The Timberyards

Multiple lots bound by Victoria road, Sydenham road, Farr street & Mitchell street. Marrickville NSW 2204 Australia

Mixed-use rental housing precinct.

State Significant Development Application (SSDA)

SSDA Submission

12th December 2024

Rev	Date		Approved by	Change Note
1	12.12.24	DS		For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTLCo

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

General

Cover Page

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
NTS	DA-001-000

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DLCG Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6600, ABN 86 064 084 911

Series	Drawing No.	Drawing Name	Scale
General			
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	DA-910-006	View 6 - Farr Street & Sydenham Road	NTS
	DA-910-007	View 7 - Farr Steet Pocket Park_'The Deck'	NTS
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DA Ref.	ABBREVIATIONS Description
	A
(A)	Acoustic
AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
AD	Access Deck
ADP	Adaptable
AHD	Australian Height Datum
AL	Aluminium
A/L	Air Lock
AMB	Ambulant
ART	Artwork
AV	Articulated Vehicle
AWN	Awning
	B
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BAL	Balustrade
BG	Box Gutter
BGS	Boom Gate System
BH	Bulkhead
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BWK	Brickwork
BY	Balcony
	C
CFC	Compressed Fibre Cement
CHS	Circular Hollow Section
CL	Centre Line
CLD	Cladding
CLK	Cloak Room
CLNR	Cleaner Store
CNR	Corner
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
COS	Check on Site
CP	Carparking Space
CPC	Concrete Precast
CPD	Cupboard
CPE	Car Park Exhaust
CSMR	Convex Safety Mirror
CTFF	Ceramic Tile Floor Finish
CTLP	Control Panel
CTWF	Ceramic Tile Wall Finish
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
	D
D	Dining
DB	Distribution Board
DF	Decorative Finish
DG	Drip Groove
DH	Door Hardware
DJ	Dummy Joint
DP	Down Pipe
DWF	Decorative Wall Finish
	E
E	Entry
EFF	Epoxy Floor Finish
EJ	Expansion Joint
ELEC	Electrical Services
EM	Entry Mat
EN	Ensuite
(EX)	Existing
EXJ	Express Joint
EXH	Exhaust
(EXP)	Exposed
	F
F	Fire Services
FCC	Fire Control Centre
FCL	Finish Ceiling Level
FCR	Fire Control Room
FCU	Fan Coil Unit (AC)
FEP_01,02.	Fire Egress Passage No.01, 02, etc.
FEX	Fire Extinguisher
FF	Floor Finish
FFL	Finished Floor Level
FG	Fixed Glass
FGL	Finished Ground Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FOH	Front of House
FRL	Fire Resistance Level
FS_01, 02...	Fire Stair No.1, 2, etc.
FW	Floor Waste
	G
GA_01, 02..	Grease Arrestor No.01, 02, etc.
GAL	Galvanised
GBC	Garbage Chute
GBR	Garbage Room
GC	Glass Clear
GD	Glass, Decorative
GDR	Grated Drain
GE	Grooved Edge
GHR	Garbage Holding Room
GL	Ground Line
GLS	Glass
GT	Glass, Translucent
GVL	Gravel
	H
H	Hydraulic Services
HD	Hand Dryer
HP	High Point
HR	Handrail
HRV	Heavy Rigid Vehicle
HWS	Hot Water Service
HWU	Hot Water Unit
	I
IL	Invert Level
INS	Insulation
	J,K
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
	L
L_01, 02...	Lift No.1, 2, etc.
L	Living
LA	Landscaped Area
LG	Lower Ground
LP	Low Point
LRA	Lobby Relief Air
LSA	Lobby Supply Air
LV	Louvre
LY	Laundry
	M
M	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MDR	Metal Deck Roofing
MGB	Mobile Garbage Bin
MR	Mirror
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Services incl. Main Distribution Board & Frame.
MTR	Meter
MV	Mechanical Vent
MVJ	Movement Joint
	N
NGL	Natural Ground Level
NOM	Nominal
	O
(O)	Operable
OBJ	Object (Decorative)
OSD	On Site Detention Tank
OSR	On Site Retention Tank
	P
P	Pantry
PB	Plasterboard
PCF	Powder Coat Finish
PD	Pivot Door
PDR	Powder Room
PEL	Pelmet
PF	Paint Finish
PLD	Panel Lift Door
PV	Paving
	R
R	Robe
(R)	Recessed
RA	Return Air
RD	Roller Door
RES	Residential
RF	Refrigerator
RHS	Rectangular Hollow Section
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
	S
S	Storage
SA	Supply Air
SB	Splash Back
SCN	Screen
SCOL	Steel Column
SD	Sliding Door
SDH	Soap Dish Holder
SDO	Spoon Drain Outlet
SDSP	Soap Dispenser
SEC	Security Services
SFF	Stone Floor Finish
SGN	Signage
SHF	Shelf
SHS	Square Hollow Section
SHP	Speed Hump
SHR	Shower
SHRR	Shower Rose
SHRS	Shower Seat
SIM	Similar
SJ	Silicon Joint
SKL	Skylight
SKT	Skirting
SNK	Sink
SOP	Set Out Point
SP	Stair Pressurisation
SPD	Spoon Drain
SRV	Small Ridged Vehicle
SS	Stainless Steel
SSCN	Shower Screen
SSD	Sub-Surface Drainage System
SSL	Structural Slab Level
ST_01,02...	Stair No.1, 2, etc.
STL	Steel
STN	Stair Nosing
STY	Study
SWD	Stormwater Drain
SWF	Stone Wall Finish
SWP	Stormwater Pit
	T
(T)	Thermal
TCE	Terrace
TD	Timber Deck
TDSP	Towel Dispenser Unit
TFF	Timber Floor Finish
TFW	Trade Floor Waste
TGSi	Tactile Ground Surface Indicator
TH	Threshold
TOW	Top of Wall
TPS	Tapset
TRA	Tenant Return Air
TSA	Tenant Supply Air
TV	Television
TYP	Typical
	U
U/G	Underground
U/S	Underside
UA	Unequal Angle
UG	Upper Ground
UNO	Unless Noted Otherwise
UT	Utility Space
UR	Urinal
	V
V	Void
VIS	Visitor
VP	Vent Pipe
	W
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_P	WC - Parents
WC_U	WC - Unisex
WF	Wall Finish
WIR	Walk in Robe
WM	Washing Machine
WP	Weather Proof
WPM	Waterproof Membrane System
WS	Wheel Stop
End.	

Notes

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

General

Drawing List & Abbreviations

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
NTS	DA-001-001

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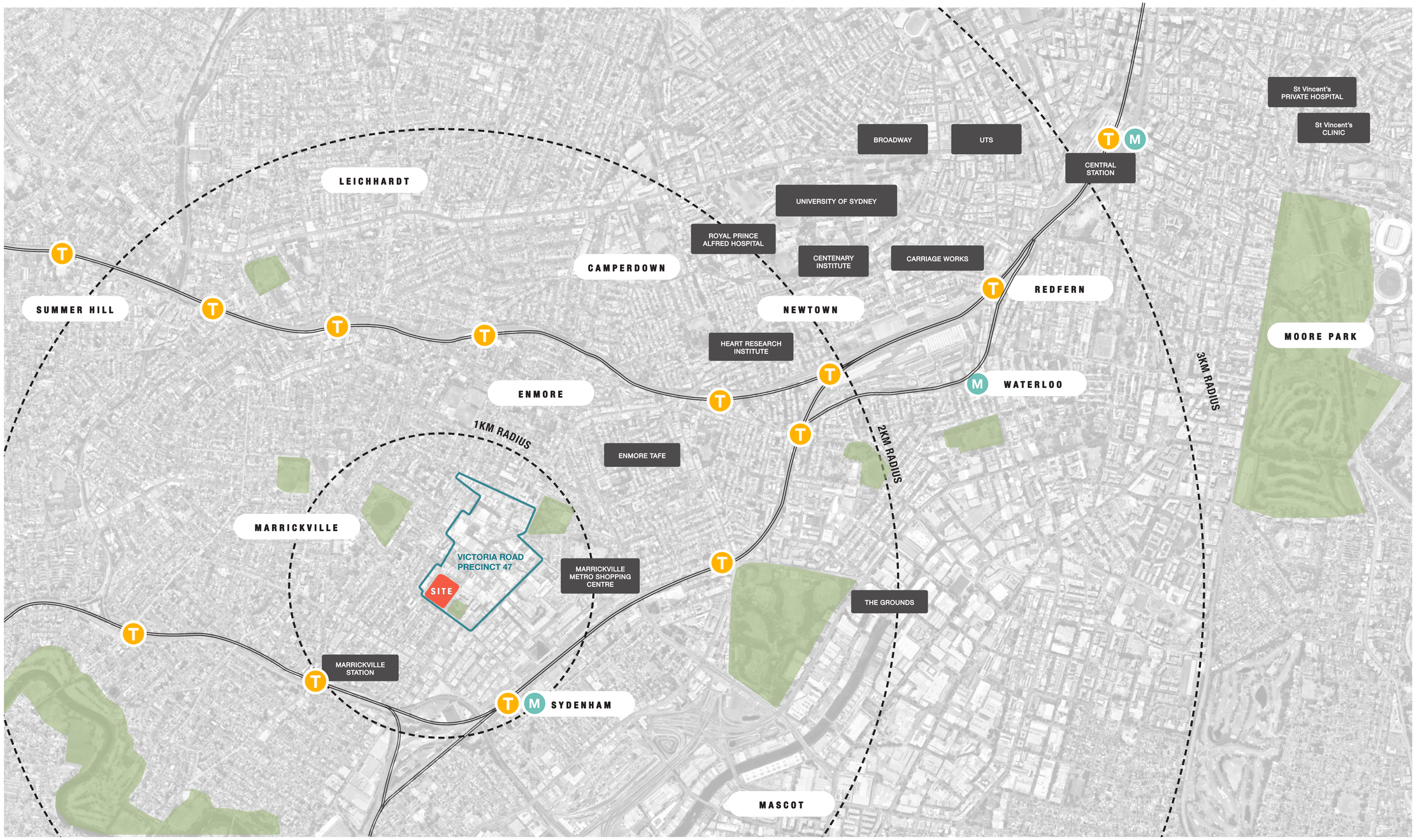
DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 4668, ABN 86 064 084 011



Key Plan

Notes

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

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YERRABINGIN

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neoscape

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Drawing Title

Context and Analysis

Context Plan

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:10000 @ B1	DA-010-010

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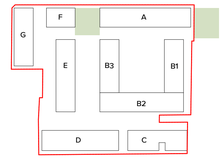
Nominated Architect: Nicholas Turner 4699, ABN 86 084 084 911

Key Plan



Notes

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Collaborating Design Team

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Architecture AND

Tribe Studio Architects

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Drawing Title

Context and Analysis

Site Plan

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale **1:500 @ B1**

Dwg No. DA-010-020

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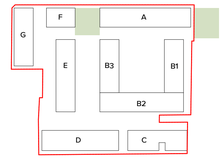
DLCG Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6689, ABN 86 064 084 911

Key Plan



Notes

- Flood Depths and Extents (Refer to Flood Management Report for Further Information)
- Noise Impact Zones - Heavy Traffic
- Noise Impact Zones - Light to Moderate Traffic
- OLS Height, RL Varies
- SP2 Zone

Rev	Date	Approved by	Change Note
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YERRABINGIN

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Drawing Title

Context and Analysis

Site Analysis

Status	Project No.	Rev
For SSDA Submission	23068	1
Scale	Dwg No.	
1:500 @ B1	DA-010-030	

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FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

A/ DP 101986

B/ DP 101986

1/ DP 900275

1/DP 983709

A/ DP 176842

B/ DP 176842

101/DP 808619

2/SEC 2/ DP 4590

2/DP 551480

(A)

(B)

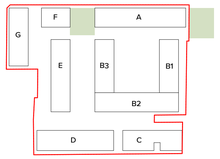
(E)

SP2 Zone

Existing warehouse structure to be retained. Refer to Structural Engineer's documentation for further information.

Existing substation to be retained for temporary power during construction. Refer to Electrical Engineer documentation for requirements.

Key Plan



Notes

Legend:

- Site Boundary
- Existing Slabs/Hardstand area to be Demolished
- Existing Buildings to be Demolished
- Existing Tree(s) to be Removed (T01, T02...) Refer to Landscape Architect/ Arborist Documentation for further information.
- Existing Tree(s) to be Retained & Protected (T01, T02...) Refer to Landscape Architect/ Arborist Documentation for further information.
- Existing Context
- Contaminated Soil Borehole Locations Performance Solution required. Please refer to Geotechnical Report/ Contamination Report for further information.
- Warehouse Structure to be Retained Remove floor slab, walls, roof sheeting. Retain warehouse structure to Structural Engineer's requirements.
- Existing Sewer Line Refer to Survey Drawing for further information.
- Public Domain Improvements Refer to Civil Documentation for proposed demolition & new works.
- Existing/Historic Right of Way/ Easement to be Extinguished (A, B, E) Refer to Surveyor Documentation for further information.

Notes:

Refer to survey drawings dated 29.07.2024 prepared by LTS for further information.
Demolition works and associated excavation works to structural engineers, geotechnical engineers and contamination consultants requirements.
Existing services and infrastructure to be removed and/or decommissioned to services consultants requirements.

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Drawing Title

Context and Analysis
Demolition Plan

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale **1:250 @ B1**

Dwg No. DA-010-100

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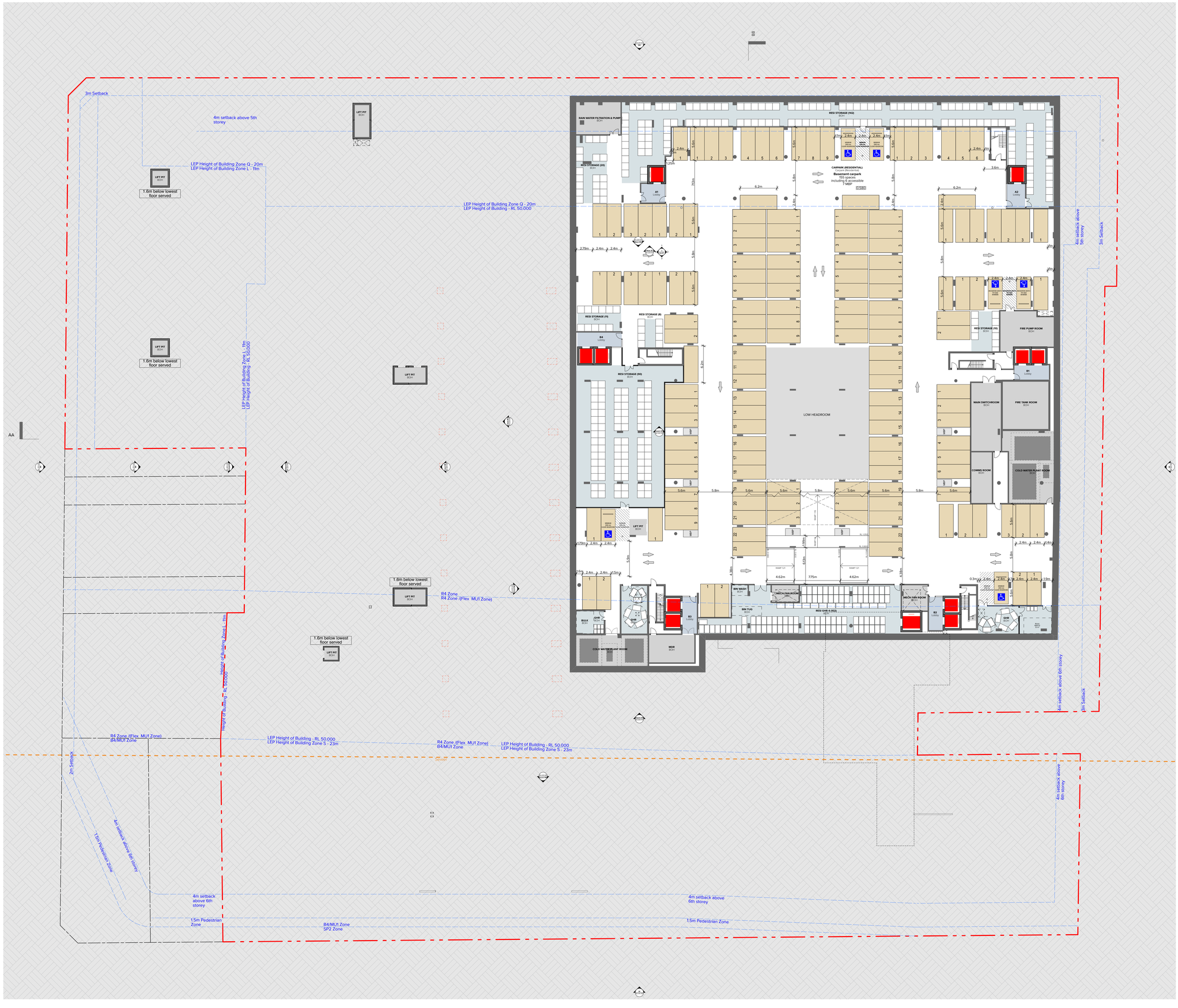
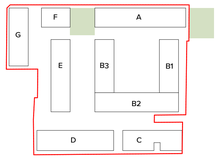


Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
- Living/Dining and Bedrooms 2.7m.
  In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
- Bathrooms and Hallways 2.4m
  In some cases bulkheads at 2.1m min may be required to a small portion of the room for services transfer

Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

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Drawing Title

GA Plans
Basement 01

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale
1:250, 1:100 @ B1

Dwg No.
DA-110-006

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DLCG Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6689, ABN 86 064 084 811

FARR STREET
Public Domain Impovements
(Refer to Civil Engineer
Documentation)

SYDENHAM ROAD
Public Domain Impovements
(Refer to Civil Engineer
Documentation)

MITCHELL STREET
Public Domain Impovements
(Refer to Civil Engineer
Documentation)

VICTORIA ROAD
Public Domain Impovements
(Refer to Civil Engineer
Documentation)

Bld E
Bld F
Bld G
Bld D

Farr St Public Park
(Refer to Landscape Architects Documentation)

Residential Mews
(Refer to Landscape Architects Documentation)

Warehouse Place
(Refer to Landscape Architects Documentation)

The Gateway

Commerce Lane

Hardware Lane

Mitchell Lane
(Refer to Civil Engineers Documentation)

Wicks Alley

Future Development Opportunity

3m Setback

2m setback above 5th storey

4m setback above 6th storey

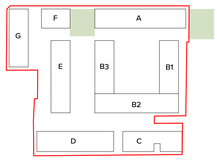
1.5m Pedestrian Zone

LEP Height of Building Zone C - 23m
LEP Height of Building Zone L - 23m
LEP Height of Building Zone S - 23m
LEP Height of Building Zone SH 23m
LEP Height of Building - RL 50.000

R4 Zone (Flex MU1 Zone)
B4/MU1 Zone
SP2 Zone

BLD A above
BLD B above

Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
Living/Dining and Bedrooms 2.7m.
In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
Bathrooms and Hallways 2.4m
In some cases bulkheads at 2.1m min may be required to a small portion of the room for services transfer

Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Rev	Date		
1	12.12.24	DS	For SSDA Submission
Rev	Date	Approved by	Change Note

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Plans
Ground Level - Victoria Road

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale: **1:250, 1:100 @ B1**
Dwg No.: DA-110-007

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 4699, ABN 86 064 084 911

FARR STREET
Public Domain Impovements
(Refer to Civil Engineer
Documentation)

VICTORIA ROAD

SYDENHAM ROAD

MITCHELL STREET

Bld G
3m Setback

4m setback above 5th storey

12m

LEP Height of Building Zone Q - 20m
LEP Height of Building Zone L - 15m

Bld F

Farr St
Pocket Park
(Refer to Landscape
Architects
Documentation)

24m

5.86m (1% AEP)

6.42m (1% AEP)

LEP Height of Building Zone Q - 20m
LEP Height of Building - RL 50.000

Bld A

Future
'Mitchell Street
Pocket Park'
Refer to DA
2023/00201791

Landscaped Roof
(Refer to Landscape
Architects
Documentation)

3m Setback

Bld E

12m

Residential
Mews
Below

LEP Height of Building Zone L - 15m
LEP Height of Building - RL 50.000

22m

Bld B

24m

Warehouse
Place
Below

Communal
Living/Lounge
(Flexi to Future
Detail)

Terrace

Communal
Foyer

Timberyard
Commons
Below

42m

Mitchell Street
Place
(Refer to Landscape
Architects Documentation)

Hardware Lane

Future
Development
Opportunity

Commerce Lane
Below

COMMERCIAL

R4 Zone
R4 Zone (Flex MU1 Zone)

LEP Height of Building Zone S - 22m

Landscaped Roof
(Refer to Landscape Architects Documentation)

B4/MU1 Zone
SP2 Zone

2m Setback

1.5m Pedestrian Zone

4m setback above 6th storey

Wicks Alley

The
Gateway

Bld D

Bld C

External Parking
Area Below

Landscaped Roof
(Refer to Landscape
Architects,
Documentation)

Mitchell Lane

4m setback above
6th storey

3m Setback

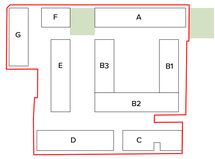
LIBRARY
Communal
(Flexi to Future
Detail)

CO-LIV
Communal
(Flexi to Future
Detail)

AMENITIES

MECH FAN ROOM

Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
Living/Dining and Bedrooms 2.7m.
In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
Bathrooms and Hallways 2.4m
In some cases bulkheads at 2.1m min may be required to a small portion of the room for services transfer

Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Plans
Upper Ground Level - Farr Street

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale
1:250, 1:100 @ B1

Dwg No.
DA-110-008

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 4699, ABN 86 064 084 911

FARR STREET

VICTORIA ROAD

SYDENHAM ROAD

MITCHELL STREET

Bld G

Bld F

Bld A

Bld E

Bld B

Bld D

Bld C

Farr Street Pocket Park Below

Future 'Mitchell Street Pocket Park' Refer to DA 2023/00201791

Residential Mews Below

Warehouse Place Below

Timberyard Commons Below

Mitchell Street Place Below

Future Development Opportunity

Commerce Lane

Hardware Lane

The Gateway

Wicks Alley

Landscaped Roof (Refer to Landscape Architects Documentation)

Landscaped Roof Below

12m

24m

23m

22m

18m

3m Setback

4m setback above 6th storey

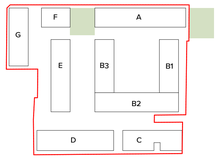
2m Setback

1.5m Pedestrian Zone

R4 Zone (Flex MUI Zone) B4/MU1 Zone

LEP Height of Building - RL 50.000 LEP Height of Building Zone S - 22m

Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
- Living/Dining and Bedrooms 2.7m.
  In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
- Bathrooms and Hallways 2.4m
  In some cases bulkheads at 2.1m min may be required to a small portion of the room for services transfer

Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Plans
Level 01

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale: **1:250, 1:100 @ B1**

Dwg No.: DA-110-010

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DLCG Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 4666, ABN 88 084 084 811

FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

Bld G
3m Setback

Bld F

Bld A

Farr Street Pocket Park

Future 'Mitchell Street Pocket Park' Refer to DA 2023/00201791

4m setback above 5th storey

12m

LEP Height of Building Zone Q - 20m
LEP Height of Building Zone L - 11m

24m

LEP Height of Building Zone Q - 20m
LEP Height of Building - RL 50.000

Residential Mews

Bld E

Bld B

22m

LEP Height of Building Zone L - 11m
LEP Height of Building - RL 50.000

24m

Warehouse Place

44m

Timberyard Commons

4m setback above 5th storey

3m Setback

Mitchell Street Place

AA

Landscaped Roof Below

R4 Zone
R4 Zone (Flex MUI Zone)

Height of Building - RL 50.000

Commerce Lane

LEP Height of Building - RL 50.000
LEP Height of Building Zone S - 23m

18m

R4 Zone (Flex MUI Zone)
B4/MUI Zone

Bld D

Bld C

Wicks Alley

2m Setback

Future Development Opportunity

4m setback above 6th storey

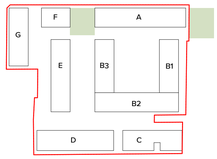
4m setback above 6th storey

1.5m Pedestrian Zone

B4/MUI Zone
SP2 Zone

Victoria Road Retail

Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
- Living/Dining and Bedrooms 2.7m.
  In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
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Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Plans
Level 02

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale
1:250, 1:100 @ B1

Dwg No.
DA-110-020

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9600, ABN 96 064 084 911

FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

Bld G
3m Setback

Bld F

Bld A

Bld E

Bld B

Bld C

Bld D

Farr Street Pocket Park

Future 'Mitchell Street Pocket Park' Refer to DA 2023/00201791

Residential Mews

Warehouse Place

Timberyard Commons

Mitchell Street Place

Commerce Lane

Wicks Alley

Future Development Opportunity

Victoria Road Retail

4m setback above 5th storey

12m

24m

44m

23m

22m

18m

LEP Height of Building Zone Q - 20m
LEP Height of Building Zone L - 11m

LEP Height of Building Zone L - 11m
LEP Height of Building - RL 50.000

LEP Height of Building Zone Q - 20m
LEP Height of Building - RL 50.000

LEP Height of Building - RL 50.000
LEP Height of Building Zone S - 23m

R4 Zone
R4 Zone (Flex MU1 Zone)

R4 Zone (Flex MU1 Zone)
B4/MU1 Zone

B4/MU1 Zone
SP2 Zone

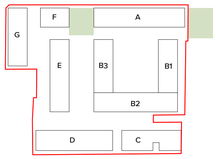
4m setback above 6th storey

3m Setback

2m Setback

1.5m Pedestrian Zone

Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
- Living/Dining and Bedrooms 2.7m.
  In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
- Bathrooms and Hallways 2.4m
  In some cases bulkheads at 2.1m min may be required to a small portion of the room for services transfer

Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Plans
Level 03

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale
1:250, 1:100 @ B1

Dwg No.
DA-110-030

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DLCG Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6689, ABN 86 064 084 811

FARR STREET

Bld G
3m Setback

4m setback above 5th storey
12m
LEP Height of Building Zone Q - 20m
LEP Height of Building Zone L - 11m

Farr Street Pocket Park

Bld A

24m

Bld F

LEP Height of Building Zone Q - 20m
LEP Height of Building - RL 50.000

12m

Bld E

Residential Mews

LEP Height of Building Zone L - 11m
LEP Height of Building - RL 50.000

22m

24m

Warehouse Place

24m

Bld B

44m

Timberyard Commons

12m

4m setback above 5th storey

3m Setback

Mitchell Street Place

Futu
'Mitchell
Pocket
Refer t
2023/00

AA

SYDENHAM ROAD

MITCHELL STREET

R4 Zone
R4 Zone (Flex MU1 Zone)

Height of Building - RL 51.500

Commerce Lane

LEP Height of Building - RL 50.000
LEP Height of Building Zone S - 23m

R4 Zone (Flex MU1 Zone)
B4/MU1 Zone

LEP Height of Building - RL 50.000
LEP Height of Building Zone S - 23m

18m

18m

Future Development Opportunity

2m Setback

4m setback above 6th storey

1.5m Pedestrian Zone

Bld D

Bld C

Wicks Alley

4m setback above 6th storey

1.5m Pedestrian Zone

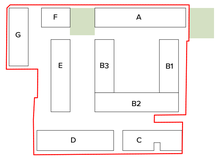
Victoria Road Retail

4m setback above 6th storey

B4/MU1 Zone
SP2 Zone

VICTORIA ROAD

Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
Living/Dining and Bedrooms 2.7m.
In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
Bathrooms and Hallways 2.4m
In some cases bulkheads at 2.1m min may be required to a small portion of the room for services transfer

Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTLco

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Plans
Level 04

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250, 1:100 @ B1	DA-110-040

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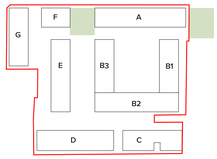
DLCG Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6699, ABN 86 064 084 911

Key Plan



Notes

GA PLAN NOTES

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

CEILING HEIGHTS (above floor level)

Apartments generally:
- Living/Dining and Bedrooms 2.7m.
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Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Plans
Level 05

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale
1:250, 1:100 @ B1

Dwg No.
DA-110-050

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6699, ABN 86 064 084 911