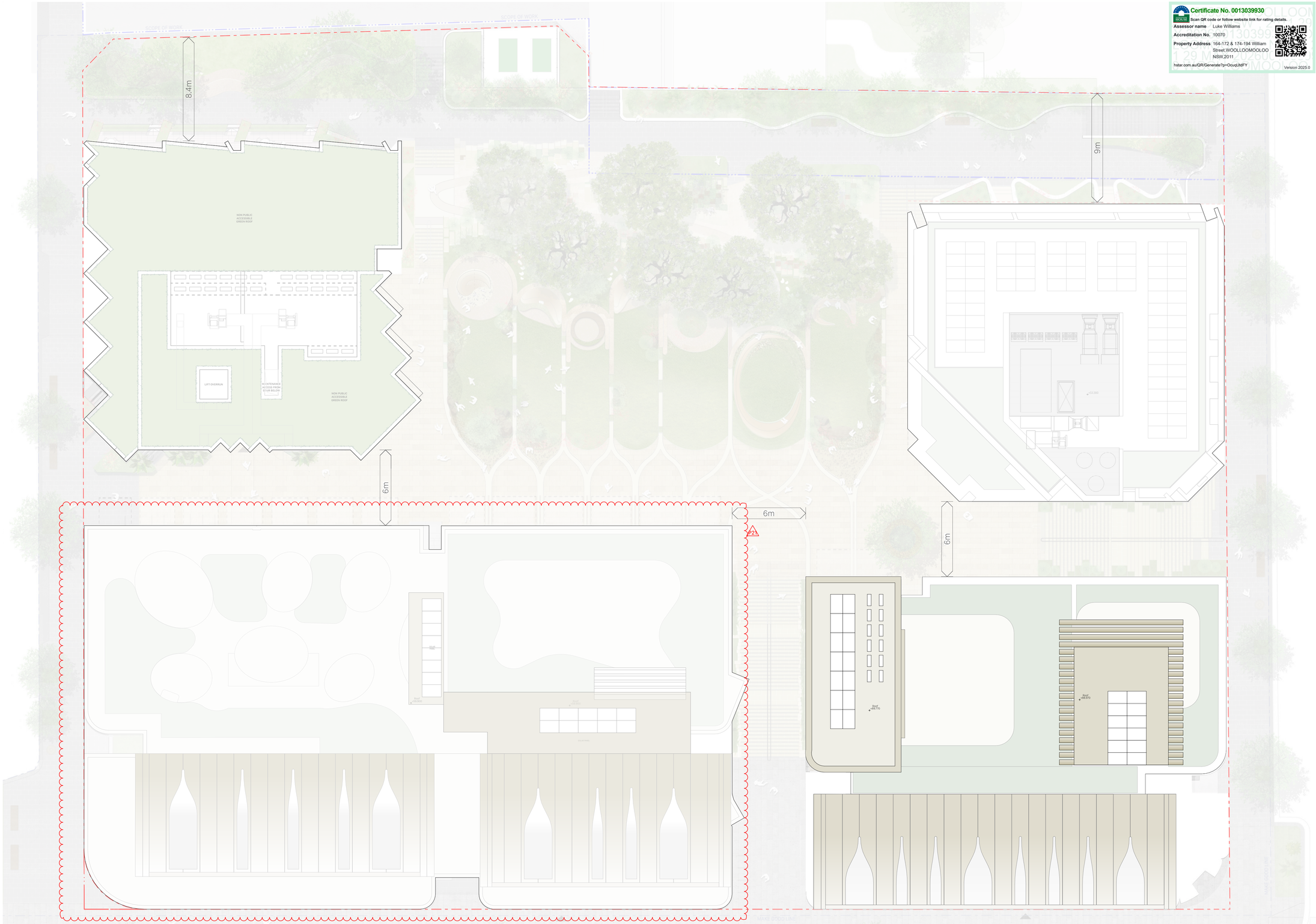
First Issued
9/4/2026

Sheet No.
2022

Rev
01

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

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

Legend

Unit Type Affordable Housing
- 1 Bedroom
- 2 Bedroom

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

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

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

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

Window Types
- W Operable Window
- FW Fixed Window

Schedule of Changes

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

SITE BOUNDARY

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

ACOUSTIC PLENUM

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

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

General Arrangement Plans
Roof Plan

Scale
1:150 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
2023

Rev
2

for SSDA Approval

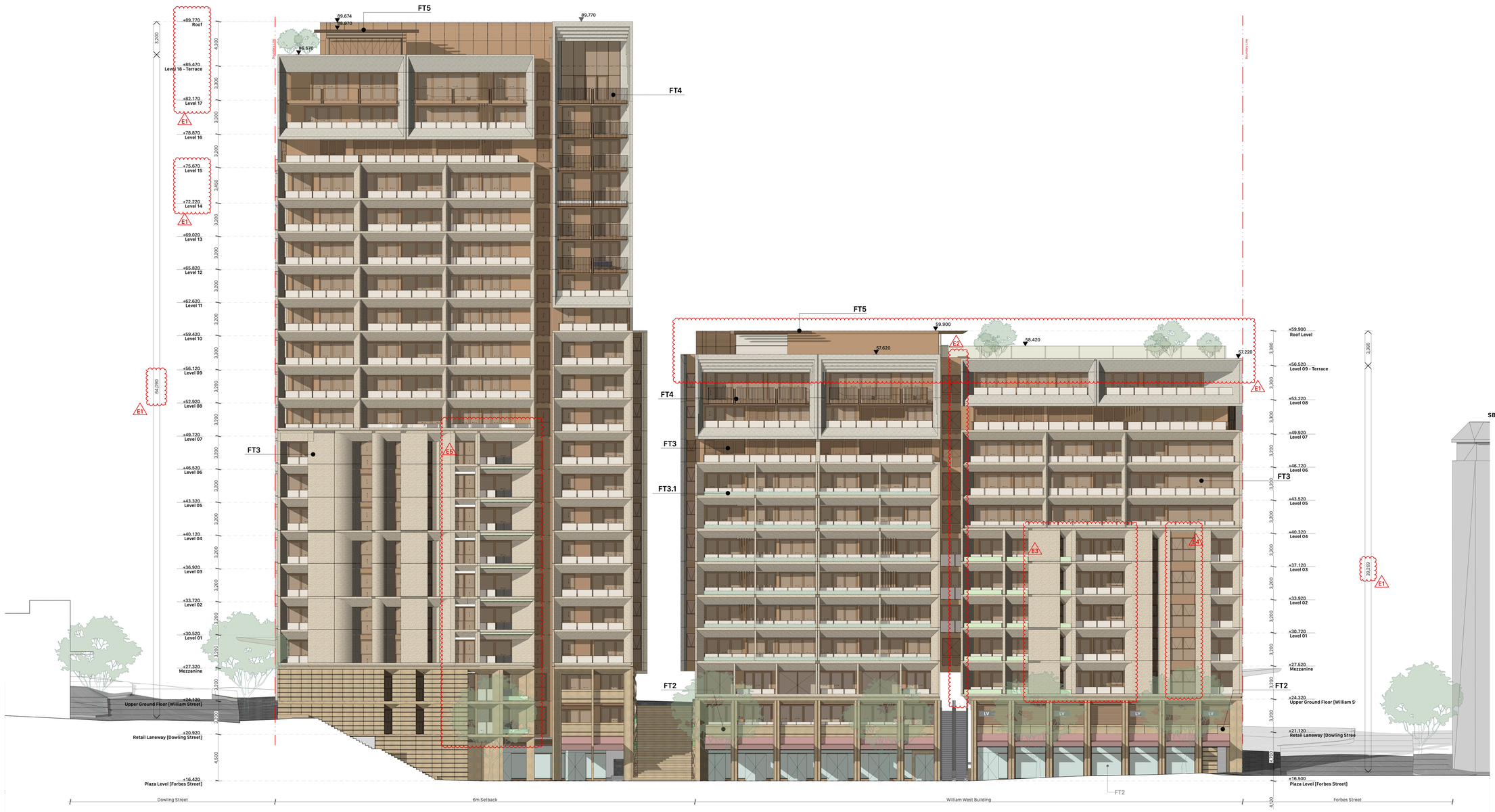
© FRANCIS-JONES CARPENTER PTY LTD 2026 ABN 28 101 197 219 NOMINATED ARCHITECTS: RICHARD FRANCIS-JONES 5301. ELIZABETH CARPENTER 6141.

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

0 2 5 10m



General notes

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

Legend

Facade Types

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

SITE BOUNDARY

Schedule of Changes

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

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

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

1:200 Elevations
North Elevation - William Street Building

Scale
1:200 @ A1

Project Code
H180W

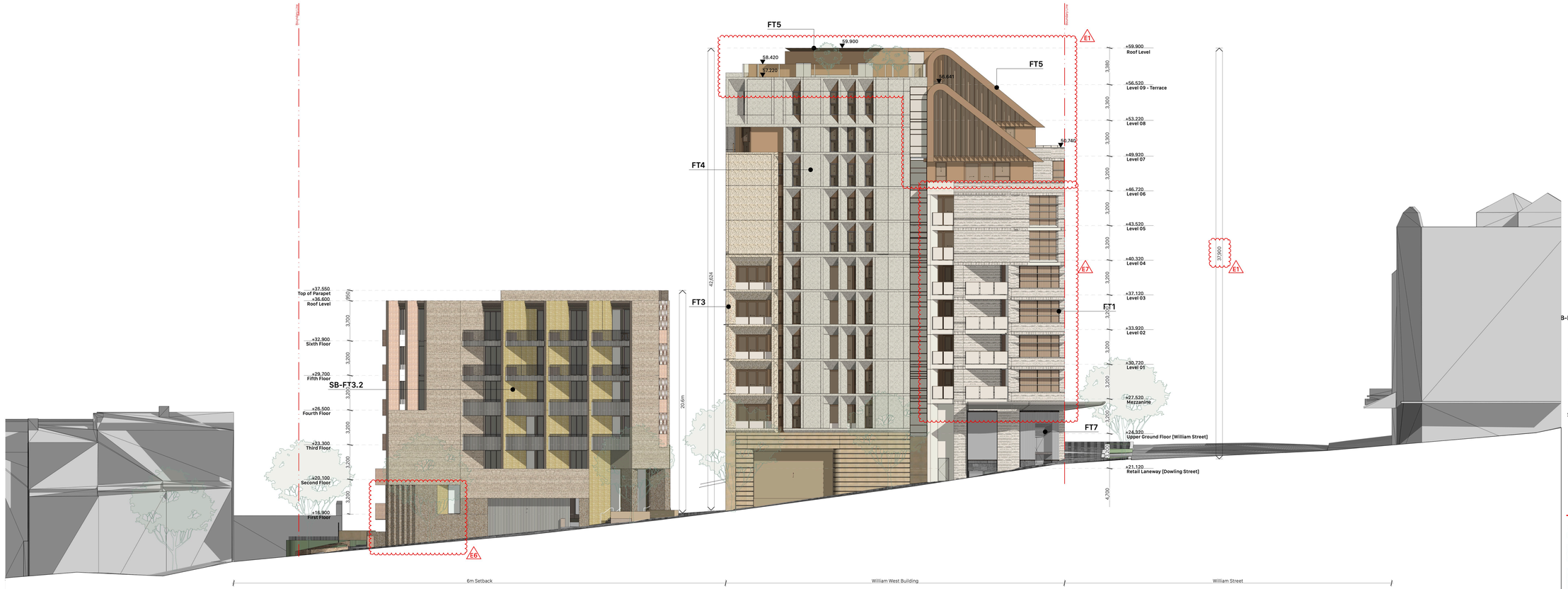
First Issued
22/9/2025

Sheet No.
3000

Rev
3

for SSDA Approval

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



Certificate No. 0013039930
ROUS Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
fjcstudio
STUDIO BRIGHT

0 2 5 10m

General notes

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

Legend

Facade Types

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

SITE BOUNDARY

Schedule of Changes

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

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

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

1:200 Elevations
West Elevation - William Street Building

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3001

Rev
2

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

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
fjcstudio
STUDIO BRIGHT

0 2 5 10m

General notes

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

Legend

Facade Types

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

SITE BOUNDARY

Schedule of Changes

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

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

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

1:200 Elevations
South Elevation - William Street Building

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3002

Rev
2

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
STUDIO BRIGHT
fjcstudio

0 2 5 10m

General notes

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

Legend

Facade Types

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

SITE BOUNDARY

Schedule of Changes

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

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

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

1:200 Elevations
East Elevation - William Street Building

Scale
1:200 @ A1

Project Code
H180W

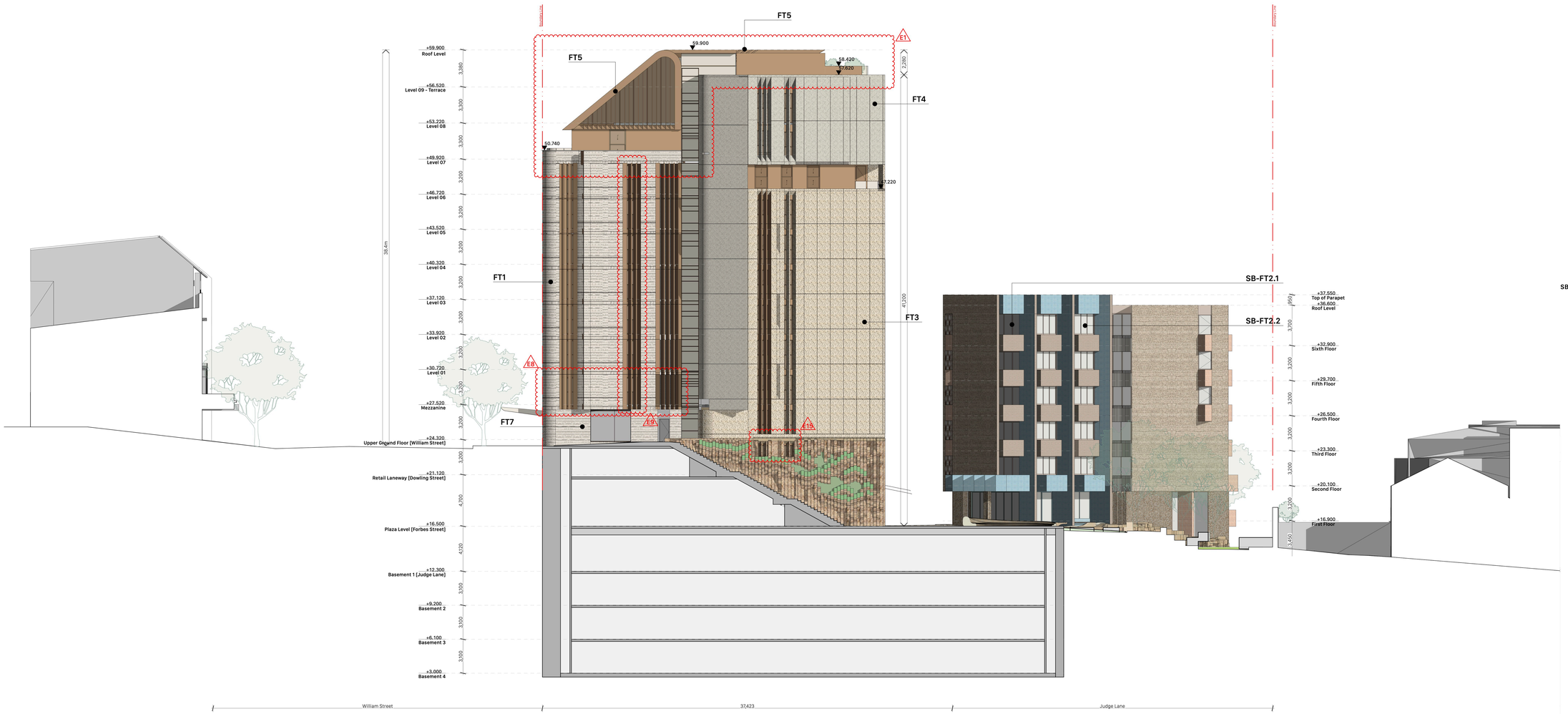
First Issued
22/9/2025

Sheet No.
3003

Rev
2

for SSDA Approval

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



Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtsFY
Version 2025.0

Tribe Studio Architects
fjcstudio
STUDIO BRIGHT
0 2 5 10m

General notes

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

Legend

Facade Types

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

SITE BOUNDARY

Schedule of Changes

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

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

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

1:200 Elevations
East Elevation - Through Site Link

Scale
1:200 @ A1

Project Code
H180W

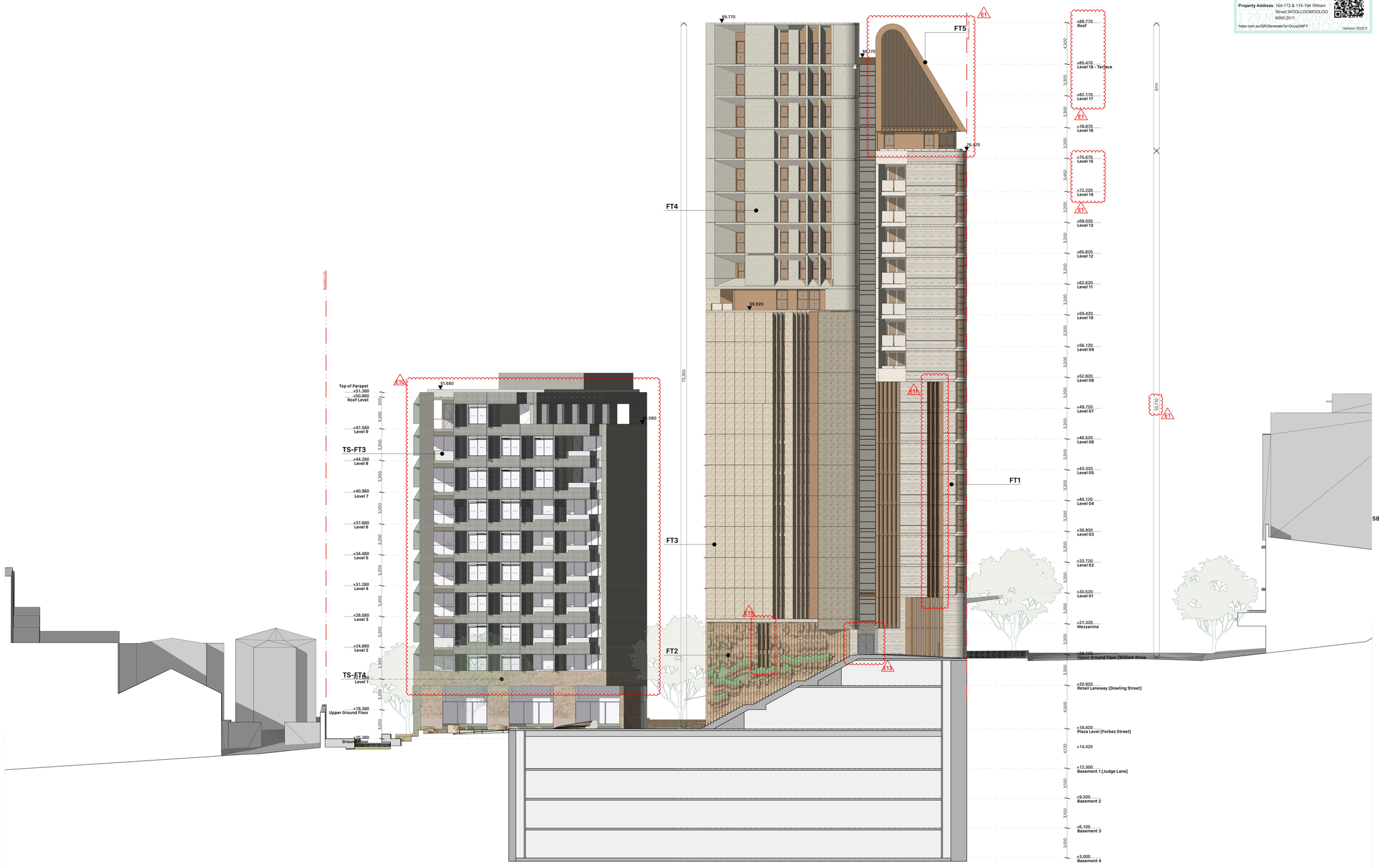
First Issued
22/9/2025

Sheet No.
3004

Rev
2

for SSDA Approval

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



Certificate No. 0013039930
ROUS Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
fjcstudio

STUDIO BRIGHT

0 2 5 10m

General notes

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

Legend

Facade Types

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

SITE BOUNDARY

Schedule of Changes

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

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

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

1:200 Elevations
West Elevation - Through Site Link

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
3005

Rev
2

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0

Tribe Studio Architects
fjcstudio
STUDIO BRIGHT

0 2 5 10m

General notes

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

Legend

Facade Types

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

SITE BOUNDARY

Schedule of Changes

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

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

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

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

Scale
1:200 @ A1

Project Code
H180W

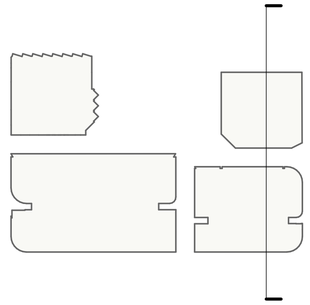
First Issued
22/9/2025

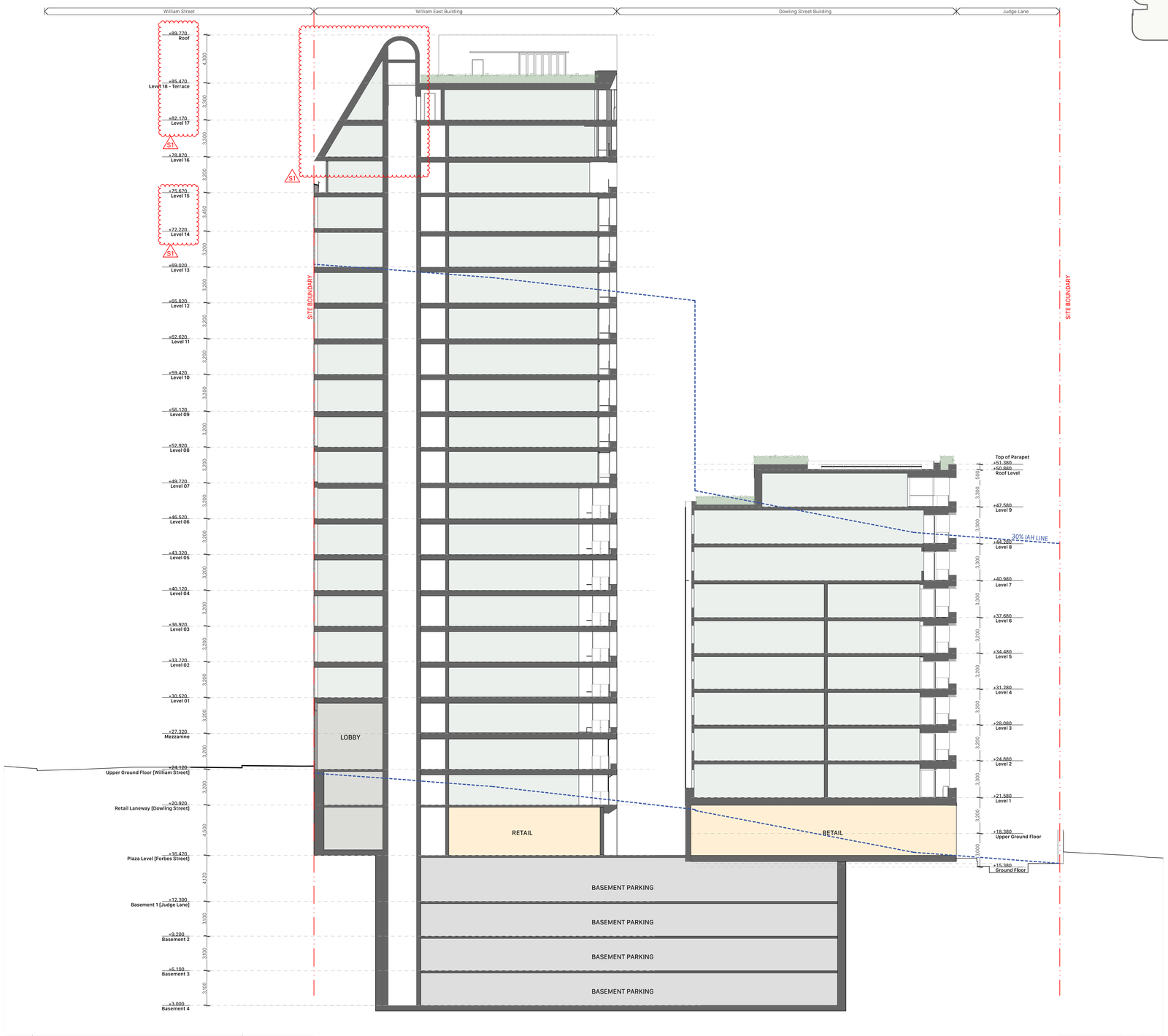
Sheet No.
3007

Rev
2

for SSDA Approval

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





Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

0 2 5 10m

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

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

Schedule of Changes

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

S2 Extra mezzanine units added to optimise building efficiency

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

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

1:200 Sections
East Section

Scale
1:200 @ A1

Project Code
H180W

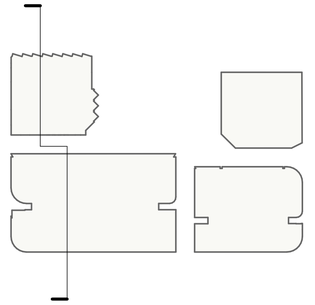
First Issued
22/9/2025

Sheet No.
4001

Rev
2

for SSDA Approval

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



Tribe Studio Architects
STUDIO BRIGHT

fjcstudio

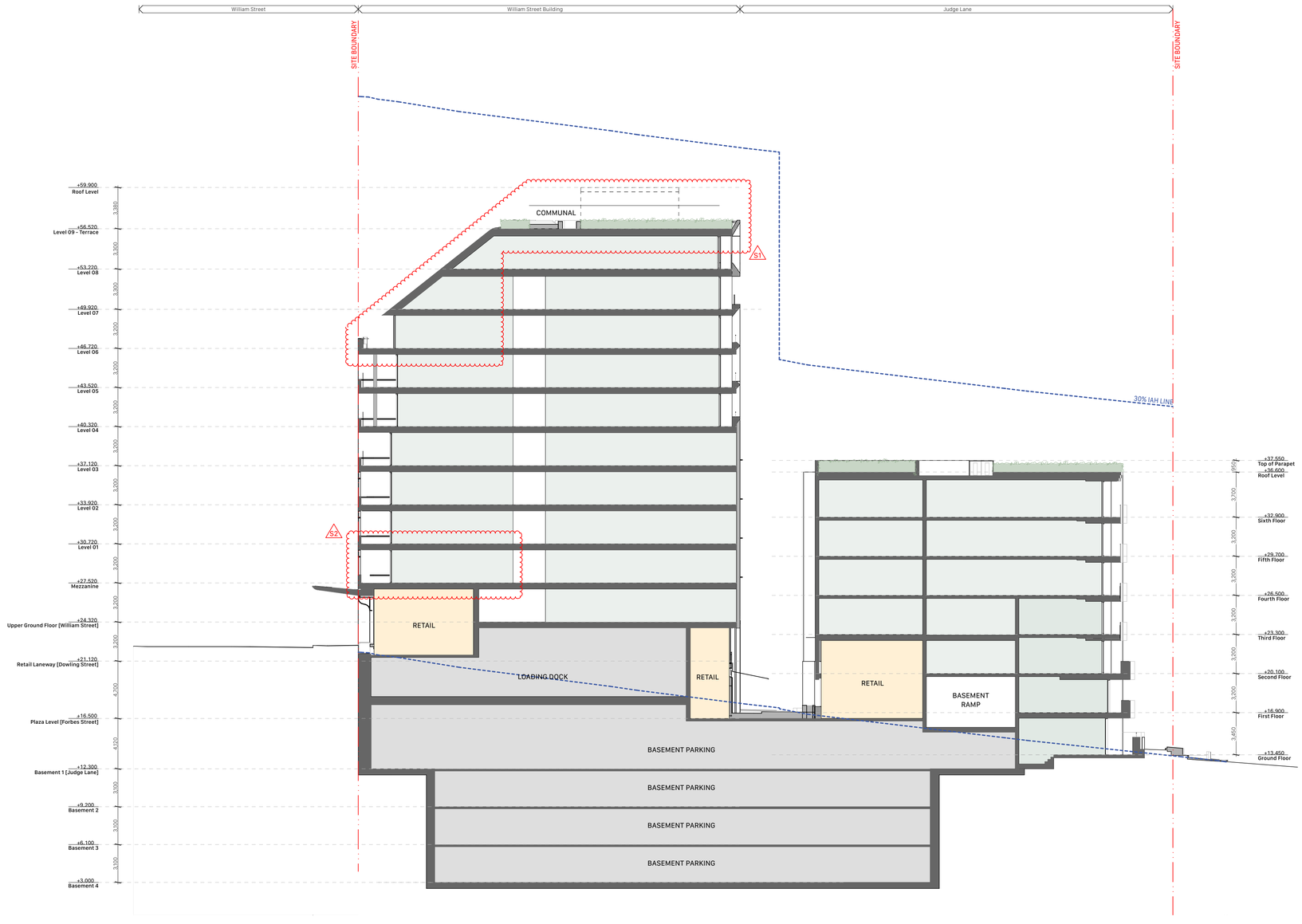
0 2 5 10m

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

Legend

SITE BOUNDARY

ENVELOPE OUTLINE



Schedule of Changes

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

S2 Extra mezzanine units added to optimise building efficiency

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

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

1:200 Sections
West Section

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

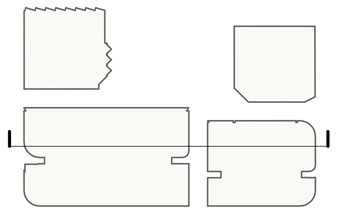
Sheet No.
4002

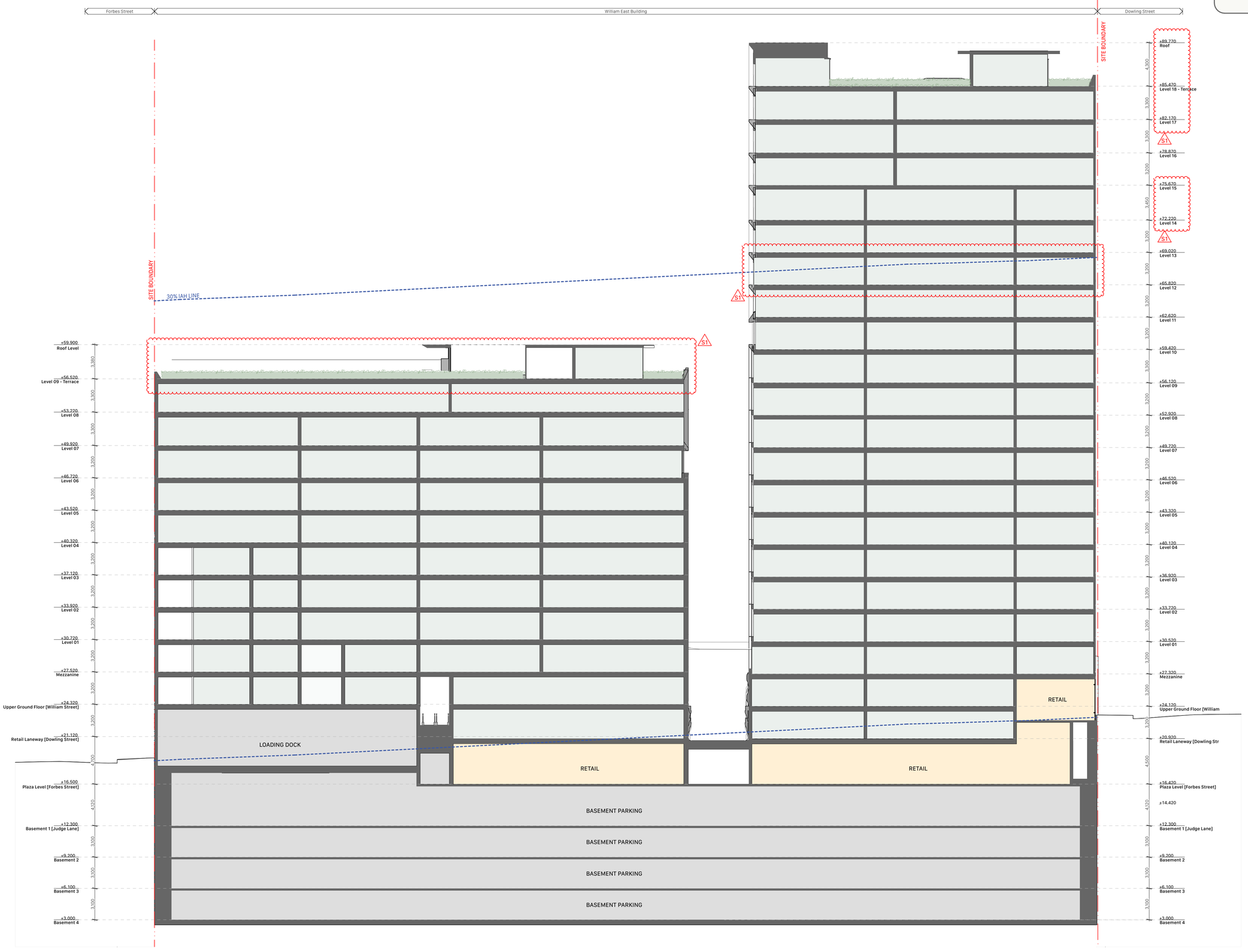
Rev
2

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

for SSDA Approval

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





Tribe Studio Architects

fjcstudio

STUDIO BRIGHT

0 2 5 10m

General notes

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

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

Schedule of Changes

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

S2 Extra mezzanine units added to optimise building efficiency

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

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

1:200 Sections
North Section

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

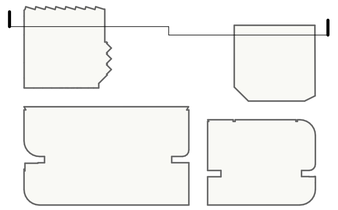
Sheet No.
4003

Rev
2

for SSDA Approval

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

Certificate No. 0013039930
Scan QR code or follow website link for rating details.
Assessor name Luke Williams
Accreditation No. 10070
Property Address 164-172 & 174-194 William Street,WOOLLOOMOOLOO NSW,2011
hstar.com.au/QR/Generate?p=OcuqUtdFY
Version 2025.0



Tribe Studio Architects
fjcstudio

STUDIO BRIGHT

0 2 5 10m

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

Legend

SITE BOUNDARY

ENVELOPE OUTLINE

Schedule of Changes

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

S2 Extra mezzanine units added to optimise building efficiency

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

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

1:200 Sections
South Section

Scale
1:200 @ A1

Project Code
H180W

First Issued
22/9/2025

Sheet No.
4004

Rev
2

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

for SSDA Approval