

ARCADIA

The Timberyards by RTL Co. SSDA RTS Comments

Prepared for RTL.co
May 2025

We respectfully acknowledge the Traditional Custodians of the lands where we live and work. We acknowledge their unique ability to care for Country and deep spiritual connection to it. We honour Elders past, present and emerging whose knowledge and wisdom has and will ensure the continuation of cultures and traditional practices.

We, as a company that has a long track record in dealing in positive relationships with First Nations Australians, both in consultation prior and continuously through construction developments, we also have positive interaction with First Nations in our philanthropic endeavours. Through this close association we are aware of the cultural importance of the proposed development site and its geographic location on a ridgeline that is elevated and prior to colonial destruction was and remains an important area for First Nations people. Thus, our proposal has approached the development in a sensitive manner.
(Uncle Dennis Foley)

Rev A Issued May 2025

Authorised by CT

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Masterplan
Landscape

COMMENT

IWC 4. Public Domain Works

(d)
The proposal indicates a new footpath along Mitchell Street within the front setback of the site. The footpath is to be for public use, and shall ensure that the footpath, landscape and movement is coordinated with the pocket park approved under

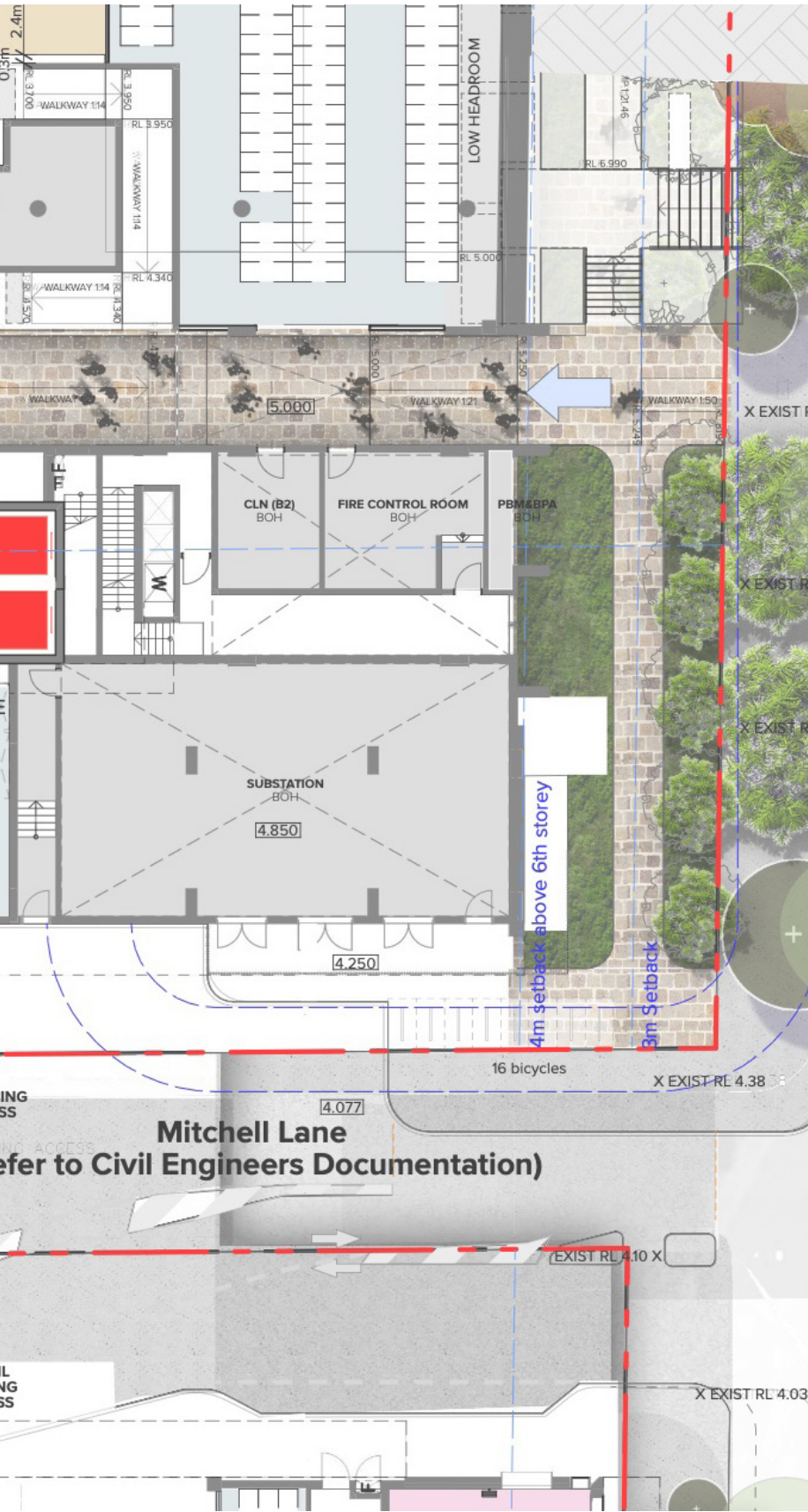
RESPONSE

ASP3 Designer DEP Consulting Pty Ltd has reviewed the interface and integration of landscape setbacks and Ausgrid access requirements and confirms there are no issues. Ongoing design coordination will continue to ensure Ausgrid requirements are satisfied.

LANDSCAPE MASTERPLAN



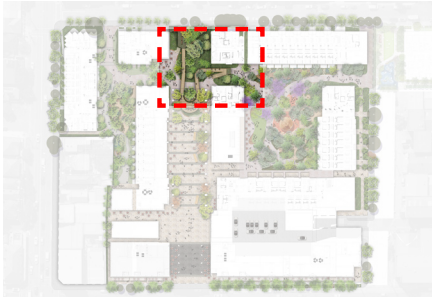
REFERENCE - NEW ARCHITECTURE



Landscape Zones
Farr St Pocket Park Plan

COMMENT

DPHI - 27
Review public seating provisions and identify ways to increase seating within the proposed pocket park.



KEY PLAN

RESPONSE

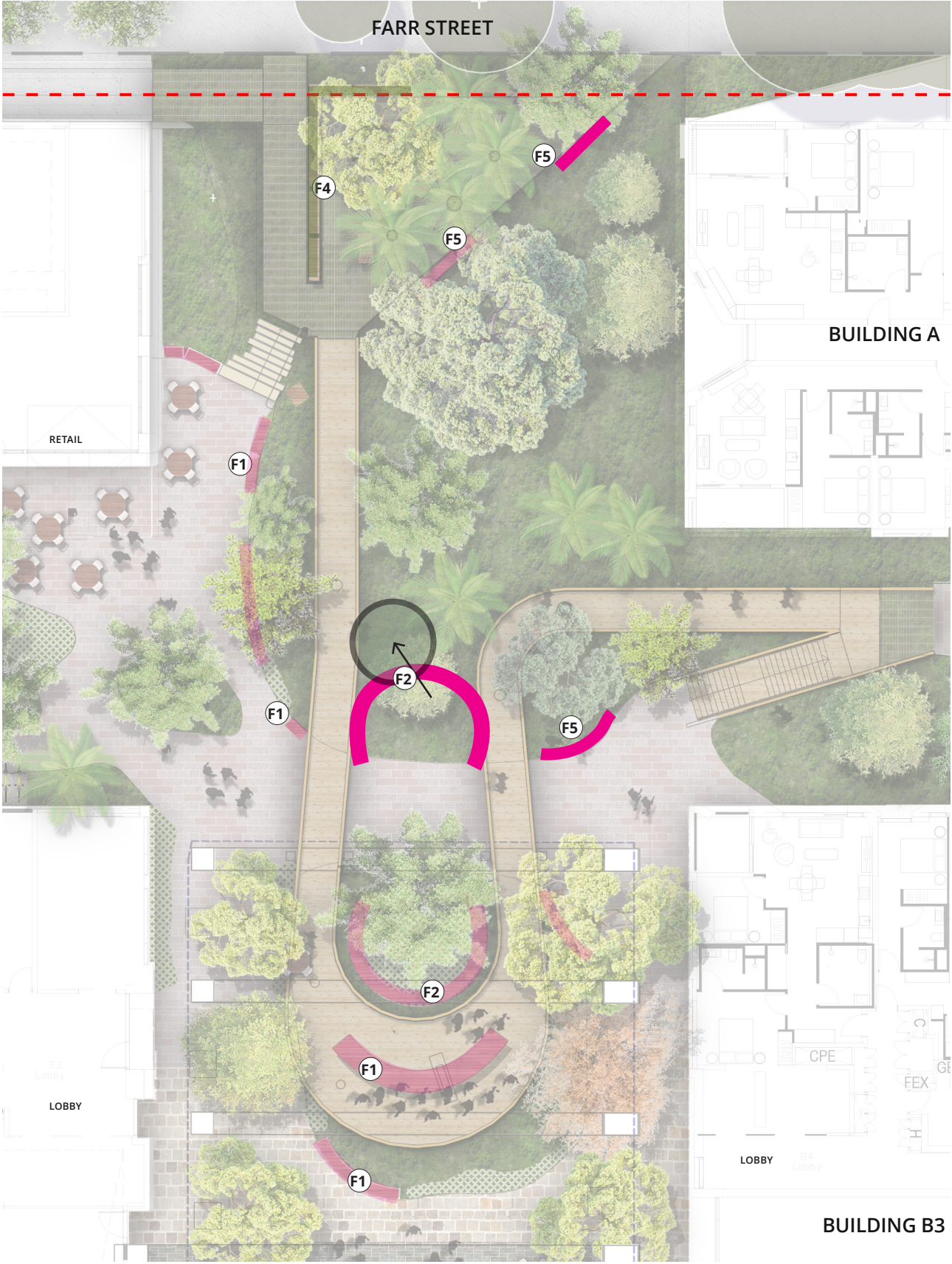
We have looked at all opportunities for additional seating and have identified 3 more locations:

- F2 x 1
- F5 x 2

The tree under the new F2 is to be relocated.

LEGEND

- SITE BOUNDARY
- F1 F1 - CUSTOM FEATURE LONG BENCH SEATING
- F2 F2 - 3-4 PEOPLE BOOTH SEATING
- F3 F3 - 5-8 PEOPLE BOOTH SEATING
- F4 F4 - F&B OUTDOOR SEATING
- F5 F5 - LINEAR SEATING BENCH TO EDGE OF GB
- F6 F6 - HAMOCKS
- F7 F7 - SEATING DECK
- F8 F8 - BEACHER SEATING INTERGRATED WITH STAIRS
- F9 F9 - KIDS PLAY SPACE WITH PLAYFUL SEATING
- TIMBER SEATING NOOKS / BENCHES
- LOOSE FURNITURE
- TIMBER SLEEPER LOOSE FURNITURE
- SANDSTONE LOGS
- RELACATED TREE



Landscape Zones
Farr St Pocket Park Section



KEY PLAN

- LEGEND**
- SITE BOUNDARY
 - PUBLIC SEATING ELEMENTS
 - PROPOSED NATIVE PLANTING ON GRADE
 - PROPOSED NATIVE TREES
 - PROPOSED STREET TREES IN ALIGNMENT WITH COUNCIL GUIDELINES



Landscape Zones
Farr St Pocket Park



Masterplan
Landscape

COMMENT

DPHI - 28

Review proposed playground and provide details on location and proposed equipment.

PLAYGROUND AREA 01

RESPONSE

The response has be broken into two playground areas which are designed for different age groups (Older and Younger). The design considers the entire comons area as a playful landscape but has highlights these two areas. The theme is very intergrated, interpretive and natural.

Visualisation of playground area 01



Central Play Element



Main central climbing play attraction offering children of older ages a dynamic and engaging structure to explore

Balancing Poles



Small timber stepping logs around the sides of the main play zones for emersion in nature play. x 2 (10-15 long portions of steppers)

Softfall



Mounding softwall throughout the play area undulate and breakup the play space for a more emmersive play experience. x 3

Stepping Stone Play



Playful stepping stones scattered around the playground link the different experiences of nature play together. x 3 (10-12 long portions of steppers)

Timber Balancing Logs



The timber balancing logs provide a natural and tactile play element intertwining with the landscapes. x 3 (3-5 logs each)

Scooter Track



The track promotes movement and confidence in a safe, dedicated path providing an inclusive play option for a wide age range. x 1



Masterplan
Landscape

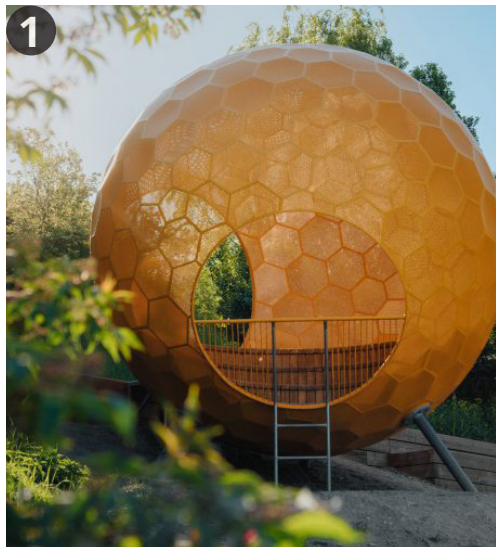
COMMENT

DPHI - 28

Review proposed playground and provide details on location and proposed equipment.

PLAYGROUND AREA 01 - PLAY STRUCTURE

Central Play Element

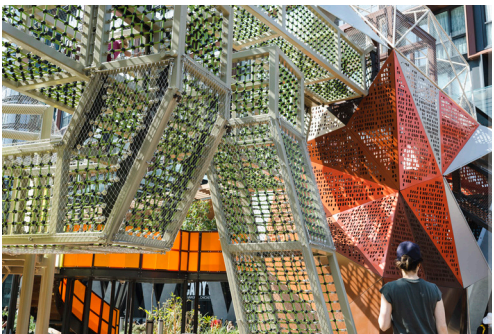


Slide



It encourages people to climb and enjoy the excitement of movement, while fostering confidence and joy through independent and social play.

Climbing



Climbing features in the playground create opportunities for imaginative play and social interaction through shared exploration and adventure.

Viewing



Viewing areas in a playground provide quiet, elevated, or sheltered spaces where children and caregivers can pause, observe, and engage with the environment.

Sound



These features stimulate auditory senses, encourage creative expression, and support social engagement.

Language



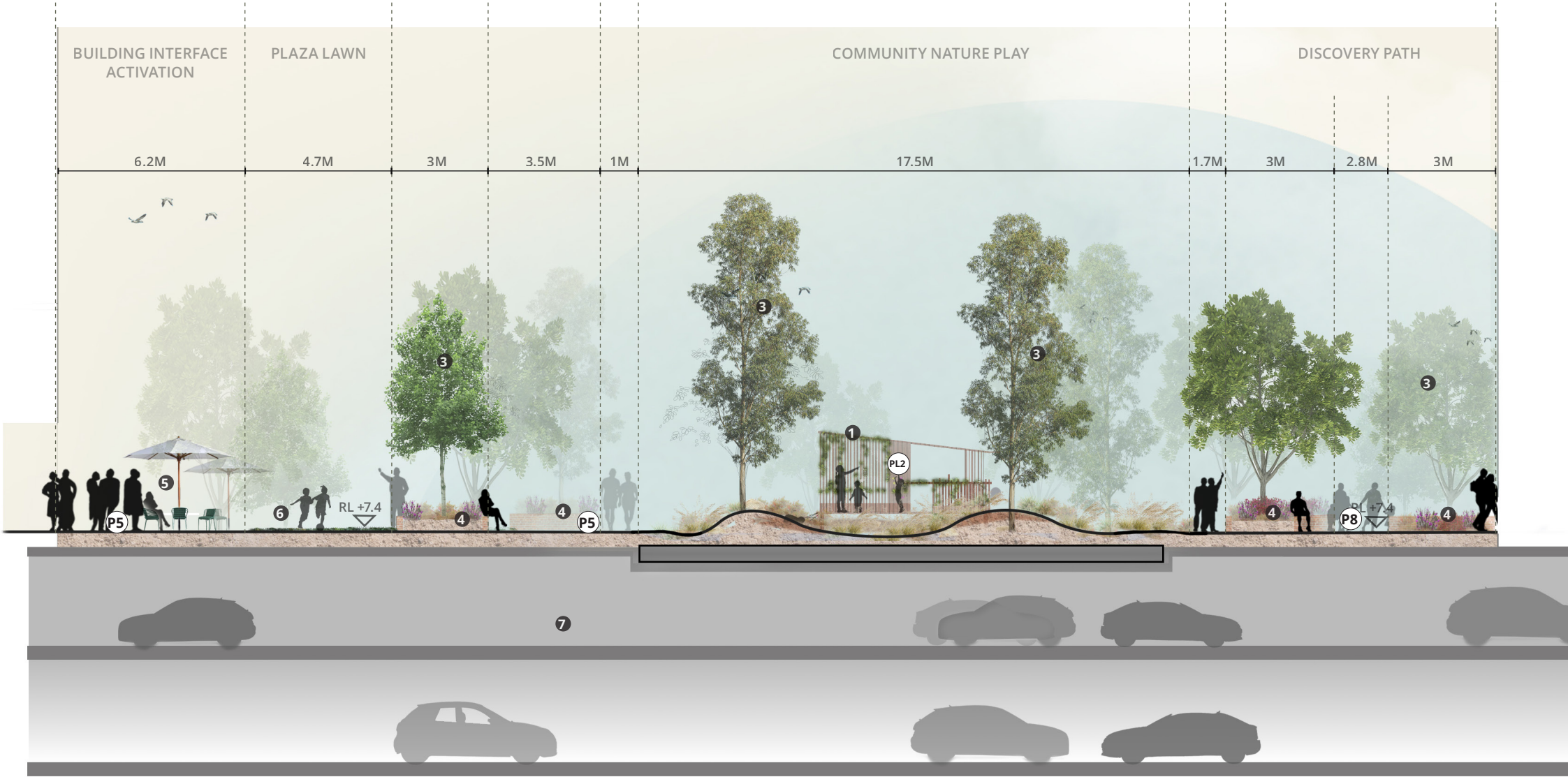
Educational signage in a playground adds layers of learning to the play environment, offering children and caregivers opportunities to engage with topics like nature, history, culture, or sustainability.



Landscape Zones
The Commons Section



KEY PLAN



LEGEND

- SITE BOUNDARY
- 1** FLEXIBLE URBAN PLAZA
- 2** BRIDGES TO UNITS
- 3** CONNECTION TO LOWER LEVEL
- 4** FLEXIBLE LAWN WITH DECKING
- 5** ACCESS TO MITCHELL STREET
- P5** RECYCLED BRICK PAVING
- P8** DECOMPOSED GRANITE

- P9** STEPPING STONES TO UNITS
- F1** CURVED TIMBER BENCH
- F2** SEATING NOOK
- F3** HAMMOCKS
- F5** FLEXIBLE / LOOSE FURNITURE
- PL2** CENTRAL PLAY ELEMENT
- PL2** NATURE PLAY / STEPPING STONES
- PL2** SOFTFALL MOUNDING PLAY

Masterplan
Landscape

COMMENT

DPHI - 28

Review proposed playground and provide details on location and proposed equipment.

PLAYGROUND AREA 02
RESPONSE

The response has be broken into two playground areas which are designed for different age groups (Older and Younger). The design considers the entire comons area as a playful landscape but has highlights these two areas. The theme is very intergrated, interperitive and natural.

Softfall mounding



Softfall mounding throughout the pay area. x 2 potions of softfall Scooter and Cycle Track around play areas

Bush Paths



Informal paths through garden beds offer multiple routes to be discovered and encountered. x 2 (10-12 long portions of flush steppers)

Balancing Poles



Playful stepping stones scattered around the playground link the different experiences of nature play together. x 2 (10-12 long portions of steppers)

Trampolines



Inground trampoline aset into the softfall dds a dynamic and high-energy element to the playground, promoting young physical fitness. x 3 (in a group)

Hammocks



Single hammocks integrated into the landscape design offer a relaxed and social retreat near the playgrounds. x 2 (2 hammock each)

Scooter Track



The track promotes movement and confidence in a safe, dedicated path providing an inclusive play option for a wide age range. x 1

Visualisation of playground area 02



Streetscapes
Victoria Road

COMMENT

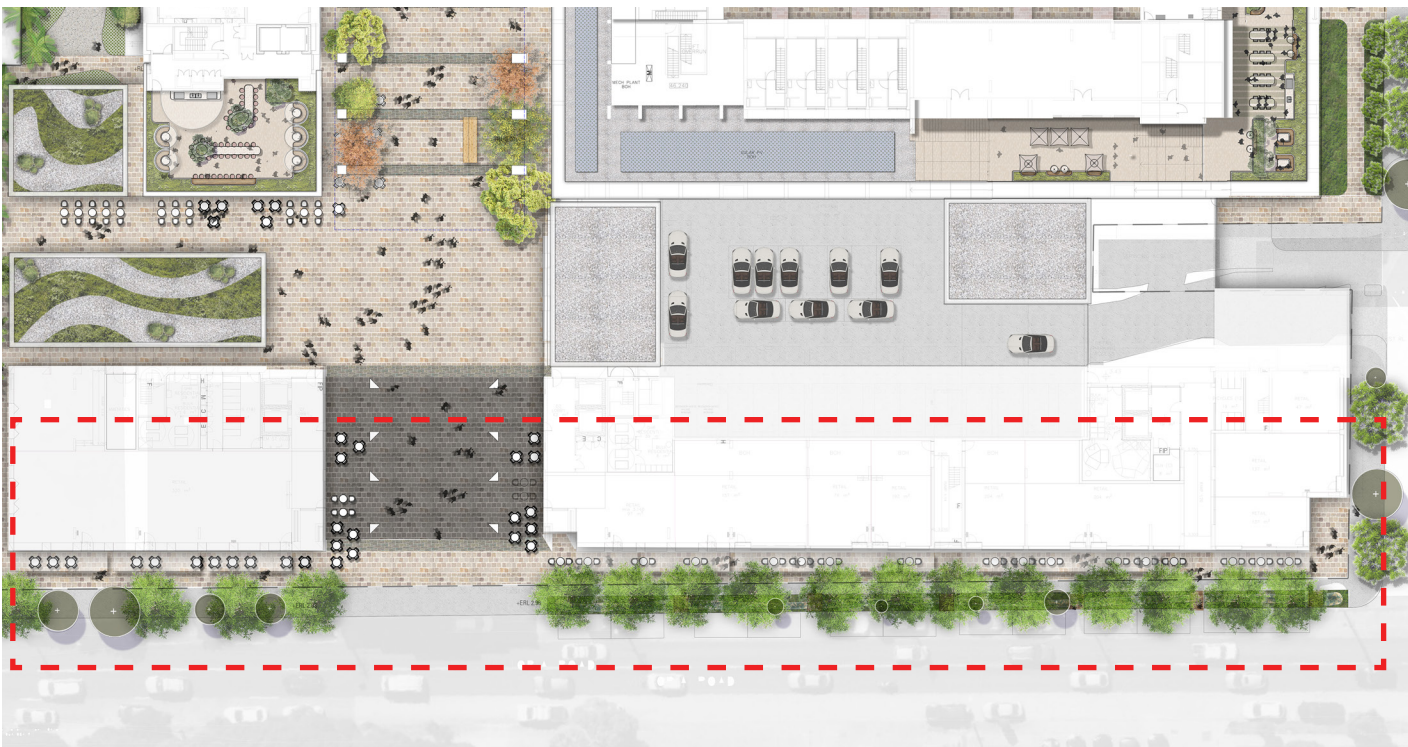
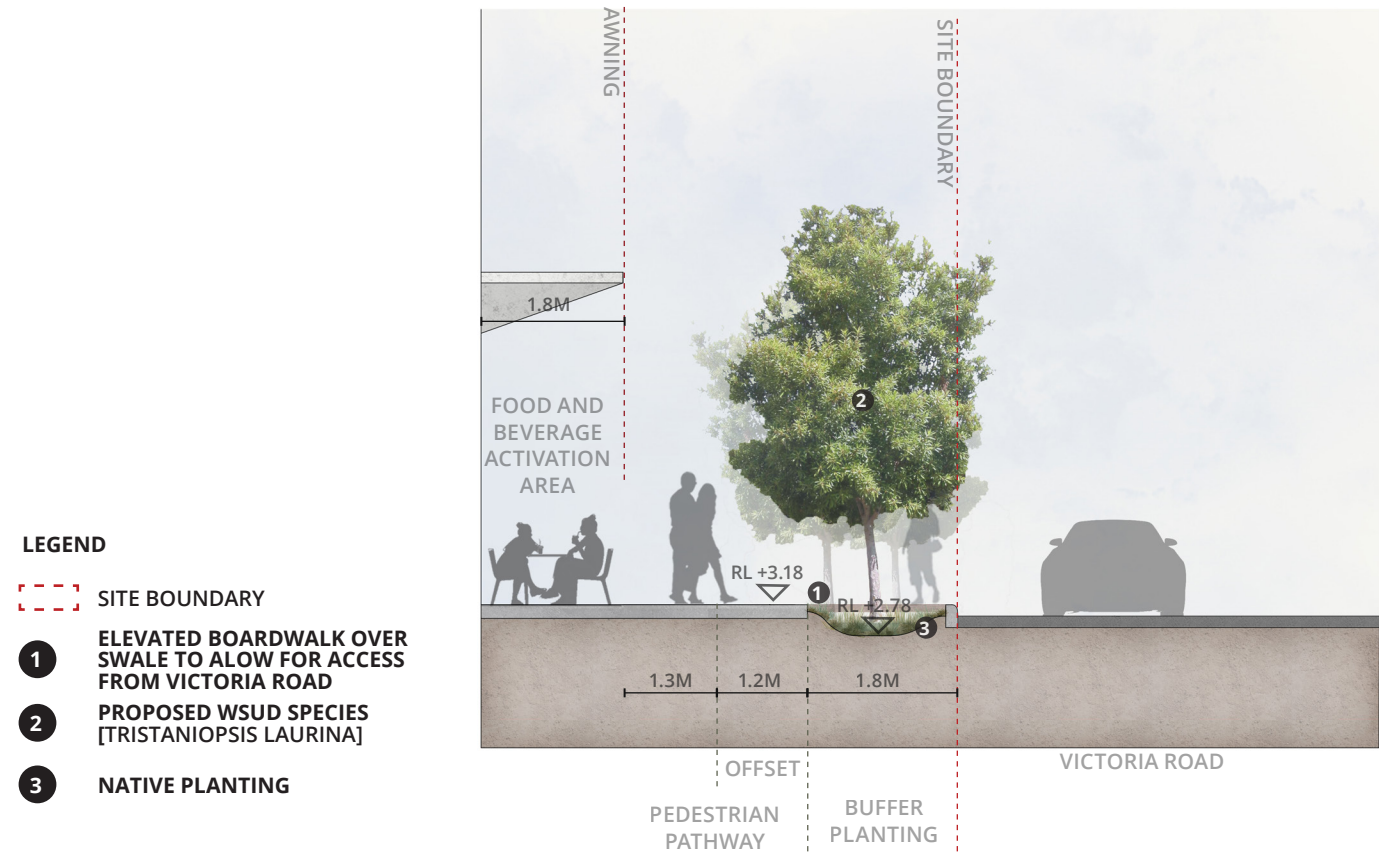
4. Public Domain Works

(d) Provide design verification of public domain along Victoria Road, demonstrating that a 1.5m activation area along Victoria Road is provided.

Review Landscape Plans to demonstrate that Victoria Road provides DCP compliant paving material and Sydenham Road proposes a consistent paving material with the future Sydenham Road strategy.

RESPONSE

The Victoria Road Public Domain has an activated building on 1.8m as shown in below section and the plans, many indications of the SSD Documents suggest outdoor seating. The SSDA Landscape design provides Victoria Road Paving – P1 Porphyry Cobble Paving. The Future Sydenham Road Strategy - Sydenham Road between Victoria Road and Sydenham Station has only recently finishes consultation as details of paving not available to review.



Masterplan Landscape

COMMENT

IWC 4. Public Domain Works Works within Council verge

A) Review plans to demonstrate the provisions of multi-function pole lighting on Victoria Road, Sydenham Road and Mitchell Street frontages.

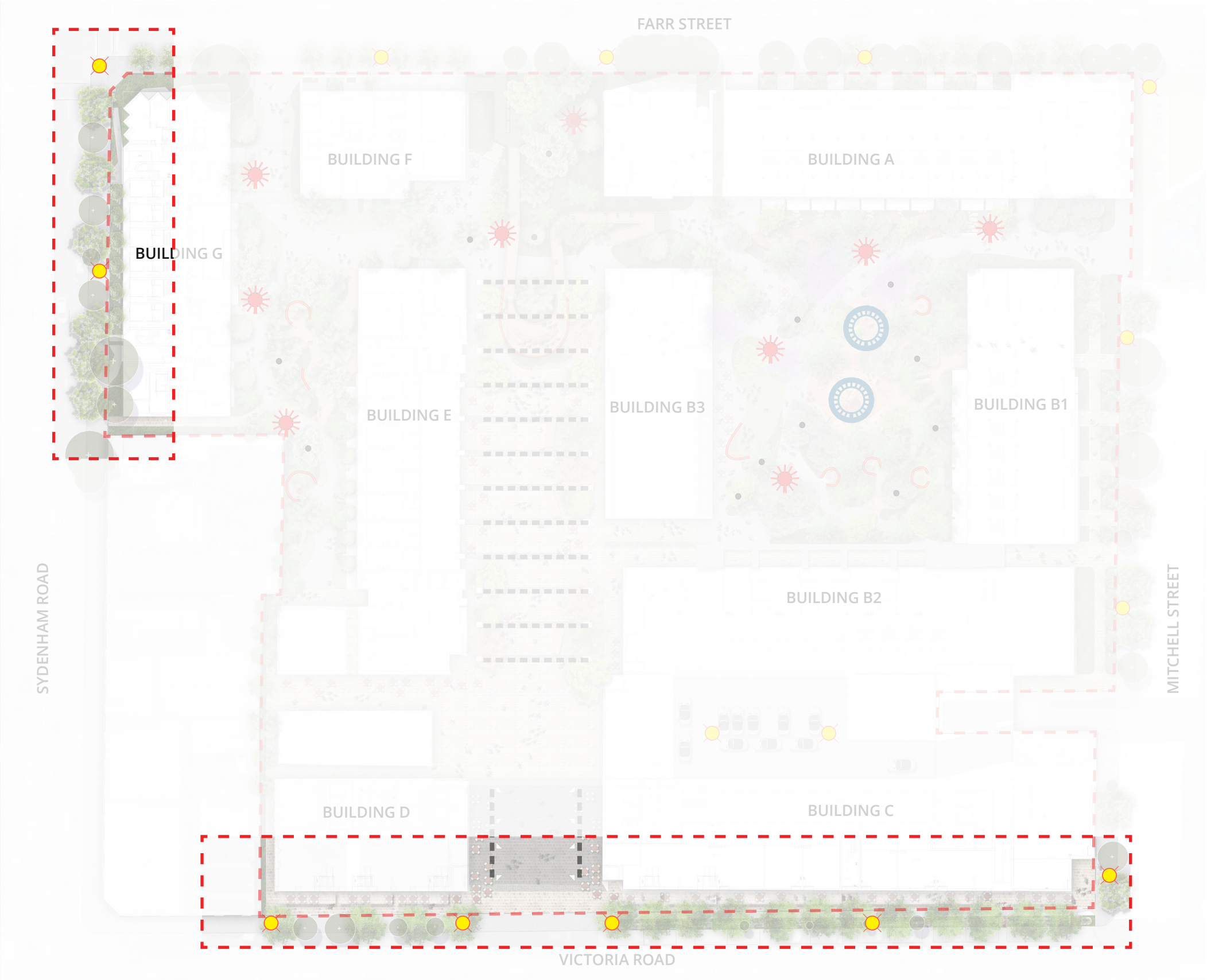
Existing Infrastructure

A) If any electrical pillars are to be provided, review plans to demonstrate clearance from the road reserve and 1.5m footpath Activation Zone.

RESPONSE

The diagram on the right is indicative but illustrates multi-function pole lighting on Victoria Road, Sydenham Road and Mitchell Street frontages.

Refer the Lighting/Electrical Design for further details including electrical pillar locations.



LEGEND

- SITE BOUNDARY
- L1 - POLE LIGHTS
- L2 - LED STRIP LIGHTING
- L3 - BESPOKE FEATURE LIGHTING FOR ART AND
- L4 - TREE UPLIGHTING
- L5 - STREET LIGHTING
- L6 - CUSTOM PLAYGROUND LIGHTING

Streetscapes

Mitchell Street Place

COMMENT

IWC 4. Public Domain Works Accessibility and internal site circulation

Review opportunity to include 90-degree parking on south side of Mitchell Street whilst maintaining compliant public pedestrian footpath widths.

RESPONSE

Opportunities for 90° parking were closely considered during the SSDA design development, however the proposal would require the development boundary to be reduced and materially impact the current public domain and building design along Mitchell St.

LEGEND

-  SITE BOUNDARY
-  NATIVE VEGETATION ON GRADE
-  KERB SIDE PLANTING AND SEATING
-  PROPOSED STREET TREES IN ALIGNMENT WITH COUNCIL GUIDELINES
-  PROPOSED NATIVE TREES



Masterplan Landscape

COMMENT

IWC 5. Traffic & Parking (D)

Address soft landscape water treatment measures as per the Marrickville Council WSUD Reference Guideline.

RESPONSE

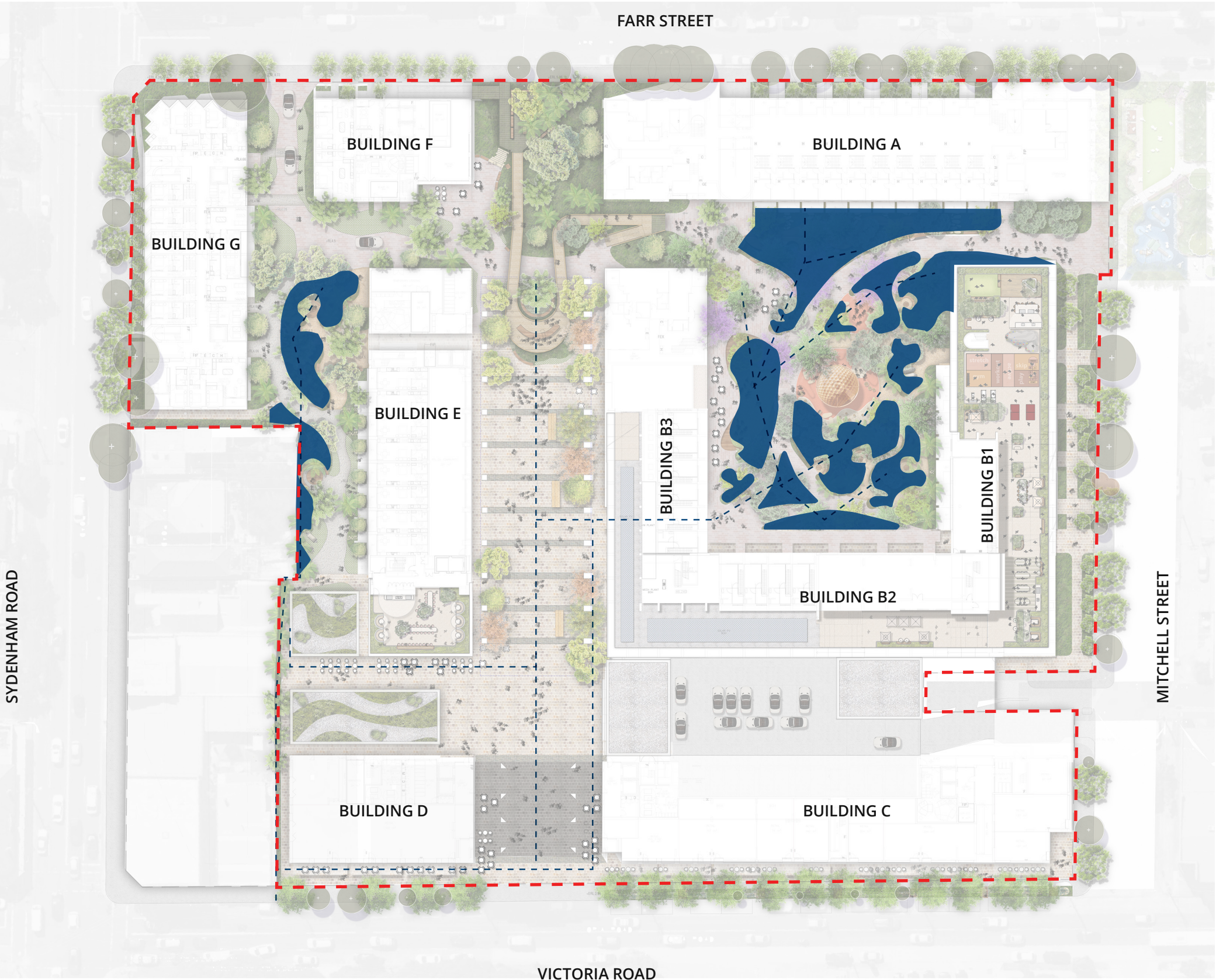
The Public Domain and Landscape Design will implement best practice Water Sensitive Urban Design Principals. The diagram adjacent looks to provide a series of solutions that look to manage the storm-water to both passively irrigate the landscape and treat the water in a high flow event.

We have identified water sensitive urban design site-wide opportunities and constraints through design including the overview of safety, capital management, water quality, urban content, impervious catchment and geology and soils.

The use of on-site detention, bioretention, urban basins, porous and permeable pavements all contribute to a cohesive water sensitive urban design outcomes. Water re-use and integration within is made visible, demonstrating sustainability and linking directly to the historic narrative of the site.

LEGEND

 SITE BOUNDARY



Masterplan
Landscape

COMMENT

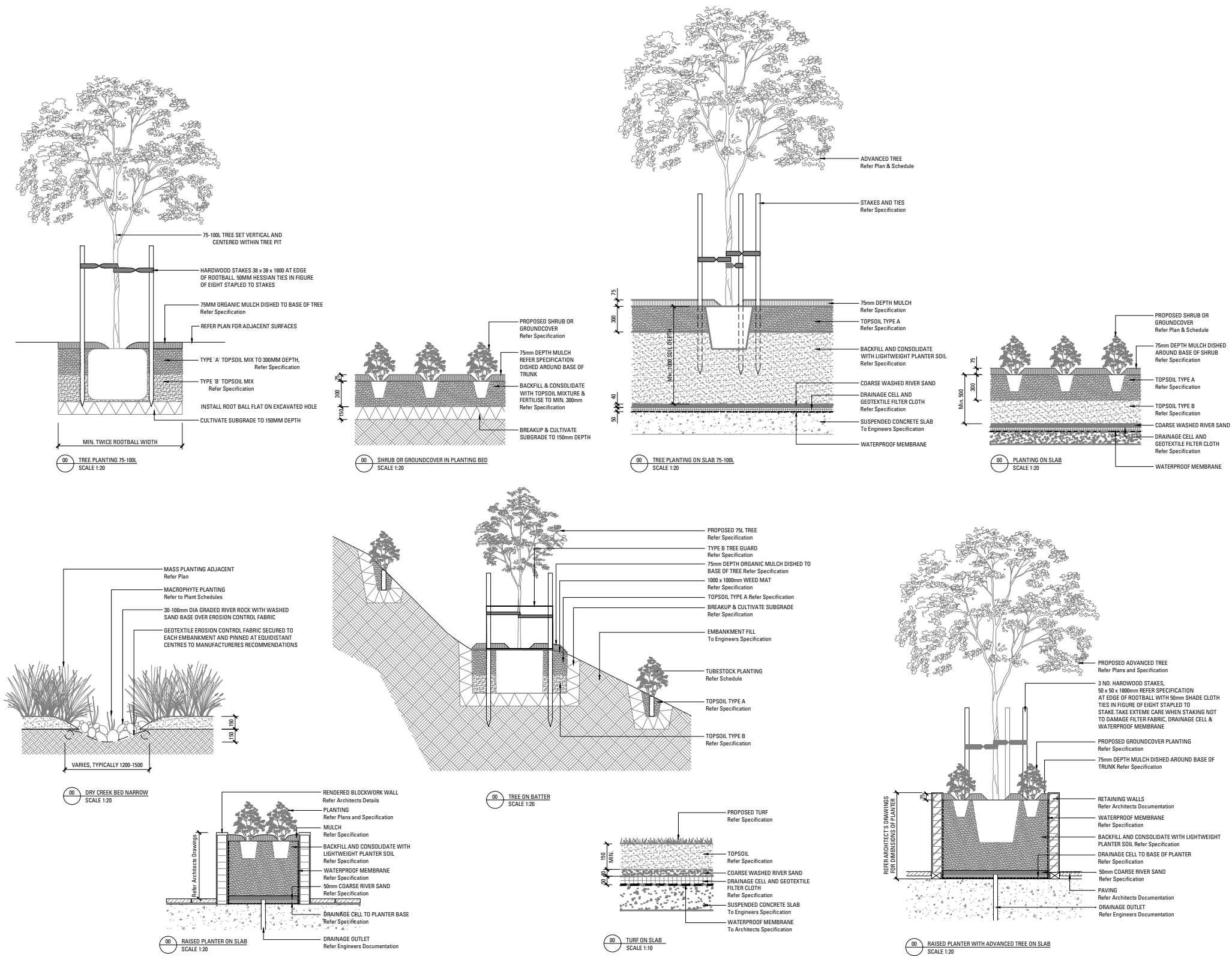
IWC 8. Tree Management

Review of proposed planting stock to ensure compliance with AS2303.

Provide Council with certification that all street tree plantings comply with this standard.

RESPONSE

AS 2303 specifies the criteria for the assessment of above-ground and below-ground characteristics of tree stock that are to be supplied for landscape use. We will ensure that AS 2302 is upheld as a requirement.



Masterplan
Landscape

COMMENT

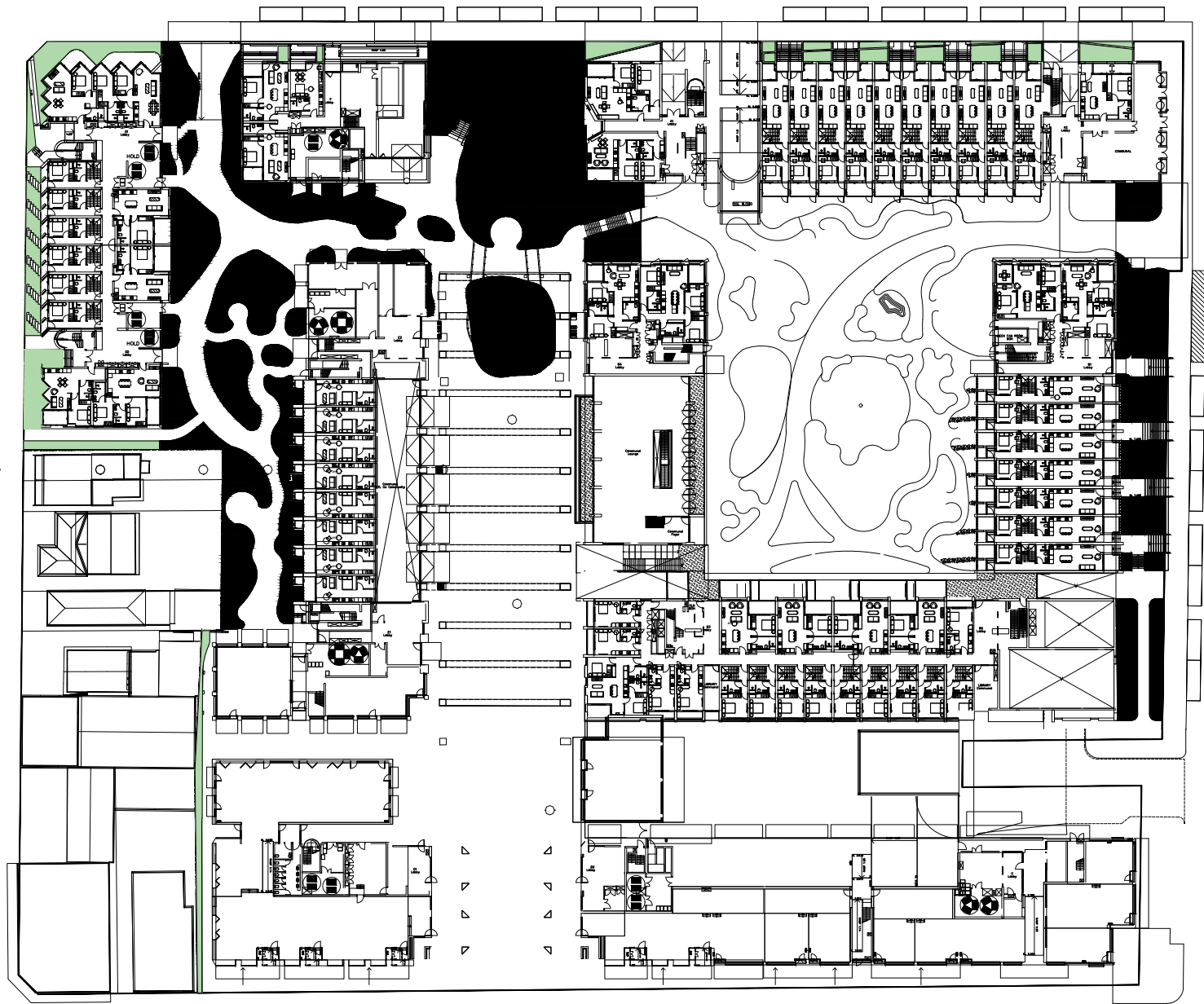
IWC 3. Solar Access & Overshadowing

Review provisions of deep soil and communal open space to demonstrate compliance or provide justification.

RESPONSE

Design guidance from ADG Objective 3E-1 stipulates that a total 7% minimum deep soil planting area must be achieved. The design currently satisfies this with a total area covering 9.62% of the site (1,748m²).

LEGEND
SITE BOUNDARY



SITE METRICS	
SITE AREA	22,771m ²
SITE AREA (excluding SP2 Zone)	22,564m ²
R4 ZONE SITE AREA	18,138m ²
MU1 ZONE SITE AREA	4,426m ²
ADG OBJECTIVE 3E-1*	7% minimum 1,580m ²
ADG OBJECTIVE R4 ZONE	7% minimum 1,270m ²

DEEP SOIL METRICS	
PLANTING IN DEEP SOIL ZONE (GREATER than 6m within R4 Zone*)	1,777m ² 9.8%
PLANTING IN DEEP SOIL (LESS than 6m within R4 Zone*)	374m ² 2.06%
PERMEABLE PAVING (over deep soil within R4 Zone*)	380m ² 2.09%
TOTAL	2,531m ² 13.95%

NOTES
*ADG Objective 3E-1 Definition:

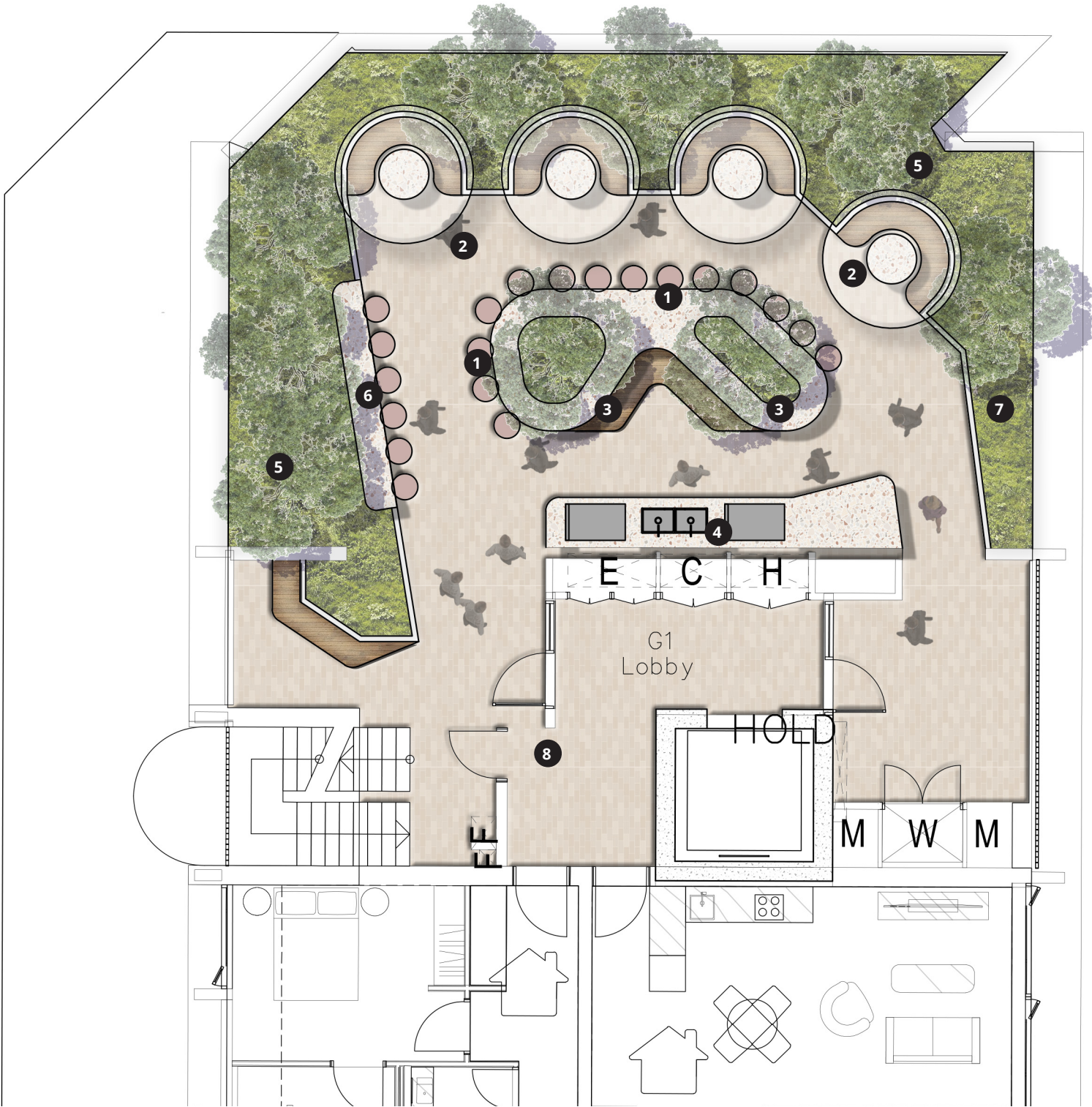
DESIGN CRITERIA
"Deep soil zones are to meet the following minimum requirements:
Greater than 1,500 m²: 6m minimum dimension and 7% (deep soil zone) of the site area

DESIGN GUIDANCE
"On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:
15% of the site as deep soil on sites greater than 1,500m²

FIGURE 3E.4
Pedestrian pathways and paving which is specifically designed for tree root growth can occupy up to 10% of the deep soil zone

Building G Rooftop
Landscape Plan

- LEGEND
- SITE BOUNDARY
 - 1 BAR SEATING
 - 2 FORMAL SEATING NOOKS
 - 3 BAR PLANTER
 - 4 BBQ
 - 5 GARDEN BEDS
 - 6 SEATING AREA FOR VIEWS SOUTHWEST
 - 7 VIEW OUT OVER THE MTY PRECINCT NORTH
 - 8 CIRCULATION SPACES



ARCADIA