

THE TIMBER YARDS BY RTL^{CO}

Design Report

Mixed Use Rental Housing Project

Multiple Lots Bound By Victoria Road,
Sydenham Road, Farr Street And Mitchell Street

State Significant Development Application

December 2024



Photomontage by Mark Gerada

RTL^{CO}

neoscape



**MATTHEW
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**Tribe Studio
Architects**

TURNER

Report Details

SSDA Number	SSD-7927247
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Client	Varsity Assets Management Pty Ltd (Developer) on behalf of RTL Investments 2 Pty Ltd as trustee for RTL Marrickville Property Trust ('RTL Co.')

Design Team



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Nominated NSW Registered Architect

Nicholas Turner, No. 6695





Acknowledgement For Country

We acknowledge the Aboriginal & Torres Strait Islander peoples of Australia, and in particular, the Wangal, Bediagal and Gameygal and Gweagal peoples within Cadigal Country of Eora Nation, as the traditional custodians of the lands in which this project resides.

Within this report and it's referenced and supporting documentation, Cadiagal Country is spelt as such, however it is noted that others may reference this same group by alternative spellings such as Gadigal.

We pay our deep respects to Elders, Past, Present & Emerging.



Executive Design Statement

Matthew Pullinger

This Design Report outlines a cohesive project vision, incorporating urban design, public domain and built form strategies to guide the **positive and sustainable restoration** of a former industrial site. The character of the Timberyards aspires to be faithful and authentic to the recent heritage of industrial Marrickville and celebrate its tapestry of creative industries, arts and cultural uses and light industry.

This report has been prepared by architects in association - Aileen Sage, Architecture AND, Matthew Pullinger Architect, Tribe Studio and Turner. The architectural design team has been complemented by Yerrabingin (Connecting with Country) and Arcadia (landscape architecture).

This report is provided in support of a State Significant Development Application sponsored by the proponent - RTL Co. - which controls a series of amalgamated sites at Marrickville in inner-Sydney. The site is situated within close proximity of the new Sydenham Metro Station and forthcoming Marrickville Metro Station. The subject sites are collectively referred to as The Timberyards.

At the highest level, the project seeks to bring about a significant intensification of a strategically-located former industrial site. The project vision anticipates a new urban community that is highly publicly accessible, extending the local network of streets and spaces into and through the site. The project provides a range of mixed uses, with a strong focus on the provision of affordable housing.

Key to the project vision is the ongoing management of the site in single ownership to carefully curate a series of supporting facilities and amenities for both residents and the wider public.

The guiding site planning strategies are augmented with a series of detailed design proposals - for buildings, spaces and landscapes - that together seek to establish a series of rich, characterful, publicly inviting, comfortable and safe places for people.

At the same time, the project strives to respond to deeper cultural and ecological histories and the 50,000 year legacy of the site's traditional owners, establishing a rich and meaningful Connection with Country.

The detailed design proposals include resolved architectural schemes for seven distinctive new buildings authored by three different architectural practices. The State Significant Development Application also proposes detailed landscape architectural and public domain design solutions of high amenity and utility.

The Timberyards has been designed in a manner strongly aligned with the suite of relevant strategic planning documents and in particular strikes a balance between the recently gazetted Planning Proposal - which establishes relevant development standards for floor space and building height - as well as State Environmental Planning Policy (Housing) 2021 - which establishes incentives for additional building height and floor space in return for the provision of various forms of affordable housing.

The immediate objective is to continue to build support for the project through the State Significant Development Application process, building on two positive recent interactions with the NSW State Design Review Panel (SDRP) at pre-DA. Recommendations and suggested refinements made by the SDRP have been incorporated by the design team into the scheme in a manner which facilitates the renewal of the site to create an affordable housing project of very high quality with a range of clear public benefits.

The Design Report sets out the preferred project design solution based on careful urban and strategic planning analysis and supported by a clear design rationale and justification.

The project ambition is to contribute a positive, sustainable transformation of this strategically valuable and well-located site by providing:

- Affordable rental accommodation for approximately 1,700 people in a highly accessible and well-connected area of inner-Sydney
- Public benefits including site-wide public access, community and maker spaces, a new pocket park, and supporting retail and commercial uses
- The retention and integration of existing site features and fabric evident across the site
- The introduction of significant deep soil networks, new tree canopy and improved ecological function at a site with very low landscape values
- The provision of housing to directly address the current affordability crisis across Sydney.



The Design Team

The Timberyards design team unites leading architects and thinkers — Aileen Sage, Architecture AND, Matthew Pullinger Architect, Tribe Studio, Turner, and Yerrabingin — to bring diversity and creative depth to the project. Together, with the support and expertise of the Project Team, this multidisciplinary assembly delivers a bold vision for a new thriving, inclusive, and culturally resonant urban community.

Connecting
with Country



Urban Design

**MATTHEW
PULLINGER**
ARCHITECT

Public Domain &
Public Art Strategy

Aileen Sage

Landscape
Architecture

ARCADIA

Architecture

Architecture AND

**Tribe Studio
Architects**

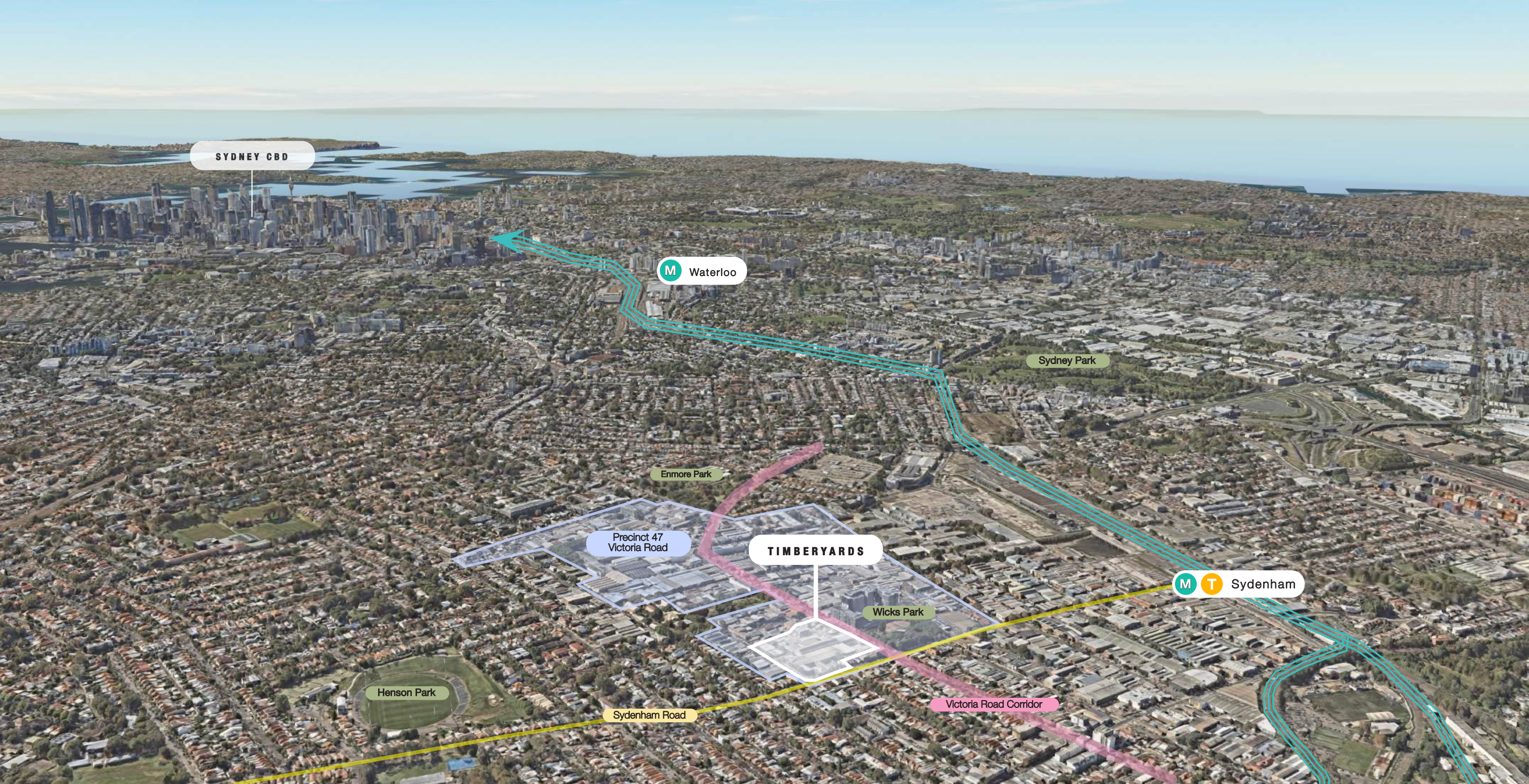
TURNER



The Project Team

Design Support	Project Management	Planner	ESD	Communal Design	Retail Strategy	BCA	Access/ DDA	Ecologist	Community Engagement
	Neoscape	Ethos Urban	Atelier Ten	RIOS	Bellringer	Jensen Hughes	Architecture & Access	Narla Environmental	JOC Consulting
Technical Design	Civil, Flooding, Stormwater	Traffic	Waste	Hydraulic	Acoustic	Structural	Wind	Electrical, Comms, Security, Dry Fire, Mechanical, Vertical Transport	
	Mott Macdonald	Ason Group	MRA Consulting	ADP Consulting	Acoustic Logic	SCP Engineers	Windtech Consultants	JHA Consulting Engineers	
Technical Support	Surveyor	Aviation	Environmental	Geotechnical	Aborist	Archaeology	Solar	Quantity Surveyor	
	LTS Lockley	Avlaw Aviation	JK Environmental	JK Geotechnics	Naturally Trees	AMAC Archaeology	Ethos Urban	WT Partnership	





Key Project Information

The Timberyards is located in Marrickville within the Inner West Local Government Area (LGA). The site is located within Precinct 47: Victoria Road in the Marrickville Development Control Plan 2011 (MDCP 2011). The site is primarily contained in the Timber Yards sub-precinct of Precinct 47, with the lots fronting Victoria Road falling within the Victoria Road Corridor

sub-precinct. The site is approximately 800m walking distance to the newly opened Sydenham Metro Station, with 7-minute travel time to the Sydney CBD currently comprises primarily industrial and light industrial uses, with residential dwellings to a minor portion of the site on Farr Street (western boundary) and Victoria Road (eastern boundary).



The Timberyards introduces diverse residential offerings into the distinctive character of Marrickville and aspires to realise a positive regeneration of a former industrial area to foster a sense of pride among residents and the local community. This project seeks consent for a diverse rental housing precinct comprising build-to-rent (BTR), co-living and affordable housing, that is



complemented by recreation spaces and local retail, all underpinned by first nation-led design thinking and environmentally sustainable principles. A detailed description of the proposal is provided in the Environmental Impact assessment (EIS) by Ethos Urban.

Development Summary

Site Area	22,771m ²
No. of Buildings	7 Buildings
Building Heights	8-13 storeys
Base FSR	3.0:1
Infil Affordable Housing Bonus	20% (3.6:1)
Max.Permissible GFA (Inc.AH Bonus)	81,580m ²
FSR Utilised	3.4:1
GFA Utilised	76,634m ²

Total GFA	76,634m²
Residential GFA	63,471m ²
Affordable Housing GFA	7,879m ²
Co-Living Communal GFA	784m ²
Build-to-Rent Communal GFA	1,881m ²
Community GFA	225m ²
Retail GFA	2,041m ²
Commercial GFA	353m ²

Total Yield	1,188
Build-to-rent Apartments	484
Affordable For-Rent Apartments	115
Liveable (Silver) Apartments	599
Co-Living Dwellings	589

Vehicle Parking	
Residential Parking	238 spaces + 7 Staff
Retail Parking	33 spaces
Bicycle Parking	748 spaces



Response to Specific SEARs

This Design Report has been prepared to address the Secretary’s Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure (DPHI) for the subject SSDA, with specific SEAR(s) identified in the table below.

ASSESSMENT REQUIREMENT

ADDRESSED IN

Design Quality

Demonstrate how the development will achieve:

- design excellence in accordance with any applicable EPI provisions.
- good design in accordance with the seven objectives for good design in Better Placed.

Refer to the following sections of this Design Report:

- Part 1.2 Vision, Project Objectives & Design Principles
- Part 1.4 A Site Specific Response
- Part 2.2 Housing Diversity
- Part 2.3 Public Domain Strategy
- Part 2.5 Building Character & Materiality
- Part 2.8 Environmental Sustainable Design
- Part 3.1 SEPP Design Verification
- Part 3.5 Inner West LEP 6.9 Design Excellence
- Part 3.8 Apartment Design Guide
- Part 3.9 Better Placed

Refer to Architectural and Landscape drawings and diagrams included as part of the SSDA submission.

Demonstrate that the development has been reviewed by the State Design Review Panel (SDRP) where required under the NSW SDRP: Guidelines for Project Teams. Recommendations of the SDRP are to be addressed prior to lodgement.

Refer to the following sections of this Design Report:

- Part 3.4.1 SDRP No.1 Responses
- Part 3.4.2 SDRP No.2 Responses

Built Form and Urban Design

Explain and illustrate the proposed built form, including a detailed site and context analysis to justify the proposed site planning and design approach and application of the height and floor space bonuses under the Housing SEPP.

Refer to the following sections of this Design Report:

- Part 1.1 Welcome to Marrickville
- Part 1.4 A Site Specific Response
- Part 2.3 Public Domain Strategy
- Part 2.5 Building Character & Materiality
- Part 3.2-3 SEPP (Housing) 2023
- Part 3.6 Marrickville DCP
- Part 3.7 Clause 4.6 Variation
- Part 3.8 Apartment Design Guide
- Part 3.9 Better Placed

Refer to Architectural and Landscape drawings and diagrams included as part of the SSDA submission.

Demonstrate how the proposed built form (layout, height, bulk, scale, separation, setbacks, interface and articulation) addresses and responds to the context, site characteristics, streetscape and existing and future character of the locality.

As above.

Demonstrate how the building design will deliver a high-quality development, including consideration of façade design, articulation, activation, roof design, materials, finishes, colours, any signage and integration of services.

As above.

This Design Report has been prepared to address the Secretary's Environmental Assessment Requirements (SEARs) issued by the Department of Planning, Housing and Infrastructure (DPHI) for the subject SSDA, with specific SEAR(s) identified in the table below.

ASSESSMENT REQUIREMENT	ADDRESSED IN
Assess how the development complies with the relevant accessibility requirements.	Refer to the following reports prepared as part of the SSDA submission: - Transport and Accessibility Impact Assessment prepared by Ason Group - Access Report prepared by Architecture & Access Consulting
Provided a floor plan outlining the gross floor area and units that would be provided as affordable housing.	Refer to the following sections of this Design Report: - Part 4.1 GFA Schedules - Part 4.5 Development Schedules by Building - Part 5.4 Area Diagrams
Address how good internal and external environmental amenity is achieved, including access to natural daylight and ventilation, pedestrian movement throughout the site, access to landscape and outdoor spaces.	Refer to the following sections of this Design Report: - Part 2.2 Housing Diversity - Part 2.3 Public Domain - Part 2.4 Landscape - Part 2.5 Communal Spaces - Part 3.8 Apartment Design Guide - Part 5.1 Shadow Analysis Diagrams - Part 5.2 Amenity Diagrams Refer to Architectural and Landscape drawings and diagrams included as part of the SSDA submission.
Assess amenity impacts on the surrounding locality, including lighting impacts, reflectivity, solar access, visual privacy, visual amenity, view loss and view sharing, overshadowing and wind impacts. A high level of environmental amenity for any surrounding residential or other sensitive land uses must be demonstrated.	Refer to the following sections of this Design Report: - Part 5.1 Shadow Analysis Diagrams Refer to the following reports prepared as part of the SSDA submission: - Overshadowing Report for the existing Sydenham Road dwellings prepared by Ethos
Provide a solar access analysis of the overshadowing impacts of the development within the site, on surrounding properties and public spaces (during summer and winter solstice and spring and autumn equinox) at hourly intervals between 9am and 3pm. This must include comparison overshadowing plans which analyse the impacts of the proposed development, the existing situation, a complying development and a development with no bonuses applied.	Refer to the following sections of this Design Report: - Part 5.1 Shadow Analysis Diagrams Refer to the following reports prepared as part of the SSDA submission: - Overshadowing Report for the existing Sydenham Road dwellings prepared by Ethos - Urban Pedestrian Wind Environment Study prepared by Windtech - Acoustic Assessment Report prepared by Acoustic Logic - Visual Impact Photomontage and Methodology Report prepared by Virtual Ideas - Reflected Glare Assessment prepared by Inhabit
Provide a table which demonstrates how the building and each apartment (including the affordable housing apartments) in the building addresses the key Apartment Design Guide (ADG) design criteria.	Refer to the following sections of this Design Report: - Part 3.8 Apartment Design Guide - Part 4.2 Yield, Mix & Amenity Summary - Part 5.2 Amenity Diagrams

ASSESSMENT REQUIREMENT	ADDRESSED IN
Provide a visual analysis of the development from key viewpoints, including photomontages or perspectives showing the proposed and likely future development. Provide a visual impact assessment that addresses the impacts of the development on the existing catchment, compared with the existing situation, a complying development and a development with no bonuses applied.	Refer to the following sections of this Design Report: - Part 1.4 A Site Specific Design Response - Part 3.7 Clause 4.6 Variation - Part 5.3 Height Massing Diagrams Refer to Photomontage Views: - Architectural Drawings DA-910-001 to 009 inclusive Refer to the following reports prepared as part of the SSDA submission - Visual Impact Photomontage and Methodology Report prepared by Virtual Ideas
Built Form and Urban Design (cont.)	Refer to the following sections of this Design Report:
Demonstrate how the development maximises the amount, access to and quality of public spaces (including open space, public art, public facilities and streets/plazas within and surrounding the site), reflecting relevant design guidelines and advice from the local council and the Department.	- Part 1.1.4 Context Analysis - Part 2.3 Public Domain Strategy - Part 2.4 Landscape - Part 2.7 Public Art Strategy Refer to Architectural and Landscape drawings and diagrams included as part of the SSDA submission.
Demonstrate how the development:	Refer to the following sections of this Design Report:
- ensures that public space is welcoming, attractive and accessible for all. - maximises permeability and connectivity. - maximises the amenity of public spaces in line with their intended use, such as through adequate facilities, solar access, shade and wind protection. maximises street activation.	- Part 1.1.4 Context Analysis - Part 2.3 Public Domain Strategy - Part 2.4 Landscape - Part 3.8 Apartment Design Guide - Refer to the following reports prepared as part of the SSDA submission: - Public Art Strategy prepared by Aileen Sage Refer to Architectural and Landscape drawings and diagrams included as part of the SSDA submission.
- minimises potential vehicle, bicycle and pedestrian conflicts. - maximises the provision of on-street car parking.	Refer to the following sections of this Design Report: - Part 2.3 Public Domain Strategy - Part 2.4 Landscape - Part 3.8 Apartment Design Guide - Refer to the following reports prepared as part of the SSDA submission: - Transport and Accessibility Impact Assessment prepared by Ason Group - Pavement Plan prepared by Mott MacDonald Refer to Architectural and Landscape drawings and diagrams included as part of the SSDA submission.

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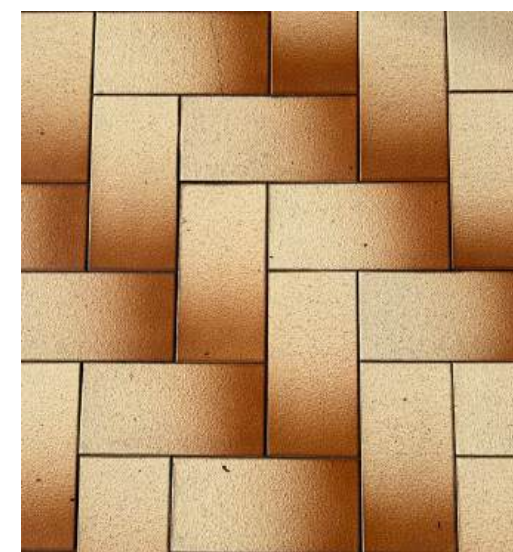
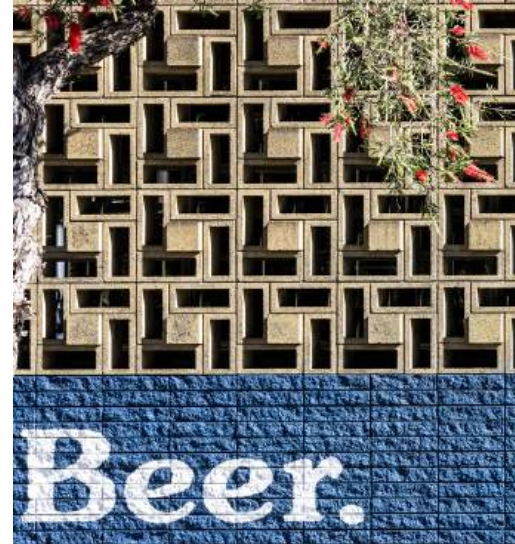
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Context

THE TIMBERYARDS BY RTL CO.



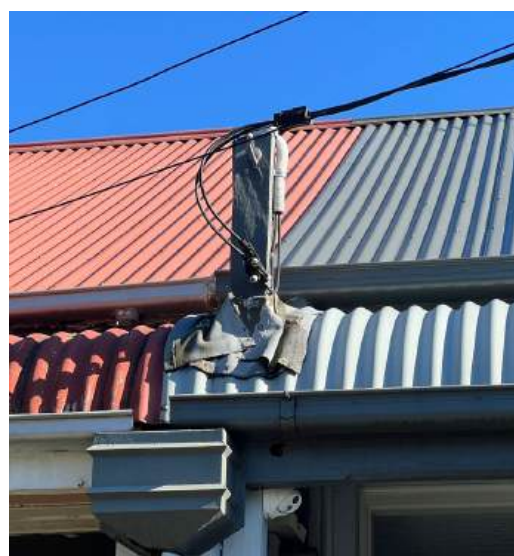
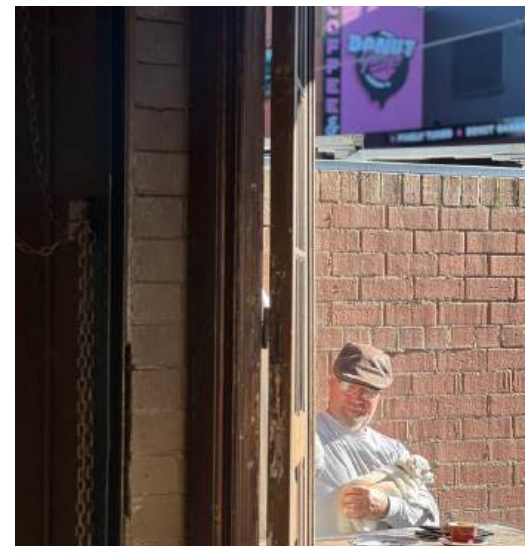


Welcome to Marrickville

Marrickville's known for its rich history, industrial heritage, diverse immigrant population, creative culture, and strong community spirit.

Largely an old industrial and residential area, today it's home to a diverse array of residential densities and communities, remaining light industry, craft breweries, and a vibrant arts and culture scene taking up in former warehouse spaces.

Site context photographs by Brett Boardman and Design Team



An Evolving Suburb

Marrickville's history reflects a dynamic interplay between industry, art, and community resistance. Originally shaped by its swampy geography and proximity to the Cooks River, it supported Indigenous peoples before evolving into an industrial hub in the 19th and 20th centuries, producing everything from steel to chocolate. By the 1990s, as Sydney's property market surged, Marrickville's empty warehouses became havens for artists, fostering a creative community that thrived on its affordability and adaptability.



Pre-Europearn Era A swamp haven

Once been a vibrant swampy landscape consisting of saltmarsh flats, mangroves and casuarina forests, the Gumbramorra (or Goolay'yari in one Dharug dialect) Swamp was abundant with natural resources and sustained people living along its tributaries for thousands of years, from the Kameygal and Bidjigal clans around Kamay/Botany Bay to the Gadigal and Wangal people further upstream.

Early Colonial Period 1799 - 1850s

The land was initially granted to Thomas Moore in 1799, who utilised the area for timber resources, essential for shipbuilding. By 1830, it was sold to Robert Wardell, whose murder in 1834 led to the subdivision of his estate among his heirs. Initial subdivisions retained large landholdings with limited development.

Early Development and Subdivision 1850s – 1900s

The land was divided and further sold, with key portions owned and subdivided by Thomas Chalder, a significant figure who named Marrickville after his hometown in England. He established the Marrickville village and donated land for community facilities.

Various industrial activities, including timber and brickmaking, began during this period, reflecting the area's transition from agricultural to semi-industrial uses.

Industrialisation and Economic Growth 1900s - 1900s

By the late 19th - early 20th centuries, Marrickville became a hub for manufacturing industries, timber yards, brickmaking, and later wool mills and heavy machinery.

The timber yards specifically emerged as a notable industrial site, supporting the area's economy and providing employment.

Slow Deindustrialisation and Multicultural Shift 1970s - Present

Following the decline of large-scale industrial activities in the 1970s, the site witnessed a shift toward urban redevelopment.

As a cultural melting pot, Marrickville gradually became home to Greek, Vietnamese, Chinese, Portuguese, and Lebanese communities.

Today 2000s - Present

Marrickville gradually became renowned for its magnetic arts scene, live music venues with the influx of young professionals and artists. It is home to a dynamic artistic community, hosting events like the Creative Trails and the Sydney Fringe Festival, and the birthplace of successful live music venues such as the Factory Theatre, Gasonline Pony, Lazybones Lounge and the Red Rattler.



A Diverse and Eclectic Neighbourhood

“Swamps are mysterious and enveloping, vital, and viscous. They are networks of creeks, mudflats, inlets, all separate but interdependent, neither totally land nor totally water, but places of dynamic transition. Maybe Marrickville, with its tenuous but treasured places and thrown-together parts, is still that swamp, one that continues to rise to the surface in some form, no matter how much stifling matter is poured over the top”

Excerpt from 'A Temporary History of Marrickville', Stephanie Cobon and Caitlin Doyle-Markwick

While traditionally home to long-standing Greek and Vietnamese communities, Marrickville has become a melting pot of cultures, with growing representation from various backgrounds, including Chinese, Lebanese, and Portuguese populations. This diversity is reflected in the local food scene, businesses, and cultural festivals.

The suburb's population has steadily risen, with a notable increase in younger adults, particularly those aged 30 to 39. Along with this population boom, Marrickville has seen changes in housing demand, with increasing property sales and faster market turnover. These developments are shifting the character of the suburb, creating new opportunities and challenges for maintaining its unique identity amid developments.

Despite transformations, Marrickville retains a unique identity rooted in its industrial past, multicultural heritage, and vibrant artistic energy. Its history reflects ongoing tensions between preservation and adaptation to urban change.



Significantly lower shares of family households were observed across both primary social locality (PSL) of 65.3% and within the secondary social locality (SSL) of 57.6% compared to Greater Sydney (72.6%). In contrast, group households accounted for 11.3% in the PSL and 10.4% in the SSL compared to 4.1% in Greater Sydney.

The demographic includes long-term residents, particularly older Greek and Vietnamese families, as well as younger professionals, students, and creatives

The student population is higher in the PSL and SSL. There is a greater number of residents attending university or another tertiary institution, including 28.7% in PSL and 40.1% in the SSL compared to 21.4% in Greater Sydney.

Residents in the PSL and SSL are more likely to rent their dwellings (38.7% and 49.0% respectively) which is comparatively higher than rented dwellings in Greater Sydney at 36.1%.

The PSL has a higher proportion of Aboriginal and Torres Strait Islander people at 2.0% compared to SSL (1.5%) and Greater Sydney (1.8%). In the PSL 25.6% and SSL 21.6% were born overseas which was much lower than Greater Sydney where 31.8% were born overseas.

For further information on the subject site's PSL and SSL demographic statistical research, refer to the Social Impact Assessment prepared by Ethos Urban.



Marrickville is noisy!
6am to 11pm, 7 days a week

Flooding won't go away
Water has always been a prominent feature of Marrickville.

Where is the Green & Blue Grid?
Marrickville has very little canopy cover (<15%) with the majority of trees and open space on the periphery

Marrickville Vernacular
Residential, retail and industrial use coalesce with relative Marrickville's ease and acceptance.

Design Insights

Art & Culture
Local, playful, unpredictable and diverse.

Home to Various Identities
Marrickville is more than a single place. It depends on who's describing it...

Anything Goes, Day or Night
A mix of small industries, self starters and creatives

Personalisation
Every front door (person) is different.



Contextual Analysis

Opportunities

What does Marrickville offer,
and what can the project offer Marrickville?

The key opportunities and challenges for the site's urban renewal are outlined below:

Opportunities

Design Led and Place Focused

To deliver a cohesive design approach that celebrates Marrickville's industrial and cultural heritage while enhancing user experience and visual appeal.

Cultural Heritage & Diversity

To reflect Marrickville's multicultural identity and Aboriginal heritage through materiality, storytelling, and participatory public art, fostering a strong sense of place.

Renewal Context

To establish Marrickville Timberyards as a thriving, multi-use precinct that connects to its surrounding neighborhoods and green corridors, promoting cultural and economic activation.

Active Transport Hub

To integrate pedestrian-friendly pathways, connected public spaces, and soft landscaping across multiple levels, encouraging active transport and seamless connectivity throughout the site.

Community Connection and Cohesion

To foster community ownership and engagement through participatory installations, workshops, and cultural events that enrich community life and strengthen social ties.

Integrated Grid Strategies

To create visual and spatial layers through careful design of public, communal, and private spaces, embedding flexibility, playfulness, and accessibility into the built form.

Challenges

Complementary Uses

To ensure the precinct integrates harmoniously with the existing fabric of Marrickville, complementing rather than competing with surrounding centers and amenities.

Effect of Perceived Gentrification

To address concerns of displacement and change by involving the local community in the design process, ensuring cultural and historical authenticity is retained.

Social and Community Support Facilities

To balance the needs of current residents with those of future communities, providing equitable access to amenities, green spaces, and communal areas.

Balanced Development

To achieve a sustainable balance between density, affordability, and livability, ensuring long-term community benefit while embracing innovation and environmental responsibility.



Site photographs by Brett Boardman



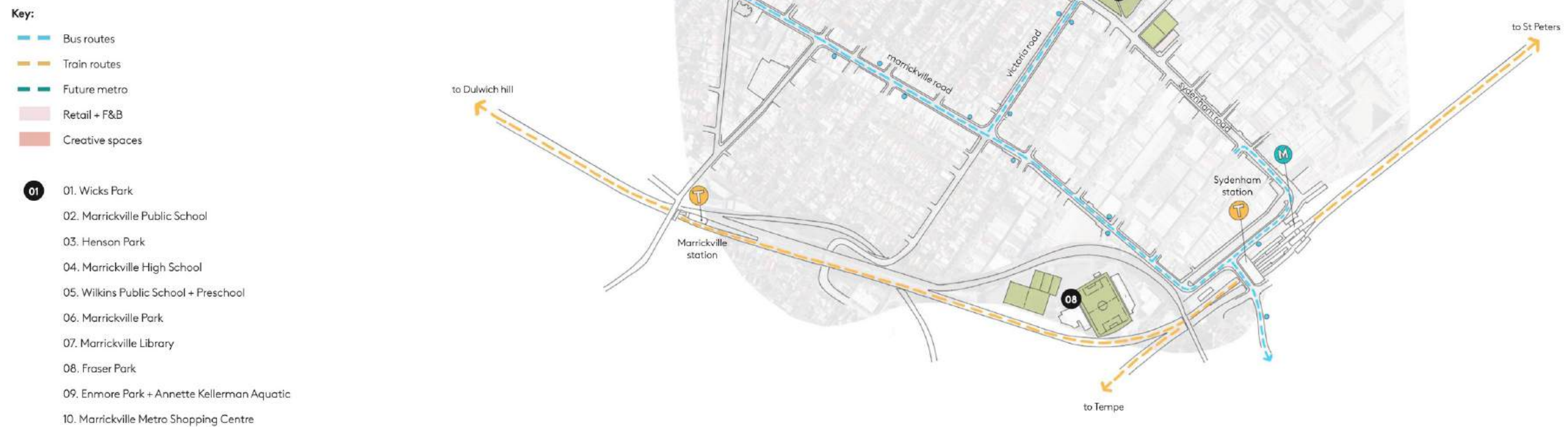


Contextual Analysis

Context

The subject site sits close to a network of public transport, the bus route along Victoria Road, and the train and new metro line accessible from the new Sydenham Road entry.

Site Context Analysis and mapped diagrams by Aileen Sage Architects



Contextual Analysis Activities

Creative, retail and food & beverage spaces are scattered throughout the industrial area of Sydenham.

The site on Victoria Road connecting the town centre of Marrickville to the Enmore high-street.



Inside the Red Rattler.



Marrickville's high-street on Marrickville road.



Studio spaces inside Little Majestic.



Marricks cafe on Sydenham Road.



Contextual Analysis Industries

Local industries include a range of:

Timberyards
Furniture makers
Metal fabricators
Mechanics
Fashion & apparel
Ceramic studios, Stone + Masonry
Breweries + distilleries



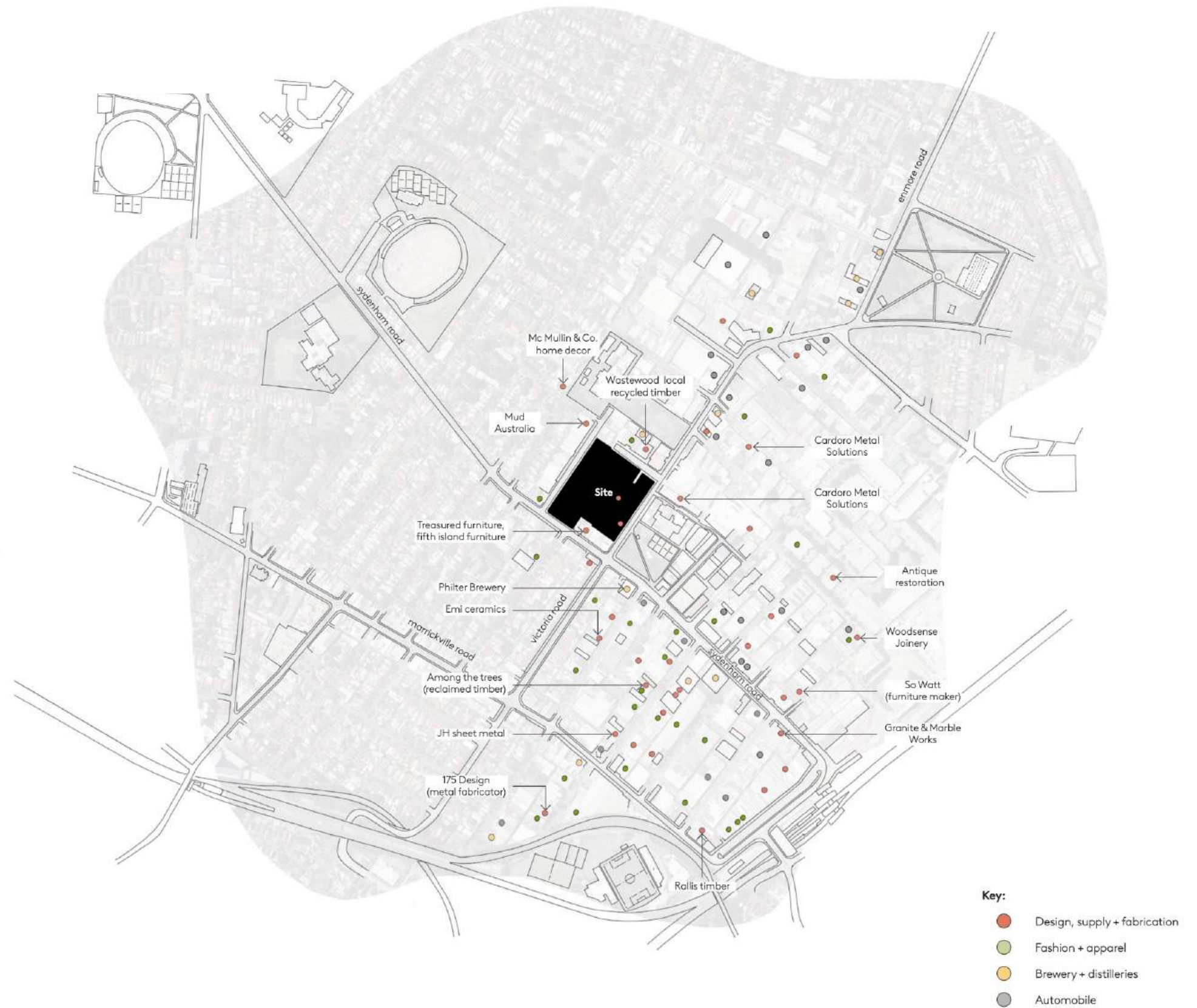
View into Philter Brewery from the street.



Wastewood local recycled timber.



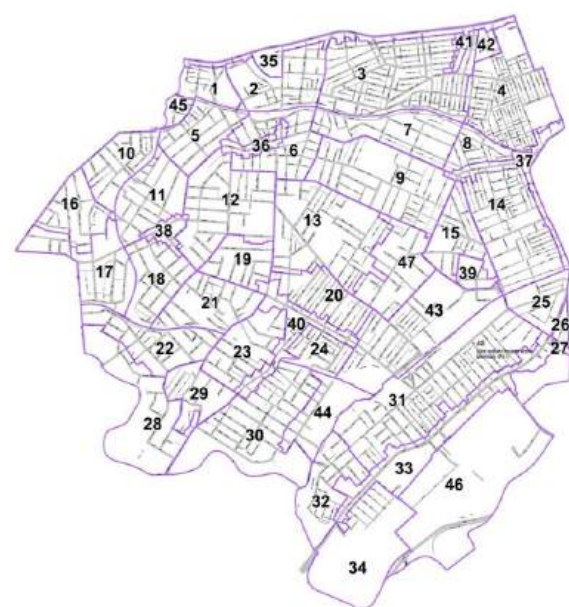
Works from Emi ceramics.



Contextual Analysis

Future Developments

Marrickville DCP Part 9 divides the land into 47 planning precincts, which each planning precinct has its own distinct character. The DCP notes each precinct and its desired future character. The subject site sits within Precinct 47.



Planning precinct map from the Marrickville DCP 2011.



Observations of Place Lessons From Marrickville

Informal

Hidden gems that ignite curiosity; relaxed, dynamic environments; fluid boundaries and inviting spaces for spontaneous engagement; a sense of openness and impermanence



Intentional & Incidental

Productive tension between the two themes - where incidental expression emerges from necessity. Embracing the unplanned and unexpected whilst maintaining a sense of coherence and purpose. Raw and function responses.



Incremental

Gradual layering reflecting local context, craftsmanship leaving legacies, evolving character of spaces, rewilding



1.2

Vision

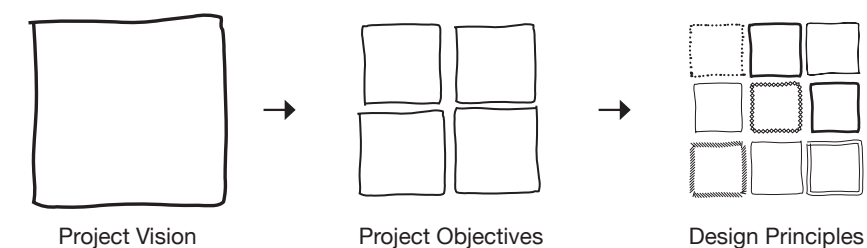
The project's vision, objectives, and design principles emerged through the culmination of incremental contextual analysis by the design team and RTL Co, blending aspirations with the needs of the community. This process considered the evolving contextual factors, including demographic shifts, urban growth, and environmental challenges, while honoring the inherent value of the land and its cultural, ecological, and historical significance.



Project Vision

The proposal aims to create a meaningful and lasting positive impact—restoring the site’s ecological integrity, fostering inclusivity, and enhancing social and cultural vibrancy. The result is a vision that respects the past, addresses present needs, and builds a resilient foundation for the future.

The proposal seeks to honour and celebrate the layered history of Marrickville by weaving it’s heritage into a diverse mixed-use site and public realm that is respectful, responsible, and resilient. The overarching vision is to embrace a Connecting with Country pillar of *regeneration* and transform a once industrial landscape to a lively and secure rental housing precinct for the Inner West community, encourage cultural events, bring space for local talent and businesses, and safeguard Marrickville’s unique character amidst urban growth. The result: a place where people can realise their potential, celebrate life and can be proud of where they live and the ongoing value it provides to the wider community.



The project vision drives the project objectives, turning overarching goals into concrete and evaluable outcomes. Fundamental design principles, derived from the vision and key objectives, establish a creative and guiding framework for achieving the project’s aims.



Housing choice and affordability

The project presents a range of flexible and secure build-to-rent housing options to accommodate the diverse Inner West community that is highly connected and underpinned by good amenities and community spaces.

A gateless community where everyone is welcome

A place where residents, locals and visitors feel safe and welcome to visit and walk through day or night, week day or weekend.

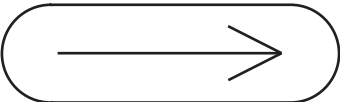
A pedestrian priority precinct

A permeable and accessible precinct where ground floor active frontages along street edges, pedestrian through site links, lanes and public and communal spaces are interconnected and layered.

Local and eclectic offerings

Embracing the unique Marrickville qualities – culturally diverse, creativity, independence and community spirit

Project Objectives





Restoring ecologies

Prioritising the regeneration of the site's ecology with native endemic landscapes and thoughtful flood mitigation, and weaving nature into every layer of the precinct.



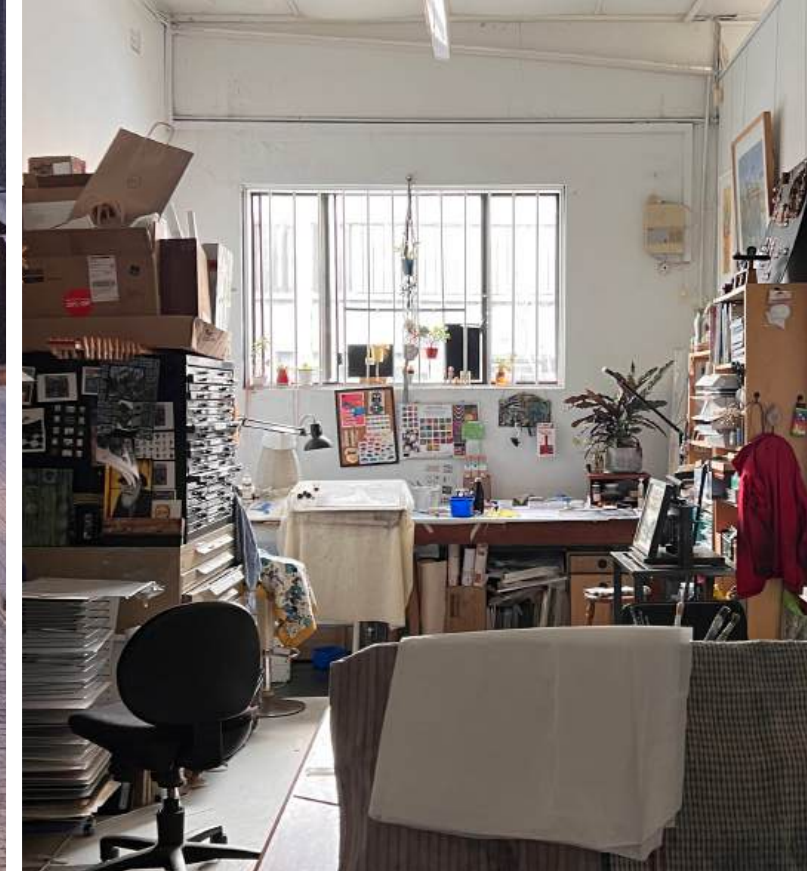
Authenticity

Embracing Marrickville's eclectic charm, the proposal aims to reflect a harmonious tension between the intentional and the incidental, the raw and playful, the functional eclecticism mirrors the ad hoc composition of the surrounding urban fabric to ensure the built form is as diverse and vibrant as the community it serves.



Thresholds and layers

Carefully layering public, communal, and private spaces to enhance amenity and encourage interaction. Emphasising shifts in spatial and visual connectivity for fully accessible "hidden gems" to activate open spaces, curating layered views that highlight overlapping neighborhood character and ensuring comfort amidst the urban bustle.



Hyperlocal

Celebrating local craftsmanship and community identity through the integration of locally made materials, salvaged remnants, site-specific fabrications and public art. Inviting public engagement through events supporting creative industries foster a sense of ownership and custodianship.

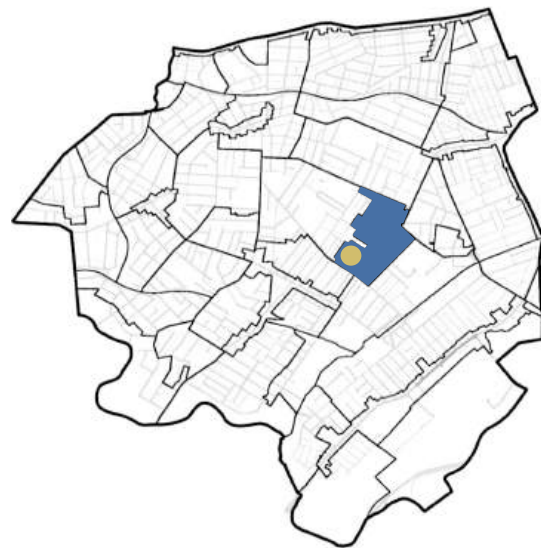
Design Principles

1.3

Planning and Strategic Context

Victoria Road Precinct Precinct 47

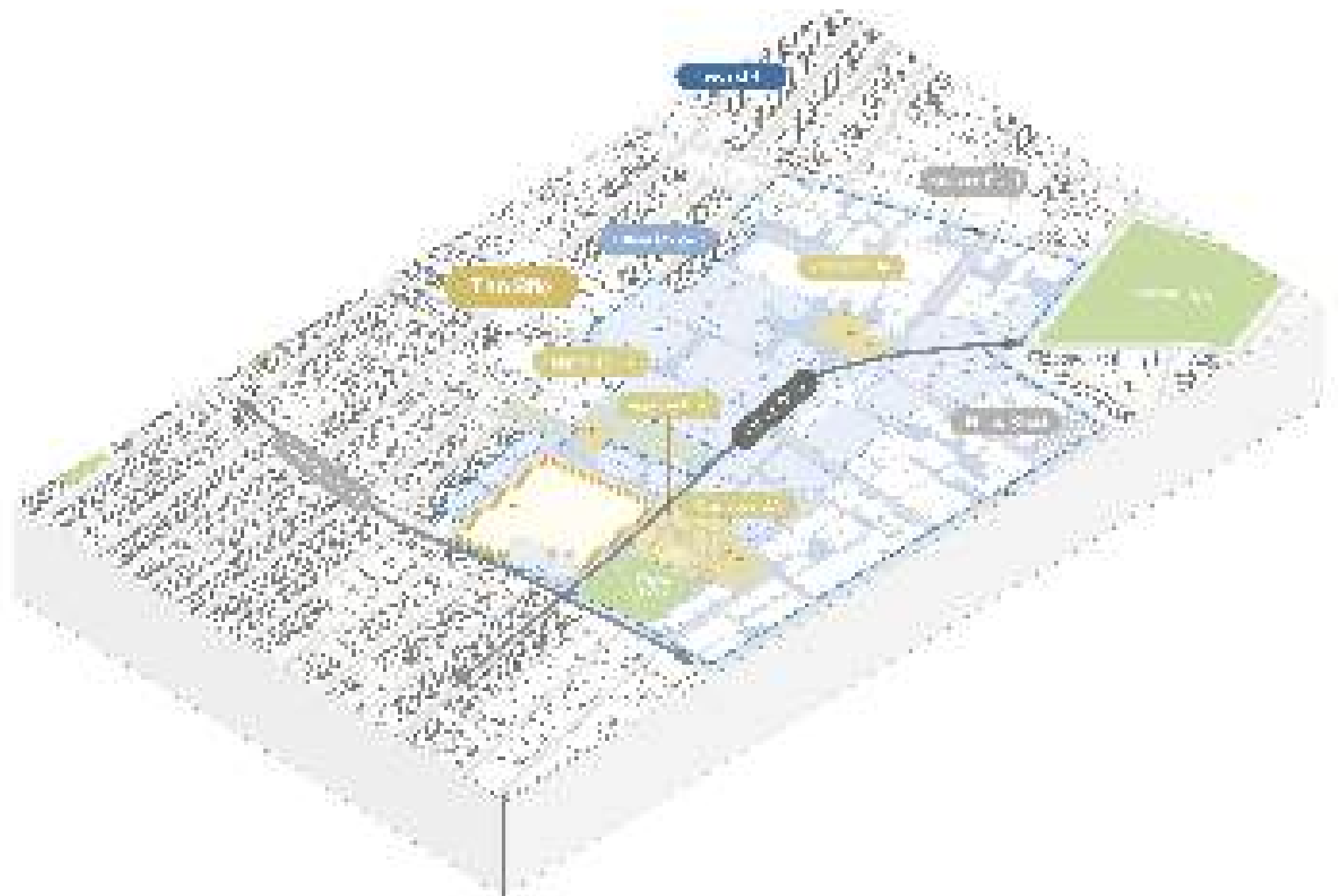
The site is located within Precinct 47 which has been identified by Council as an area for transition with increased density, height and mixed-uses.



Marrickville DCP Part 9, Figure 2: Context Map - Precinct 47 - 'Victoria Road Precinct' location within former Marrickville Local Government Area Boundary

Marrickville DCP 9.47.3 Desired Future Character

*'The vision for the Victoria Road Precinct is to support the long-term transition of the precinct into a **vibrant**, and sustainable mixed-use area, that provides **interesting** and appropriate new built forms in the precinct. The vision also includes **public accessible spaces** such as new footpaths, high-quality public spaces, **improved connectivity** and **increased employment** opportunities that will make the precinct a **desirable place** to work and live.'*



Planning Context

State Guidelines

The vision and objectives for the site seek to align with the goals and strategies set out across State Policies.

State Environmental Planning Policy (Housing) 2021

The proposal will provide BTR apartments and Co-Living dwellings. 10% of the BTR apartments will be affordable housing utilising the SEPP Housing 2023 (Housing Amendment) 'Affordable Housing' bonus and seeking an increase in the permissible GFA and building height.

Connecting with Country Framework GANSW

The GANSW policies will underpin our work from early engagement, detailed design thinking through to the delivery of the project.

The Connecting with Country framework provides five key outcomes for a successful Country centred approach in the built environment:

Biodiversity in Place GANSW

Biodiversity in Place emphasises the importance of protecting natural ecosystems, fostering habitat connectivity, and incorporating green infrastructure to support resilient, thriving communities. The proposal aligns with key objectives by integrating ecological sustainability into urban and regional planning, ensuring biodiversity is preserved and enhanced and seeks to create spaces and places that balance environmental health with human needs.

Better Placed GANSW

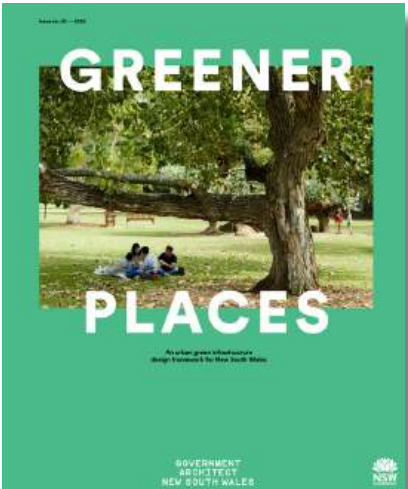
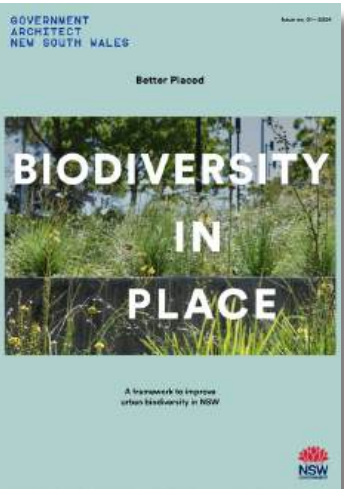
Better Placed seven key objectives Better Fit, Better Performance, Better for Community, Better for People, Better Working, Better Value and Better look and Feel have been considered in the proposal to enhance the viability of the development.

Greener Places GANSW

Greener Places is a design framework for urban green infrastructure emphasising the integration of parks, open spaces, and natural environments into urban areas to enhance liveability, support ecological resilience, and promote health and well-being. The proposal seeks to align with objectives to create a connected network of green spaces that improve biodiversity, mitigate climate impacts, and foster community engagement, while embedding sustainability into urban development processes to create a healthier, more liveable, and sustainable urban environment.

Greener Neighbourhoods Guide DPE

Integrating Designing with Country opportunities the Landscape and Public Domain will seek to increase the urban tree canopy to support a healthier and cooler place



Planning Context State Guidelines

The vision and objectives for the site seek to align with the goals and strategies set out across State Policies.

Apartment Design Guide (ADG) DPE

The design will be underpinned by the ADG to ensure a high level of amenity for residents, guest and the local community.

Key standards specified in Part 2, Part 3 and Part 4 of the NSW ADG have been considered in the design of the proposed development.

Making Great Places Density Done Well Committee for Sydney

This discussion paper emphasises the need for Sydney to adopt smarter, higher-density development to accommodate its growing population. The proposal adopts key recommendations within urban design and placemaking to deliver a proposal that seeks to create a vibrant, liveable communities.

Net Zero Plan Stage 1: 2020-2030 DPIE

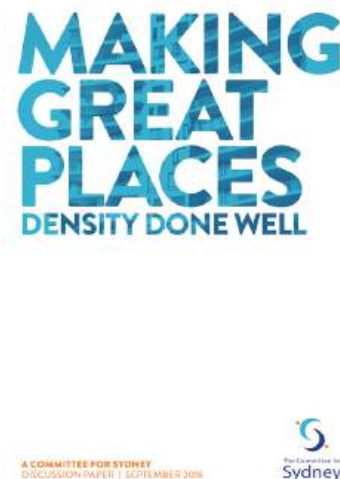
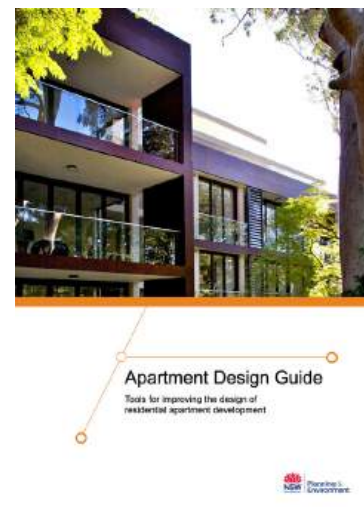
The strategic framework and progress report towards NSW's goal of reaching net-zero emissions by 2050, focusing on actionable strategies across sectors that prioritize technological advancements, economic development, and community engagement.

Build to Rent and Flexible Design DPE

The proposal will be seeking design flexibility with certain aspects of the ADG criteria including for the balconies, storage and common circulation spaces of the Build to Rent (BTR) apartments.

Planning circular In-fill affordable housing under State Environmental Planning Policy (Housing) 2021 DPE

The proposal implements the in-fill affordable housing bonus provisions under the NSW Housing SEPP 2021 and dedicates 10% of gross floor area to affordable housing/ adheres to the guidance and requirements stated in the planning circular.



Planning Context

Local Policies and Planning Strategies

The vision and objectives for the site seek to align with the goals and strategies set out across Local Policies.

Inner West Local Environmental Plan (LEP) 2020

Current applicable provisions of Inner West Local Environmental Plan (LEP) 2020 have been considered and the proposed development predominately aligns with the prescribed planning controls.



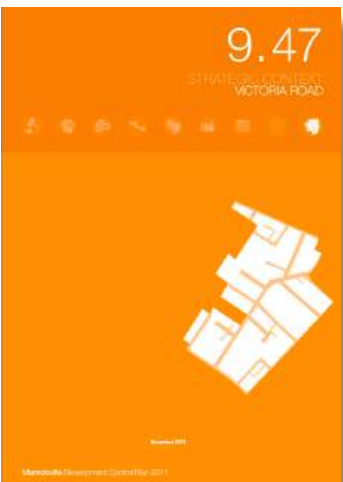
Marrickville Development Control Plan (DCP) 2011

Although Marrickville Development Control Plan 2011 (DCP) is not technically a matter for consideration in the assessment of a State Significant Development Application, the proposal has considered applicable provisions and is strategically aligned and predominantly consistent with the DCP controls.



'Precinct 47' Marrickville DCP Part 9.47 Victoria Road Precinct 2011

The proposal has considered applicable provisions and is strategically aligned and predominantly consistent with the DCP controls.



Inner West City Council Relevant Strategy Reports and Documentation 2020 - 2023

The relevant strategic planning studies and reports including Integrated Transport Strategy, Zero Waste Strategy, Our Place Inner West, Creative Spaces and Venues Discussion Paper will inform our design thinking and SSDA submission.



Strategic Alignment with Inner West LEP 2022

Maximum Height of Buildings

A maximum building height of RL50m has been adopted for the site due to **air space (OLS) limitations** with a range of heights consistent with the LEP +20% 'Affordable Housing' bonus.

Floor Space Ratio

The development has utilised the +20% 'Affordable Housing' bonus when establishing the maximum permissible **FSR of 3.6:1** for the site.

Flooding

The site is within the Marrickville 'Flood Planning Area' requiring buildings to adopt a higher finished floor level than the adjacent existing ground levels. The difference in levels varies around the

Land Zoning

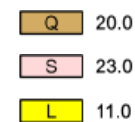
The Victoria Road frontage is zoned **B4 (MU1)** mixed use whilst the majority of the site is located within **R4** High Density Residential zone.

Heritage

There are no items within or adjacent to the site that are identified as heritage items and the site is not located within a Conservation Area.



Maximum Building Height (m)



Maximum Building Height (RL m)



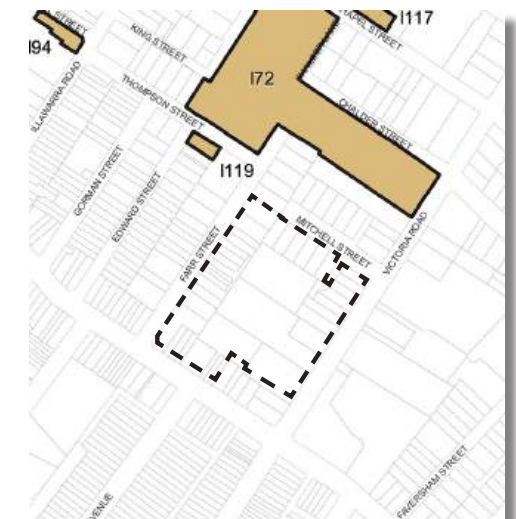
V1 3.00



Flood planning area



B4 Mixed Use
R4 High Density Residential

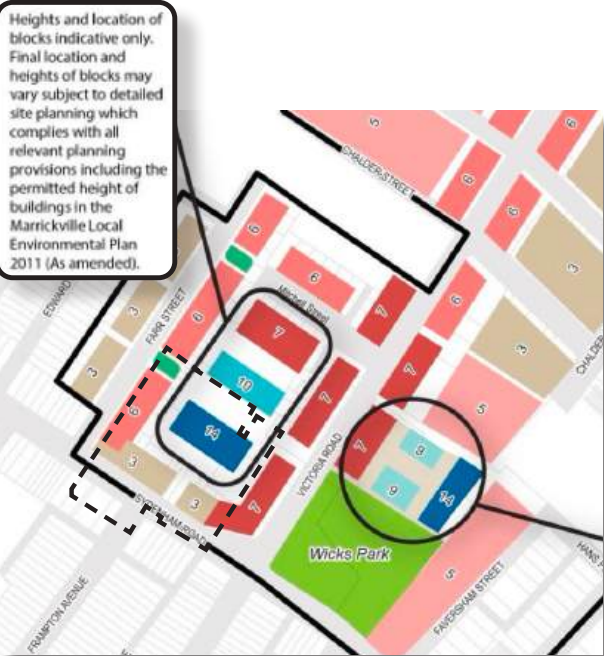


Item - General

Strategic Alignment with Marrickville DCP 2011

Building Envelopes and Height

Building envelopes retain the urban structure and whilst building heights reflect the SEPP Housing 2021 Affordable Housing Bonus the **diversity of heights reflect the various contextual interfaces established in the Indicative Masterplan.**



- 1 Storeys
- 3 Storeys
- 4 Storeys
- 5 Storeys
- 6 Storeys
- 7 Storeys
- 9 Storeys
- 10 Storeys
- 14 Storeys

Movement Network

A **publicly accessible through site link** is provided through the centre of the site connecting Victoria Street to the 'Pocket Park' / Farr Street consistent with the Indicative Masterplan.

Note: The proposal intends to provide this space for pedestrians only as vehicle access to the development is provided from the existing street network.



- Existing Bus Stops
- Regional on-road cycle route
- Local on-road cycle route
- Existing/possible future vehicular connections
- Proposed new one-way shared zone
- Proposed new two-way shared zone
- 3m wide - New proposed pedestrian footpath on private land
- 1.5m wide - Additional pedestrian activation area on private land adjacent to existing footpaths
- Existing/possible future vehicular accessways e.g. laneways and driveways etc.

Opens Space & Active Frontages

Two publicly accessible open space 'pocket parks' (minimum area **700sqm** each) are provided in locations consistent with the indicative Masterplan and DCP controls

Note: The DCP requires Open Space identified as 'publicly accessible' to remain in private ownership and not dedicated to Council.

The Victoria Road frontage is provided with retail at street level consistent with the Indicative Masterplan



- Active frontages
- Public open space
- Publicly accessible open space

Setbacks

Setbacks are consistent with the Indicative Masterplan. Note: The Victoria Road street level setback is measured from the future SP2 zone and not the existing boundary providing a wider footpath than originally envisaged in the Indicative Masterplan.



- Precinct boundary
- 0m ground level setback
- 2m ground level setback or existing predominant setback
- 3m ground level setback
- 6m rear setback
- 7m rear setback
- 2m upper setback required above 4th storey
- 4m upper setback required above 4th storey
- 4m upper setback required above 5th storey
- 4m upper setback required above 6th storey
- Minimum 6m upper setback required above 3rd storey

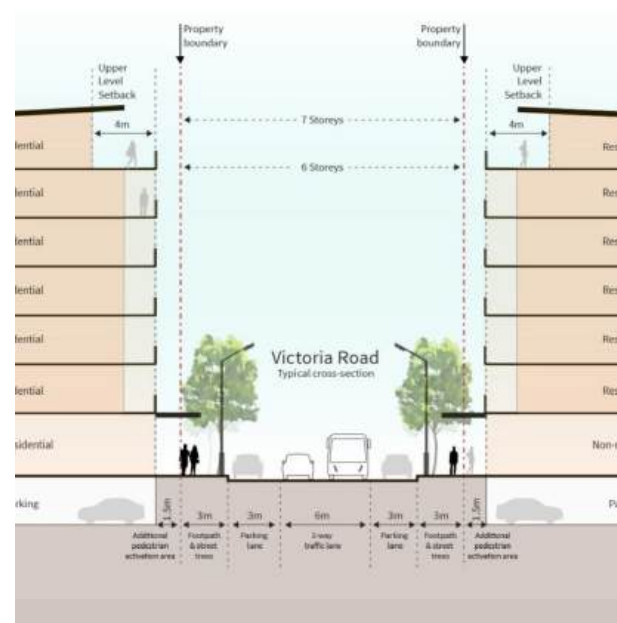


Strategic Alignment with Marrickville DCP 2011

Victoria Road Setback Controls

The proposed development along Victoria road is consistent with the **1.5m pedestrian activation zone** on the ground level in accordance with DCP 9.47.7.4 Figure 7, although a slight discrepancy can be seen in the setback plan diagram 9.47.11.3 Figure 16.

A **4m Upper Level setback** has been applied on the upper levels above 6 storeys.



DCP 9.47.7.4 Figure 7: Street Section 1

Sydenham Road Setback Controls

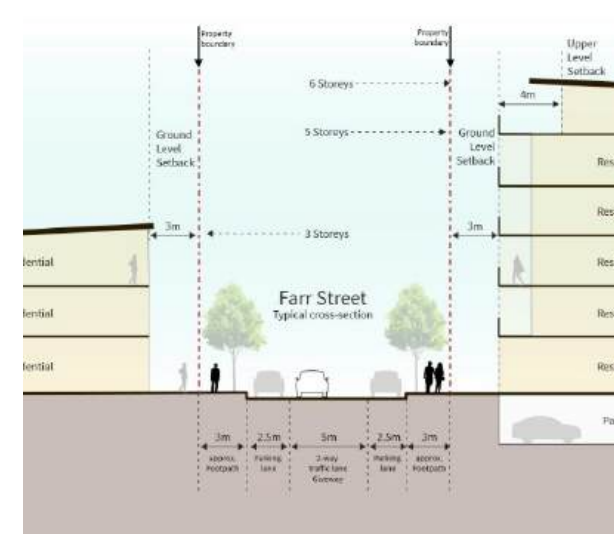
The proposed development along Sydenham Road is consistent with **2m Ground Level setback** control. A further **4m Upper Level setback** has been applied on the upper levels above 3 storeys along Sydenham Road. Refer to page 19 Building Height Diagram.



DCP 9.47.7.4 Figure 9: Street Section 3

Farr Street Setback Controls

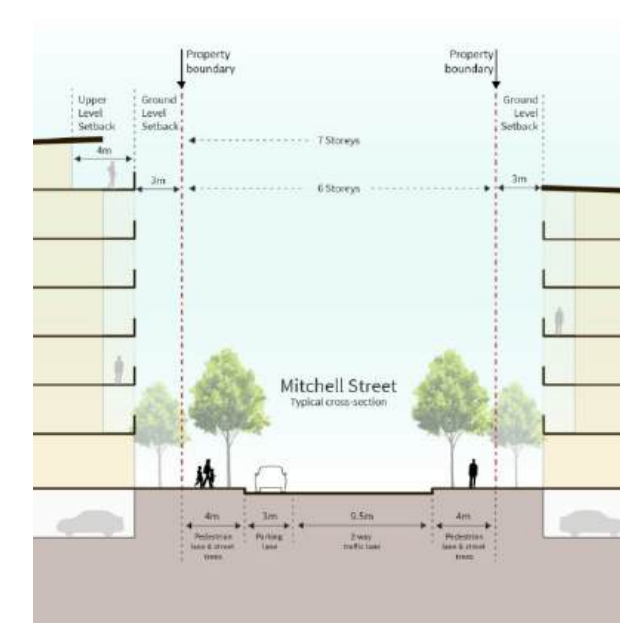
The proposed development along Farr Street is consistent with **3m Ground Level setback** control. A **4m Upper Level setback** has been applied on the upper levels above 5 storeys.



DCP 9.47.7.4 Figure 10: Street Section 4

Mitchell Street Setback Controls

The proposed development along Mitchell Street is consistent with **3m Ground Level setback** control. A further **4m setback** has been applied on the ground level to comply with the 4m upper level setback control.



DCP 9.47.7.4 Figure 11: Street Section 5

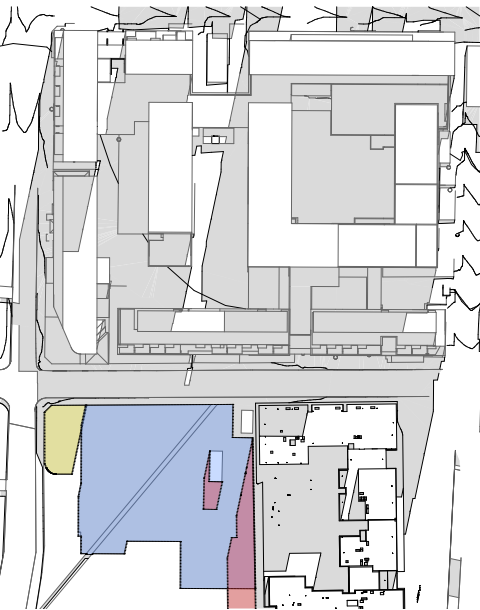
Planning Context

Opportunities and Challenges

The opportunities and challenges we have learnt throughout the design process and massing iteration studies

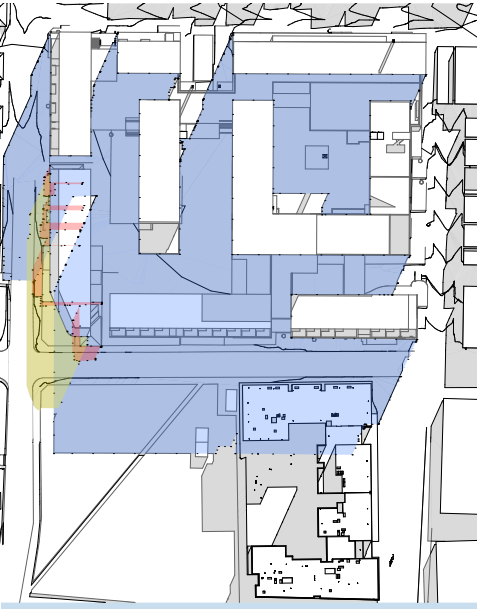
Solar Access to Wicks Park

In order to retain winter sun to Wicks Park we need to limit the height and step building forms to Buildings C, D and E.



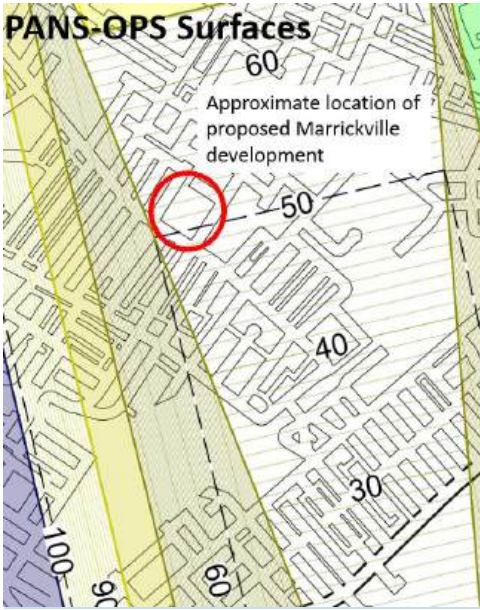
Solar Access to Wicks Place Apartments

Buildings C & D need to be setback on the upper levels and remain at 8 storeys to ensure apartments facing Victoria Road receive winter sun in the afternoon



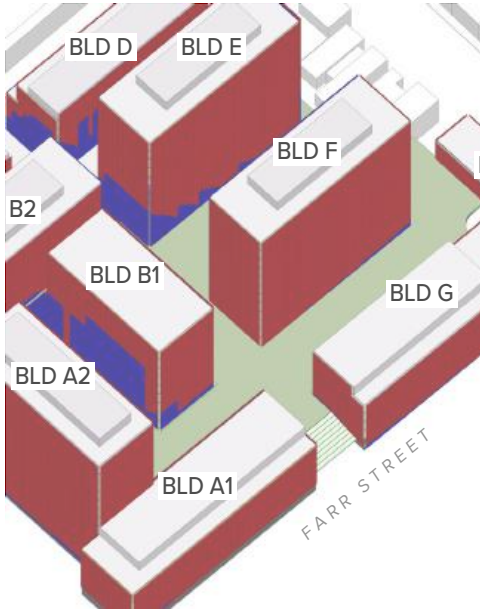
PANS-OPS and OLS Height Restrictions

A more detailed OLS study has identified that the 'blanket' RL50.0 identified in the LEP is more nuanced and varies across the site from RL48.0 to RL51.0



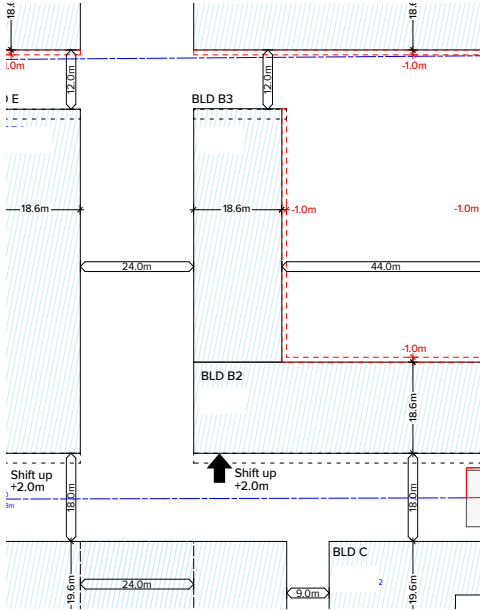
Solar Access to Proposed Apartments

Rooftop terraces, the courtyard building form and varying heights provides the best opportunity for solar access to BTR apartments and communal spaces, inside and out.



Slim Buildings

The proposed mix of BTR apartments and Co-Living dwellings provides the opportunity to create slim buildings (18.6m) with greater separation (up to 44m).



What has been achieved

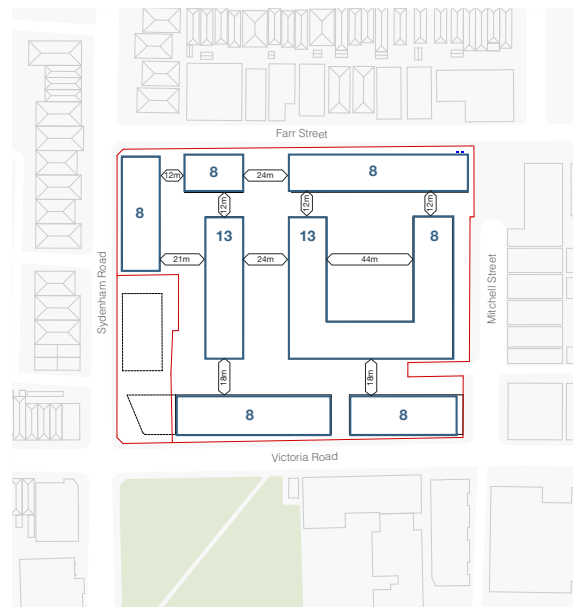
Alignment with Controls

The opportunities and challenges we have learnt throughout the design process and massing iteration studies

Building Separations

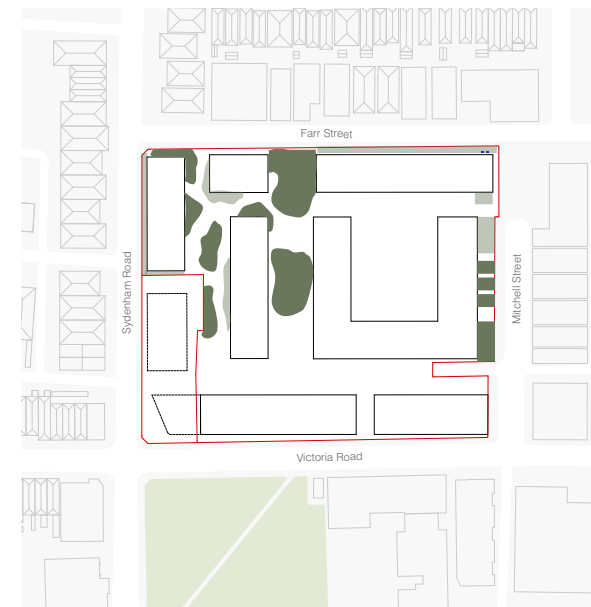
Building separation has been carefully considered to achieve reasonable levels of external and internal privacy to apartments to both the existing context and future anticipated developments adjacent.

The result is that the buildings generally meet, but also exceed the ADG Design Criteria for building separation.



Deep Soil Zone

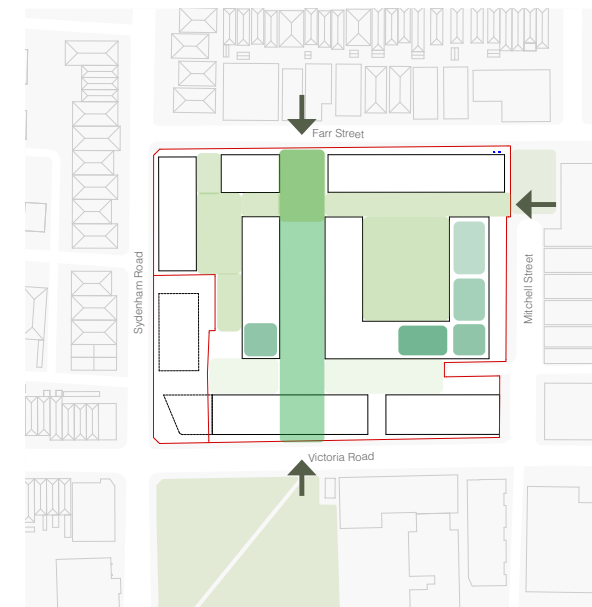
The proposed urban structure and deletion of internal shared streets enables a minimum of 7% deep soil zones across the site meeting ADG requirements.



Communal Open Space

Communal open space is provided at street level, podium courtyard, upper levels and on rooftops, providing more than 34.7% of communal open space, exceeding ADG minimum requirements.

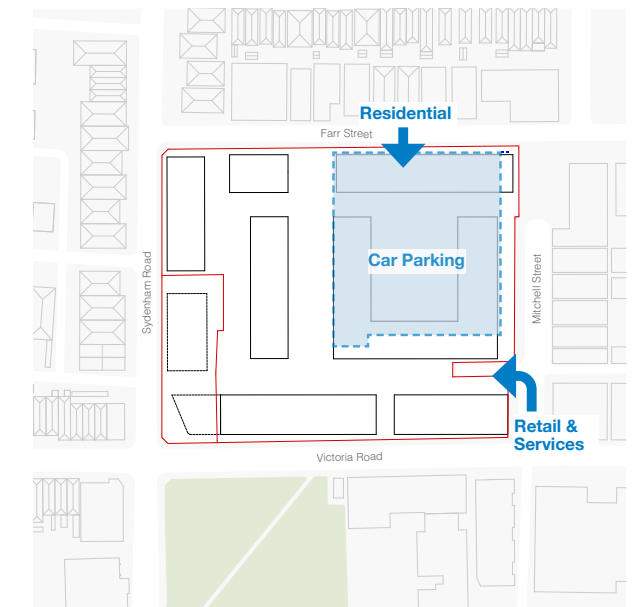
Integrated into the site is a series of pedestrian links for access through the site and to various spaces and places within the development.



Reduced Car Parking

The diversity in housing types results in a reduction in parking rates and overall parking numbers reducing traffic generation in and around the site and improving pedestrian amenity.

Over 700 bike parking spaces are provided around the precinct encouraging alternative active transport.



A Site Specific Response

Complexity and Flexibility

The DCP controls and Indicative Masterplan demonstrates the flexibility and opportunity to accommodate a diversity of outcomes that may not have been anticipated when the rezoning process for the Precinct started in 2015 and gazetted in 2018 (Amendment No.10).

That was then...

2015

- Multiple site ownership developed separately and progressively
- Multiple SEPPs for housing
- 100% market housing
- Active transport based on local bus and heavy rail only
- Shared zone required for vehicle access and servicing within the site
- A high volume of parking required for 'market' housing
- BASIX to underpin environmental initiatives and reduce impacts

This is now...

2024/25

- Single ownership and integrated development of the overall site
- Consolidated SEPP for housing to encourage more affordable and diverse housing
- BTR apartments, Co-Living dwellings and Affordable Housing providing greater housing choice and opportunity
- Sydenham Metro Station open providing greater active transport options
- Pedestrian only through site link with vehicle access off existing street network
- Reduced parking rates reflecting diversity of housing types
- Precinct wide ESD initiatives beyond BASIX
- SEPP Housing 2021 (2023 amendment) Affordable Housing Bonus

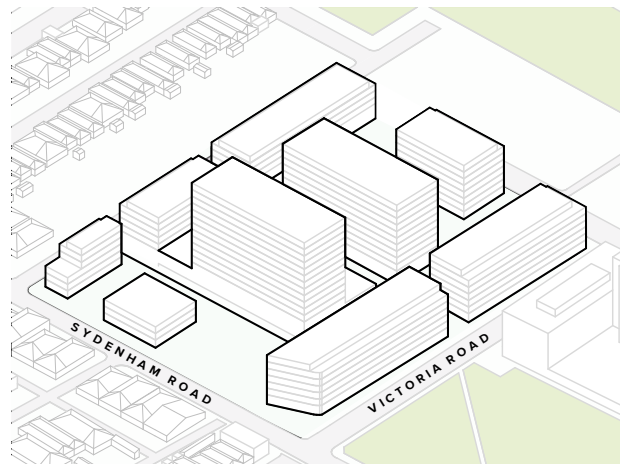
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A Site Specific Design Response

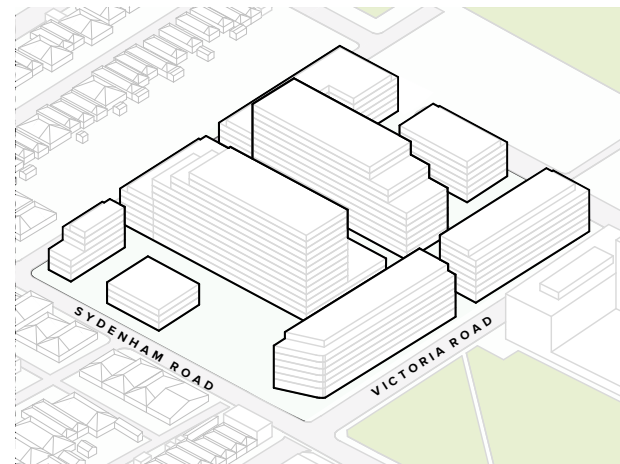
Public spaces are inviting and layered, incorporating remnants of the recent industrial past whilst encouraging regeneration of the landscape through endemic and novel plantings. Communal outdoor areas provide genuine amenity and opportunities to support a connected community whilst enhancing urban biodiversity.

Refining the DCP Massing Evolution

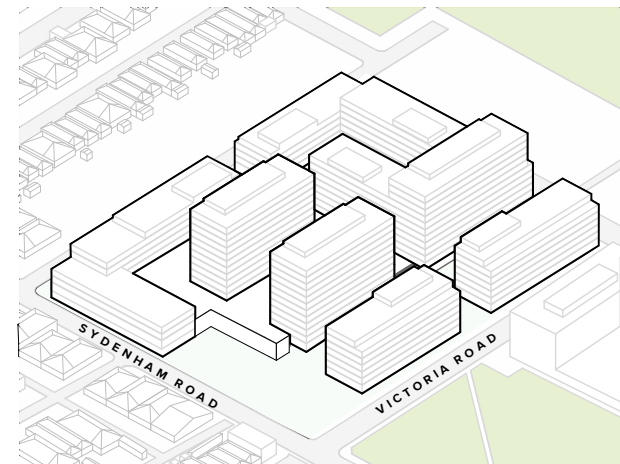
The proposed urban structure and building envelope arrangement was derived from early massing studies and analysis which tested the Indicative Masterplan, ADG, SEPP Affordable Housing bonus and amenity outcomes for the surrounding context.



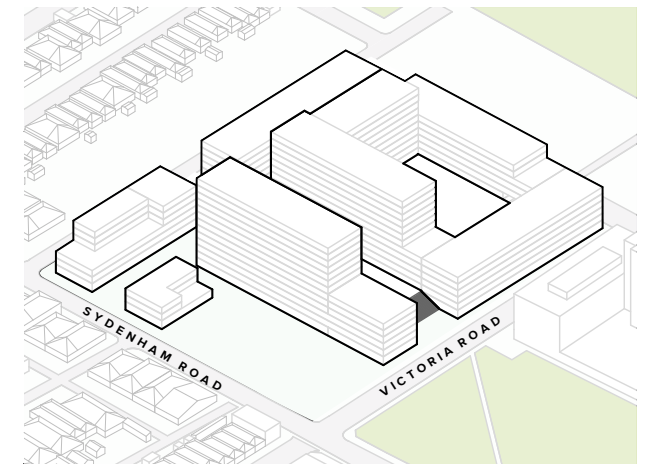
What if...
We started with the Indicative Masterplan?



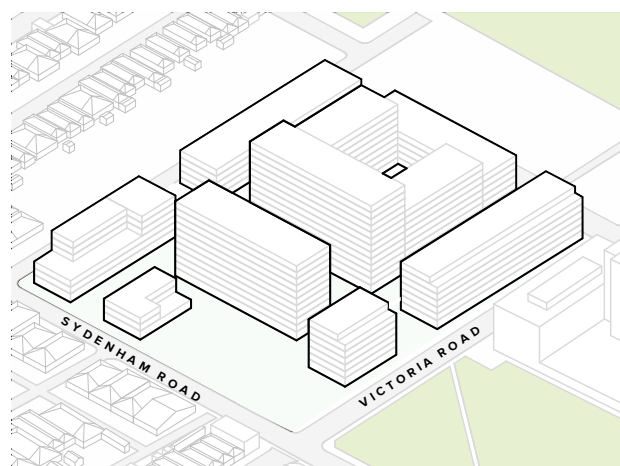
What if...
We reduced the height in the centre and increased the amount of low rise buildings?



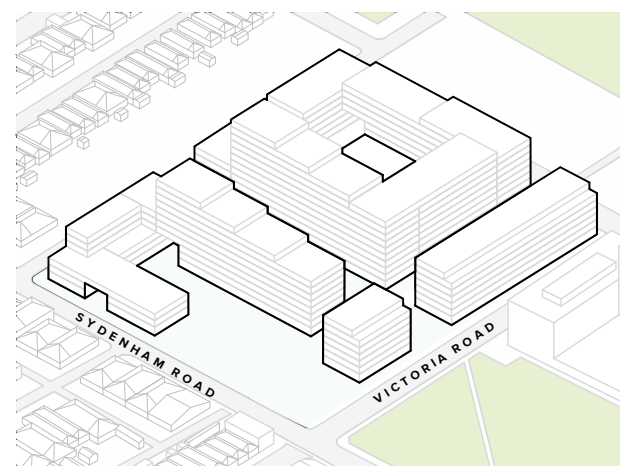
What if...
We created more taller buildings but with smaller footprints?



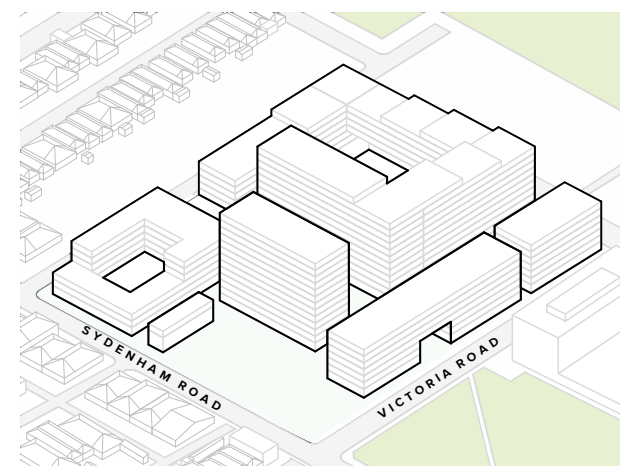
What if...
We created a large central courtyard?



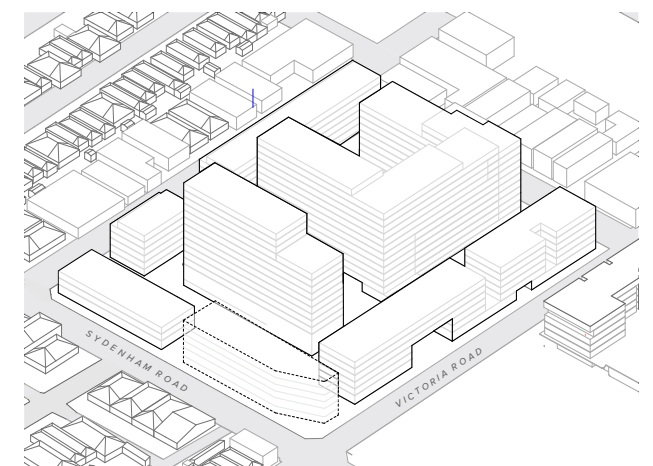
What if...
We develop the courtyard typology further but a bit more nuanced?



What if...
We continued the courtyard typology with greater variety in heights?



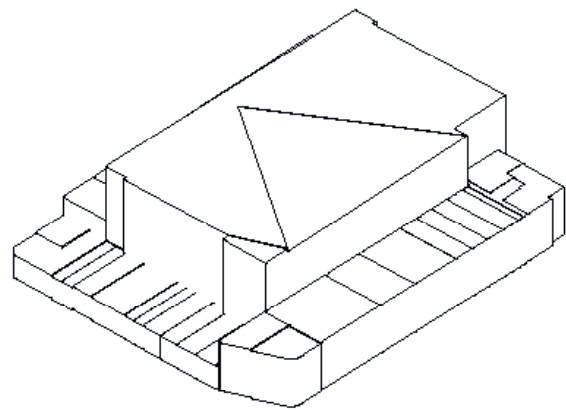
What if...
We had multiple courtyards and create a gateway to Victoria Road?



What if...
We opened the courtyard and created greater permeability through the site?

Massing Analysis

A detailed analysis of the different massing configurations has been undertaken to understand and inform the SSDA submission. Each scenario has been modelled and tested to understand massing, setback requirements, sunlight opportunities and overshadowing to adjacent context.

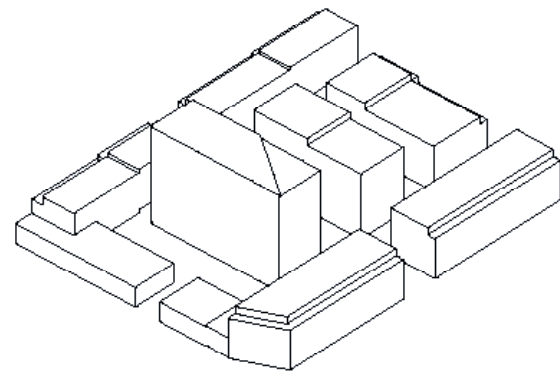


LEP Massing

A range of maximum heights have been established across the site ranging from 11m, 21m, 23m and 50m.

The maximum building height is restricted in some areas from being achieved due to the OLS which follows a different height control criteria.

Furthermore the maximum building heights is generally consistent with the Victoria Road Precinct height strategy but is dictated by the established lot boundaries. This results in some unusual urban design outcomes if strictly followed which are not represented in the DCP Indicative Masterplan.



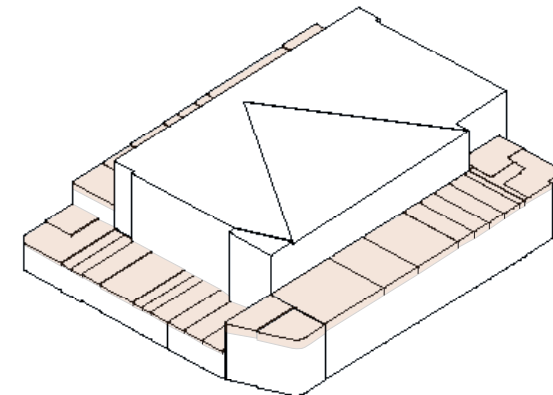
DCP Massing

The DCP massing has been established by the Victoria Road Precinct and is represented in the Indicative Masterplan.

Building heights vary across the site with the taller buildings located centrally. The number of storeys vary from 3, 7, 10 to 13 storeys.

When including rooftop plant and equipment the overall height typically results in building massing over the maximum height permissible. This is further amplified where the OLS maximum height is lower than the LEP maximum building height.

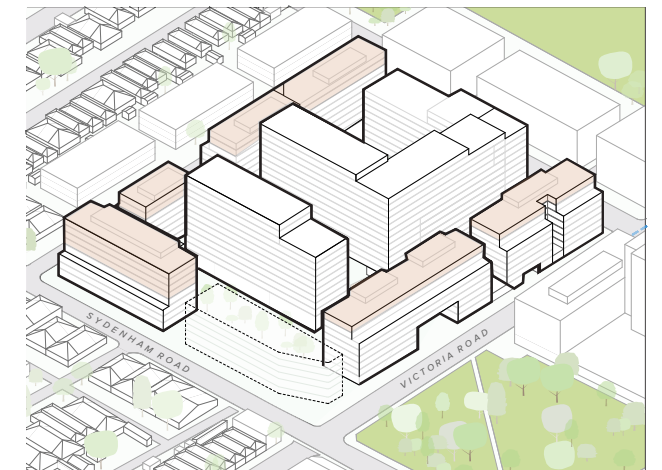
Furthermore flood mitigation measures require a higher freeboard to street levels for safety reasons and results in buildings being raised to suit and consequently above maximum LEP building height limits.



LEP Massing + 20% Infill Affordable Housing Bonus

When taking into consideration opportunities for +20% Infill Affordable Housing Bonus for additional GFA and height OLS height restrictions limit an even distribution of height across the site.

Furthermore given the lower LEP height limits and flooding mitigation measures the lower LEP height controls results in insufficient capacity to accommodate additional height and GFA.



SSDA + 20% Infill Affordable Housing Bonus and Height Variation

The SSDA submission building massing represents a considered approach to managing the opportunities for boosting housing supply and improving housing affordability in line with State Government initiatives.

Where an increase in height is restricted due to site specific constraints the bonus height and GFA is redistributed to the street edge buildings respecting setbacks, street character and minimizing the impacts to the surrounding context.

A Clause 4.6 Variation prepared as part of the SSDA submission provides further detail.



Massing Model of Proposed Development



SSDA Propoosal Sketch by Architecture AND

1.5

Density Done Well

Density Done Well

To understand the opportunities for the development the design team explored case studies and precedents that we considered were exemplar case studies both in Australia and overseas.

The Client's desire to fully understand and appreciate the opportunities for the site through leading developments included a case study tour of Los Angeles, New York and Brooklyn and included public domain spaces, Build to Rent and Affordable Housing developments, precinct wide developments, urban and high-density renewal of former industrial sites.

As part of our case study we developed a series of categories that responded to our project vision, objectives and design principles:

- Housing choice
- Authentic landscape & public domain spaces
- 'Community Centric' communal spaces
- Retail & services that support local needs

These places or spaces all had a common theme consistent with the basic principles established by The Committee for Sydney's in their discussion paper 'Making Great Places -Density Done Well'

Streets not roads, People not cars

Fine grain and mixed use

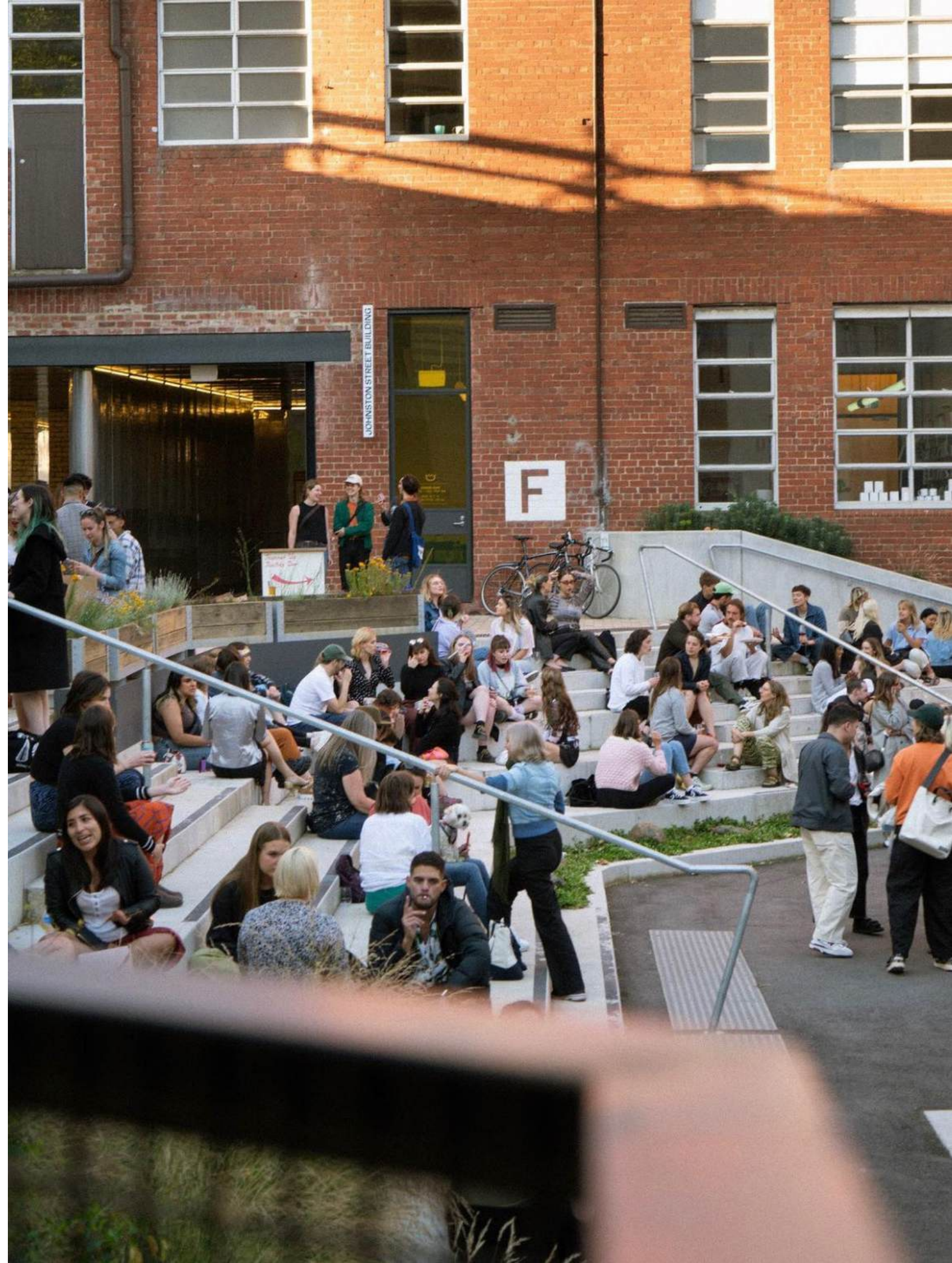
Order and variety

Connectivity and infrastructure

Diversity of people and experiences

**MAKING
GREAT
PLACES**
DENSITY DONE WELL

A COMMITTEE FOR SYDNEY
DISCUSSION PAPER | SEPTEMBER 2016



Density Done Well

Housing Choice

Affordable Housing

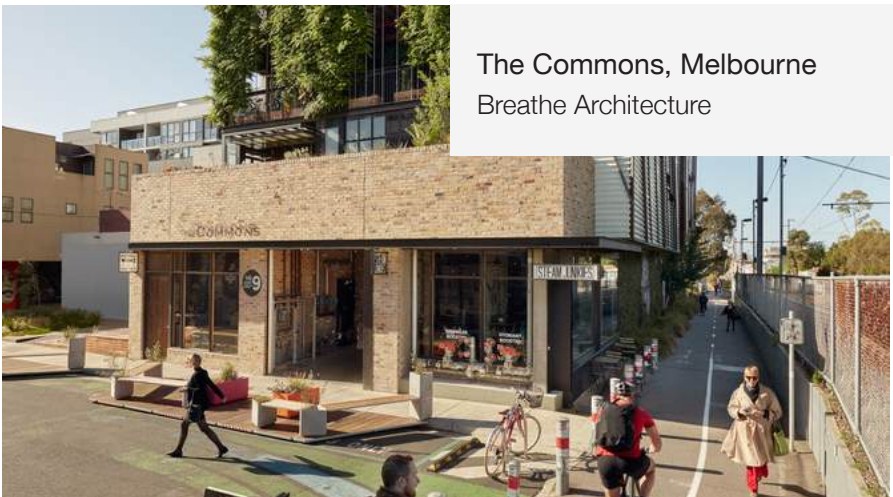


Hunziker Complex, Zurich
Müller Sigrist Architekten

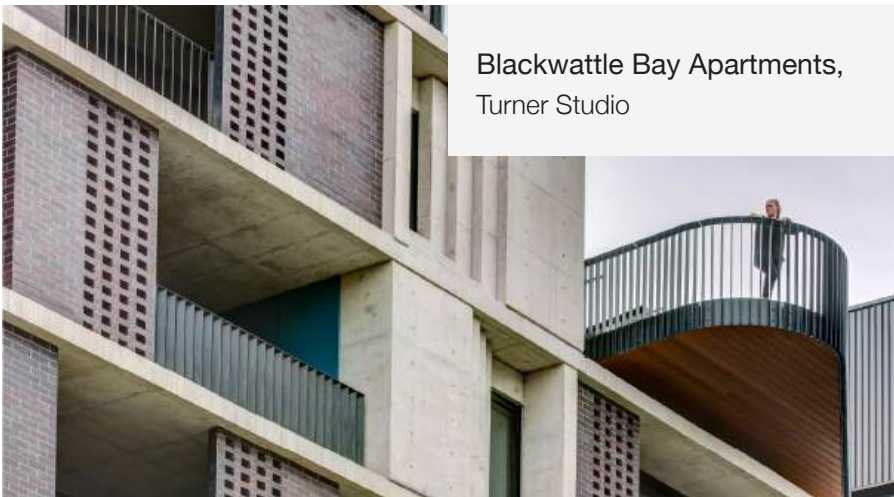
Blind tenure



Nightingale Villiage
Austin Maynard Architects
Hayball, Claire Cousins
Architects, Kennedy Nolan

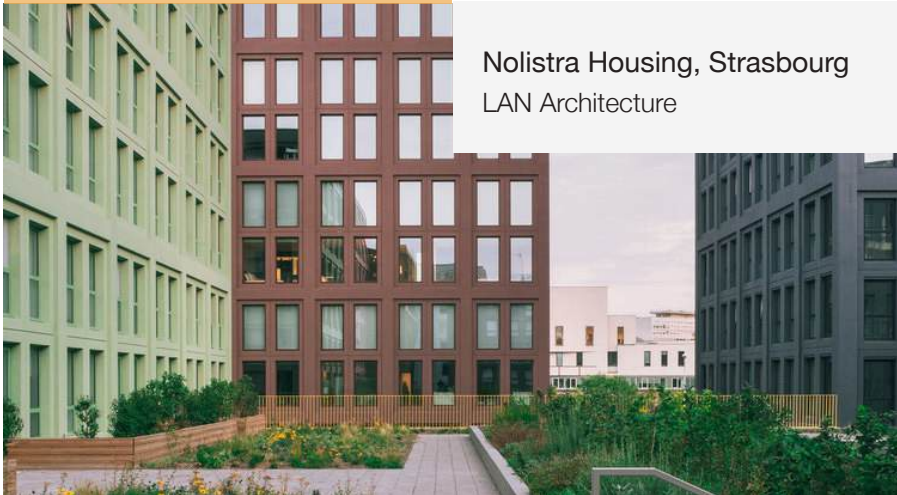


The Commons, Melbourne
Breathe Architecture



Blackwattle Bay Apartments,
Turner Studio

Affordable Housing



Nolistra Housing, Strasbourg
LAN Architecture



R50. Berlin
Ifau und Jesko Fezer + Heide &
von Beckerath



Elephant Park, London
Gillespies

Co Living



Zoku, Amsterdam
Concrete



The Collective, London
PLP Architecture



House A, Mehr als Wohnen
'More than Living', Zurich
FuturaFrosch, Duplex Architekten,

Courtyard Typologies



Big Yard, Berlin
Zanderroth Architekten



Logan Neighbourhood, North
Philadelphia
Onion Flats Architecture



Whitlam Place, Brunswick
Freadman White

Terrace Typologies



Glebe Housing Project
AND Architecture



Portman Street Terraces,
Zetland
CO-AP



Nightingale Leftfield,
Brunswick
Kennedy Nolan

Density Done Well Authentic Landscape & Public Domain Spaces

Restoring Ecology



Dairy Road, Canberra
Jane Irwin Landscape
Architecture, David Chipperfield
Architects

Adaptive Re-use



Studio Robbrecht en Daem
Architecten, Belgium
Studio Robbrecht en Daem

South Eveleigh Precinct
ASPECT Studios



Foundries' Garden, France
Doazan + Hirschberger



Restoring Ecology

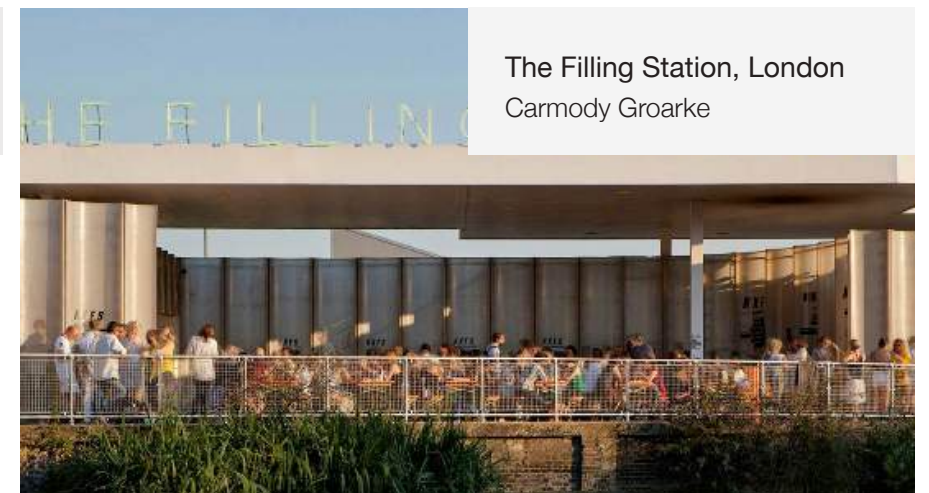


Warrburra Nura Indigenous
medicinal garden, UTS
ASPECT Studios

Barlow Street Forest Project
Dirt Witches



The Filling Station, London
Carmody Groarke



Emerging Cultures



Collingwood Yards, Melbourne
Fieldwork



Seine Pop-Ups, Paris



Dorechester Project, Chicago
Rebuild Foundation + Landon,
Bone, Baker Architects

Activated Rooftop



RATP Habitat Headquarters,
Paris
Atelier du Pont



Daramu House, Barangaroo
Junglefy



Urban Garden, Johannesburg
Tihago Primary Agricultural
Cooperative

Flooding Mitigation



Residential Quarter Am
Sudpark, Munich
Studio Vulkan



Serpentine Gallery Pavilion
2011, London
Peter Zumthor



M.U.M.U. (Sculpture Forecourt)
Kerstin Thompson Architects

Density Done Well 'Community-centric' Communal Spaces

Community-Centric



Kings Cross, London
John McAslan + Partners



Precinct 75, Sydney
Cox Architecture



Community-Centric

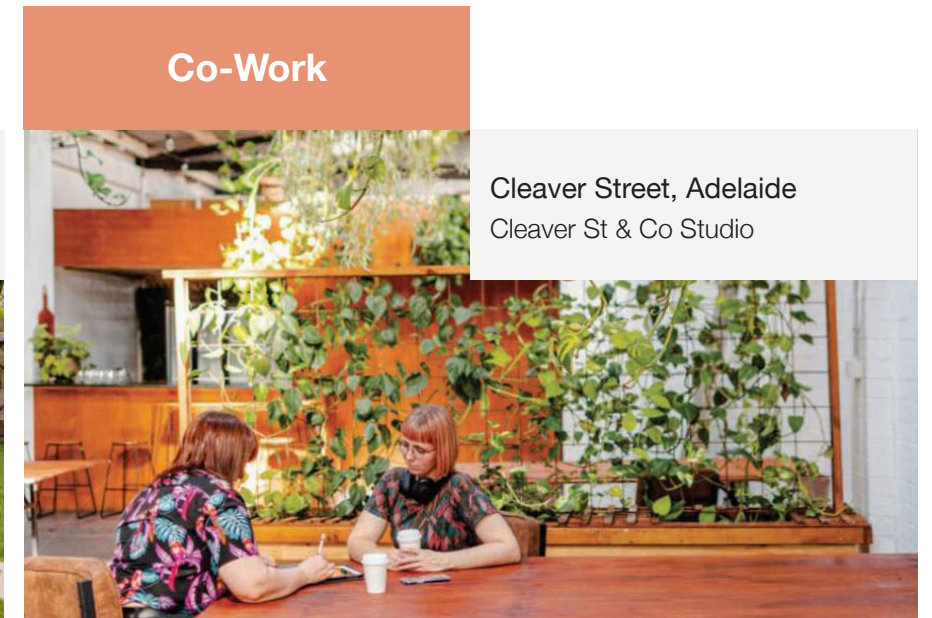
Industry City, Brooklyn NYC
S9 Architecture



Marrickville Library + Pavillion
BVN



Elephant Park, London
Gillespies



Co-Work

Cleaver Street, Adelaide
Cleaver St & Co Studio



Second Home, London
Selgascano

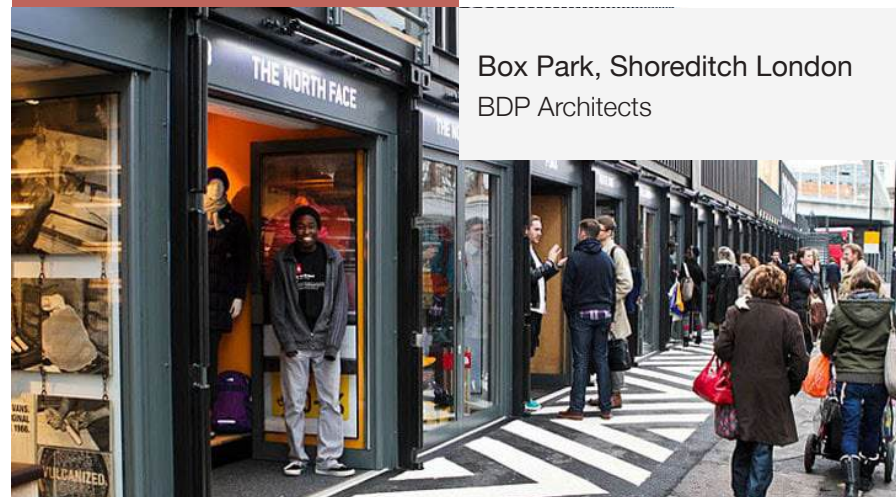


Second Home, Los Angeles
Selgascano

Density Done Well

Retail and services that support local needs

'High Street'



Box Park, Shoreditch London
BDP Architects



Elephants Grounds, Hong Kong
JJA + Bespoke Architecture

Squares & Plazas



Summer Night Markets,
Melbourne



The Yard Sawmill Market,
Albuquerque, New Mexico
api(+) + Islyn Studio + Eric Haskins



Paley Park, New York
Zion & Breen Associates

Laneways



Fracks Lane, Surry Hills
SJB



Quarter Lanes, Sydney
ASPECT Studios



Chophouse Row, Seattle
SKL + Graham Baba

1.6

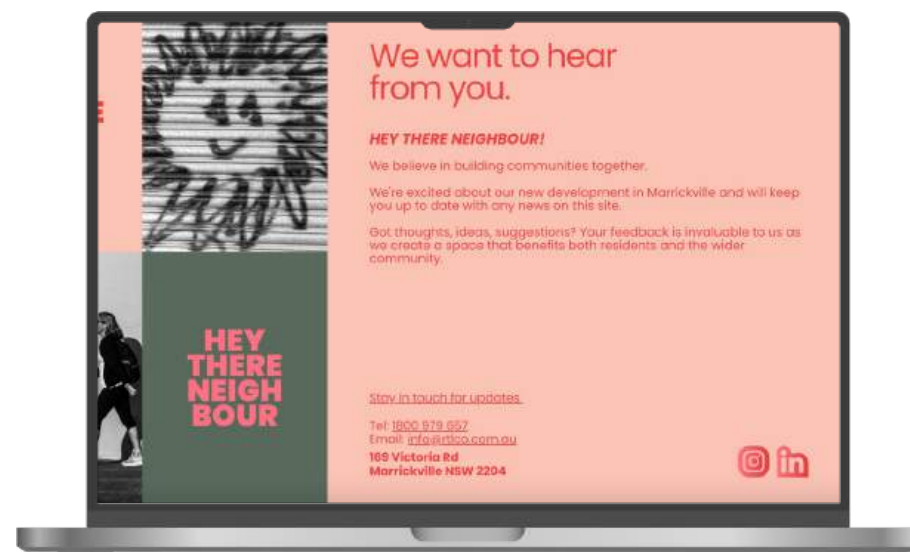
Community Engagement

Community Engagement

Facilitated by JOC Consulting early engagement activities were conducted in October and early November 2024, aimed to ensure that members of the Marrickville community and other stakeholders had the opportunity to understand and provide input on the proposal prior to submission of the SSDA.

Members of the design team participated in developing the strategy and participating in Community Engagement events to understand first hand and consider the communities feedback in the design of the proposed development.

Timberyards webpage:
a dedicated webpage providing detailed project information and engagement opportunities



Community Engagement Sessions

An inclusive and multi-channel engagement approach was designed to inform the community about the project and gather feedback. This included:

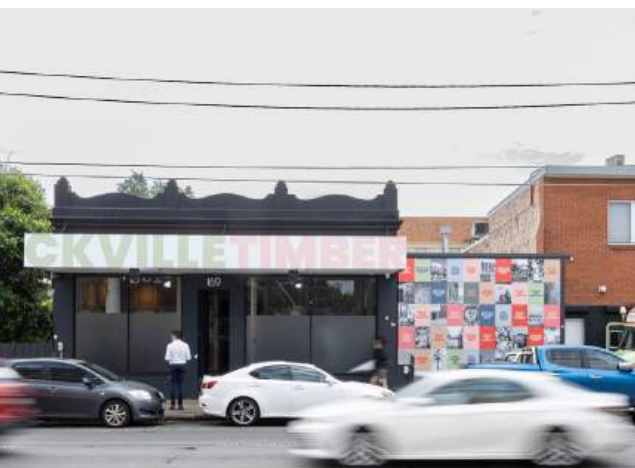
- Project webpage: a dedicated webpage providing detailed project information and engagement opportunities
- Notification letters: printed letters were distributed to nearby residents and businesses
- Drop-in sessions: two four-hour drop-in sessions and one informal session were held on-site at the Marrickville Timberyards showroom.
- 1800 'Hotline'
- Online survey
- First Nations Consultation: Two in-person sessions facilitated by Yerrabingin with local First Nations community to discuss the Country-led principles of the project and ways it could learn from, respond to and incorporate Country
- Council Consultation: At both Councillor and Planning & Development level

In general, people were supportive of the precinct vision and proposed and design. The key themes raised by people who participated in the community engagement process were:

- **Build to Rent:** there was an education piece on the new 'build-to-rent' model of development and its differences to a traditional 'build-to-sell' model which is typical of most other developments.
- **Local Character:** Community members emphasised the importance of maintaining Marrickville's unique character, raising queries about design integrity and neighbourhood aesthetics.
- **Housing Mix and Diversity:** Community members asked questions about the housing mix with the focus for a diverse range of housing options to complement the existing suburb demographic identifying that housing stock, diversity and increased affordability were likely positive changes resultant of the proposed development.
- **Affordable housing:** The survey highlighted community interest in delivering more housing near transport and generally identified the delivery of new dwellings with a substantial affordable housing allocation as a social benefit of the proposal.

- **Traffic and Parking Management:** Participants cited potential congestion and parking challenges as concerns, with requests for traffic calming measures and enhanced public transport access. They would like to see more on-site parking to manage demand or initiatives to help reduce car dependency.
- **Building Height and Privacy:** The community are receptive to discussions around increases to building heights beyond the DCP, in order to achieve the proposed level of communal and open space within the development. Feedback highlighted the need to balance development with the local context, ensuring privacy and solar access for existing residents
- **Design and Amenity:** Several people expressed positive comments about urban regeneration in the area and the community benefit it can afford. Survey participants identified additional business opportunities, community spaces and enhanced walkability and accessibility were identified as positive foreseen changes resultant of the proposed development.

The above information has been provided as an extract from the Marrickville Timber Yards Engagement Outcomes Report prepared by JOC Consulting. Please refer to this report for further information.



Next Steps

Following the SSDA Submission, the Timberyards will be assessed and placed on public exhibition for further community feedback.

- Round 1 Community Consultation**
RTL Co. prioritised early community consultation to gather initial feedback, ensuring community perspectives are considered from the outset of the project.
- SSDA Preparation**
RTL Co. is preparing the State Significant Development Application (SSDA) report, incorporating findings from community consultations and commissioned technical studies to support the assessment process.
- SSDA Assessment**
Once submitted, the application will be considered by the NSW Government in conjunction with key stakeholders, including Inner West Council, and placed on public exhibition for feedback.
- Design & Construction**
Following this, the project will move into the Construction phase and likely open in stages to provide access to the residents and community.



Photographs of Community Drop in Session, 24 November 2024

