

20

Design

THE TIMBERYARDS BY RTL CO.

2.1

Always Was Always Will Be

This section provides extracts from
Connecting with Country Design Report
prepared by Yerrabingin



Collaborative Design Methodology

Marrickville Timberyards unites First Nations knowledge holders, built environment professionals, and community stakeholders to create spaces that honour Country, culture, and regeneration.

Guided by Yerrabingin’s principles of Custodianship, Regeneration, Innovation, and Legacy, the design process prioritises deep listening to Country, ecological restoration, and cultural storytelling, fostering a holistic and sustainable approach. By blending ancient wisdom with creative innovation, the design team challenges conventional design thinking to deliver spaces that regenerate natural systems, strengthen community connections, and leave a lasting legacy of healthy Country and connected communities. This collaborative process ensures the proposal can become a living system—responsive, enduring, and deeply rooted in place.

- Workshop 1 - ‘How Might We’
- Report 1 - Deep Place in Country report
- SDRP 1 Collaborative Preparation and Presentation
- Workshop 2 Collaborative Design Workshop
- Report 2 - Deep Collaborative Workshop Report
- SDRP 2 responses from the previous session
- Report 3 Draft Connecting with Country Design Report
- Workshop 3 Community Feedback Session
- Report 3 Final Connecting with Country Design Report
- SEDA Submission



For a detailed and holistic understanding of the Connecting and Designing with Country process and outcomes, refer to Yerrabingin’s Connecting with Country Design Report.



Walk on Country External Workshop

The Walk on Country allowed the project team to explore Marrickville's social, cultural, and environmental context. Discussions were made on the importance of historical Gumbramorra Swamp, challenges such as poor pedestrian accessibility, limited tree canopy, and disconnected green spaces due to urban

transformation. Visits to local creative businesses showcased Marrickville's vibrant creative community, though rising rents and new developments threaten these spaces. The team also discovered 'hidden gems' — tucked-away sites for creation and performance that reflect Marrickville's cultural richness.



'How Might We?' Internal Workshop

During the How Might We session, the design team collaborated to better understand the project's goals, aspirations and objectives. Together, the following guiding question was established: *How might we foster Marrickville's creative community in ways that promote custodianship, support Country, and build interconnected ecosystems?*

This statement serves as a foundation for exploring the design team's insights on user needs, project impact, connections, and overall value. The How Might We statement aims to define and address the design challenge with clarity and purpose.



Collaborative Design Workshop

The collaborative design workshop united diverse stakeholders, including the local Aboriginal community, to explore site design possibilities. Key outcomes emphasised incorporating water movement for cooling and relaxation, creating educational spaces celebrating local culture and history, strengthening social and physical

connections, and integrating endemic landscapes to engage with nature and promote environmental education. These insights will guide the design process.



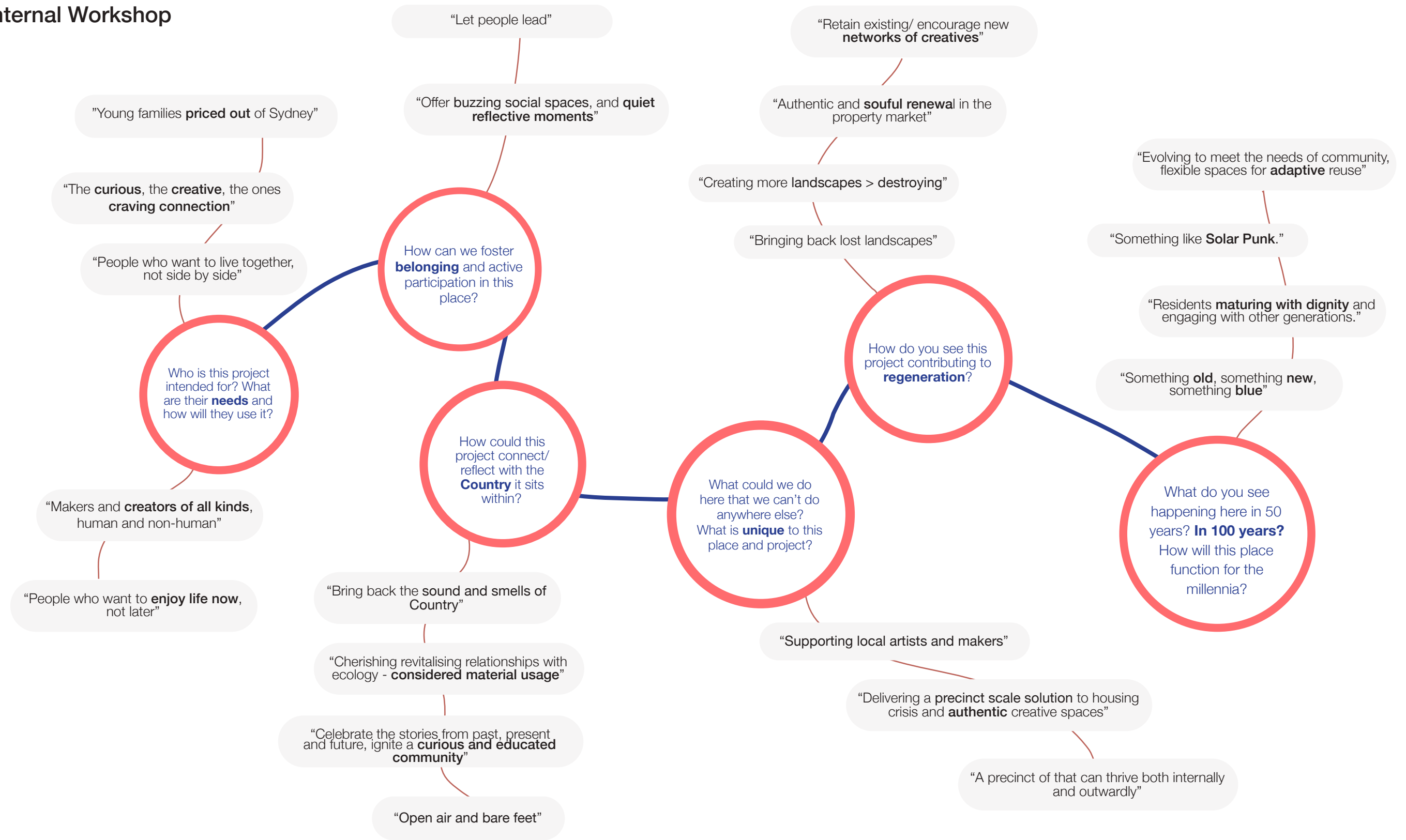
Community Feedback Session

The design development progress was shared with the community during a feedback session attended by Indigenous community members from the Collaborative Workshop and representatives from the design teams. Yerrabingin presented project updates and key themes from the workshop, followed by consultants showcasing how these themes were integrated into the design. Feedback was

sought on custodianship for generations, water collection and flow, material reuse, and connectivity. Community reactions, captured via post-it notes and recorded conversations, largely endorsed key project proposals. This feedback has guided further development of ideas, including celebrating water, improving access to Sky Country, and promoting custodianship through planting and social programs.



Design team responses
to 'How Might We'
Internal Workshop



First Nation-led Design

Connecting with Country Recommendations

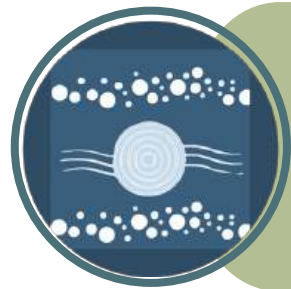
The integration of design development and findings from the Collaborative Workshops led to the foundation of four key Connecting with Country recommendations:



CUSTODIANSHIP FOR GENERATIONS

Developing a custodianship model during the design process will build relationships within the local community and with the design and development team that can continue into the future operation of the site.

- Establish a custodianship reference group for the design process.
- Partner with local creative groups and organizations.
- Ensure ongoing care by Indigenous-led companies.
- Provide subsidised spaces for Indigenous art and products.



WATER COLLECTION, TREATMENT AND FLOW

Considering and caring water moves through and interacts with other elements within the development and wider area, reducing the potential for flooding events and treating water in ways good for people and Country.

- Celebrate the site's ecological past with artistic water features.
- Implement a water-sensitive strategy for collection, cleansing, and reuse.
- Use native vegetation to support water systems and local wildlife.
- Design for water pooling to enhance cooling and embrace water on site.



MATERIAL REUSE AND ADAPTATION

This opportunity speaks to the support of Country and interconnected ecosystems. By re-using and adapting materials the development can reduce the impact on the environment.

- Salvage and reuse materials to extend life cycles and support a circular economy
- Design structures with reusable, adaptable components
- Select materials that reflect the site's layered history
- Use materials that enhance habitats and resources for non-human species

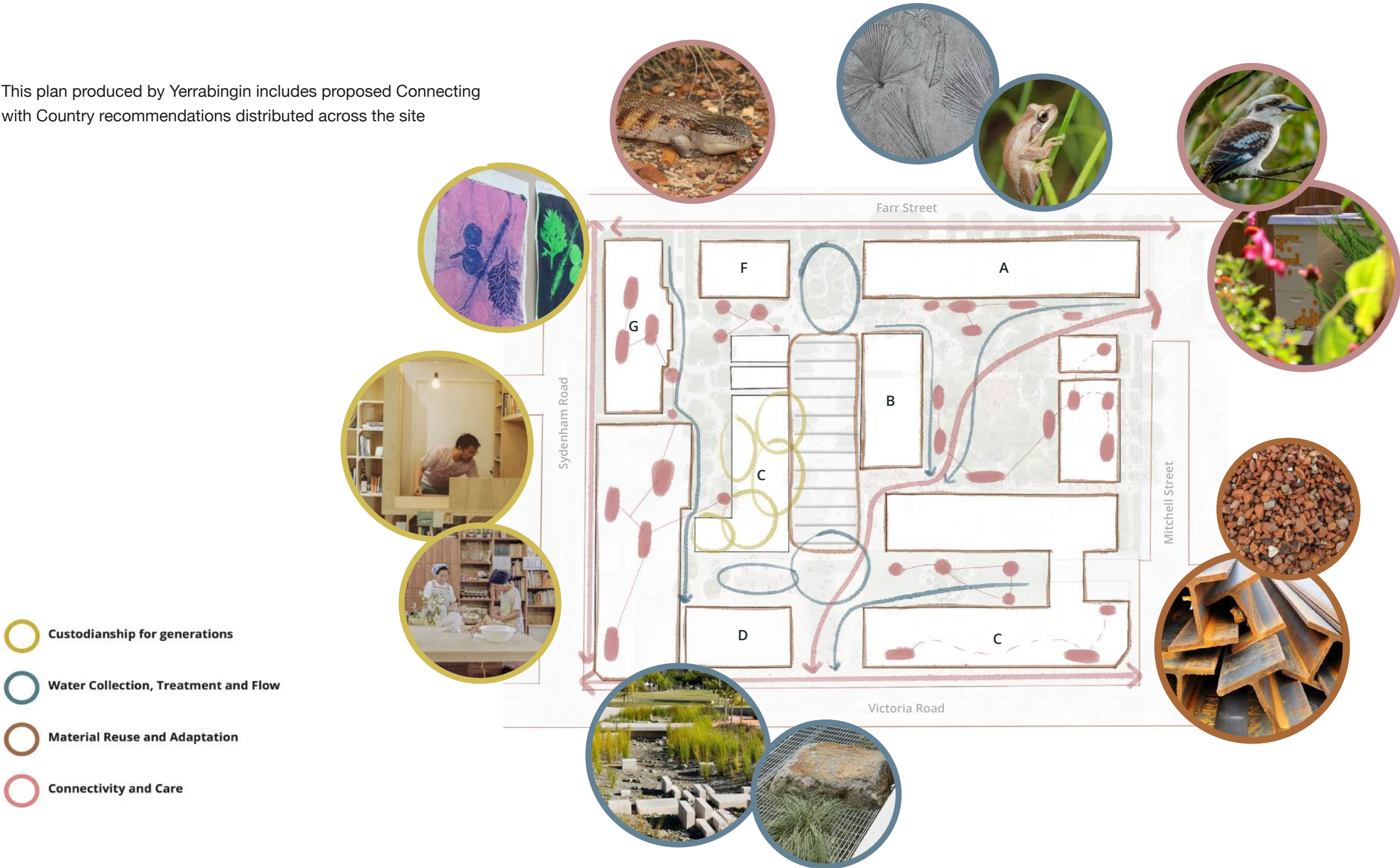


CONNECTIVITY AND CARE

Support for the Country and interconnected ecosystems elements by focusing the types of interactions between people and non-human kin. Designing in a way that recognises and supports these interconnected relationships

- Foster connections between people and nature through community gardens and interactive plant areas.
- Enhance movement and access by linking key sites and improving public amenity.
- Orient buildings to connect with significant views and Sky Country.

This plan produced by Yerrabingin includes proposed Connecting with Country recommendations distributed across the site



First Nation-led Design Recommendations

Answering the ‘How Might We’ Question

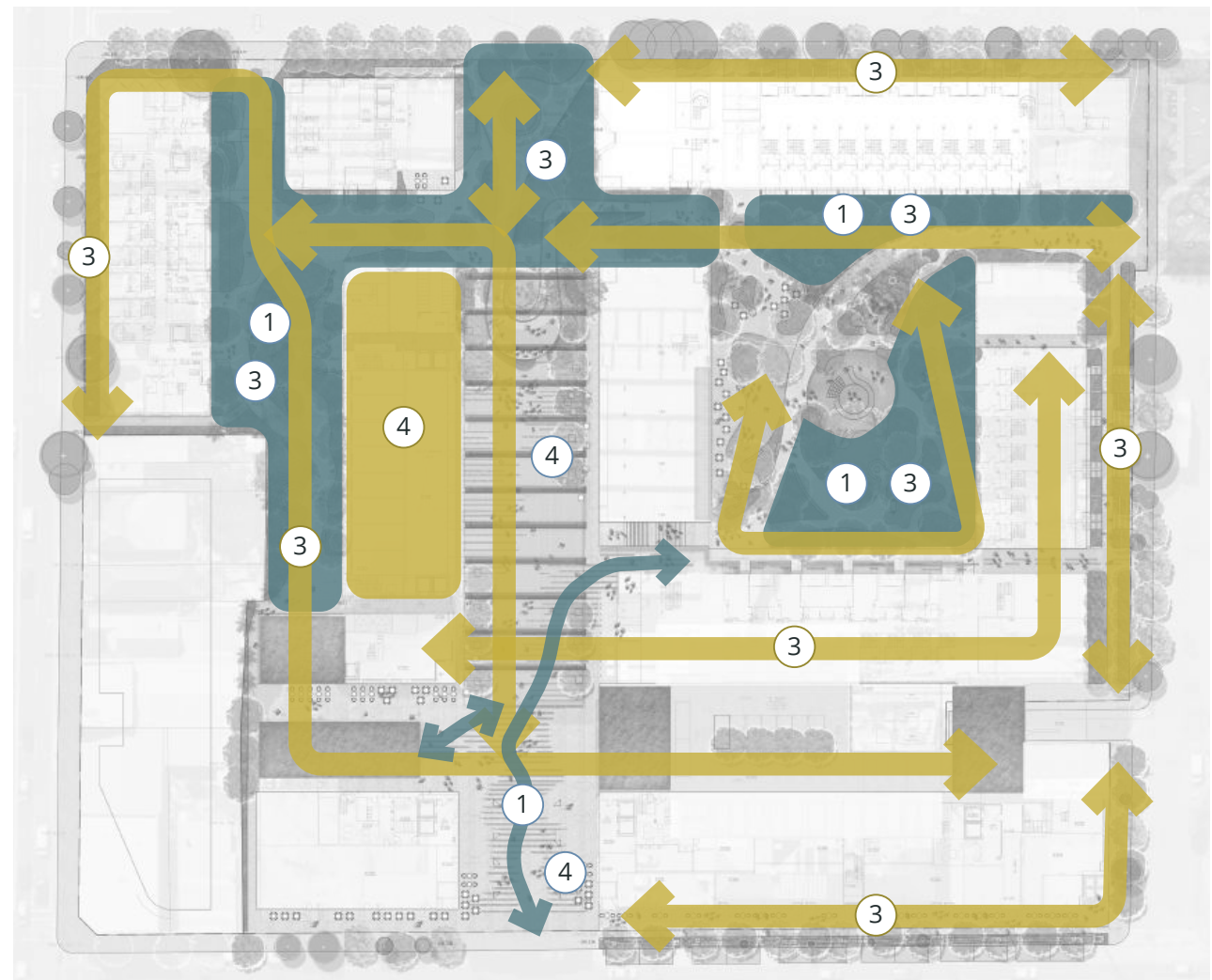
Based on the discussions, findings and feedback received from the Community Feedback Session, the plan based diagram and points below prepared by Yerrabingin further illustrate the locations where the actions and recommendations can occur within the precinct

Custodianship for generations

1. Developing a reference group focused on custodianship to operate throughout the design process (not shown on plan).
2. Partnering with local creative groups and organisations (not shown on plan).
3. Ongoing care and maintenance led by Indigenous led/ owned companies.
4. Offering subsidised spaces for Indigenous people to produce, share and exhibit art and products.

Water Collection, Treatment and Flow

1. Featuring water on site in artistic and celebratory ways that speaks to the site's ecological past as Gumbramorra swamp.
2. Embedding a water sensitive strategy that collects, cleanses and re-uses water on site (not shown on plan).
3. Integrating endemic and native vegetation that will support the water sensitive strategy and non-human kin.
4. Allowing water to safely pool and linger on site as a means to embrace water and contribute to precinct cooling.



First Nation-led Design Recommendations

Answering the ‘How Might We’ Question

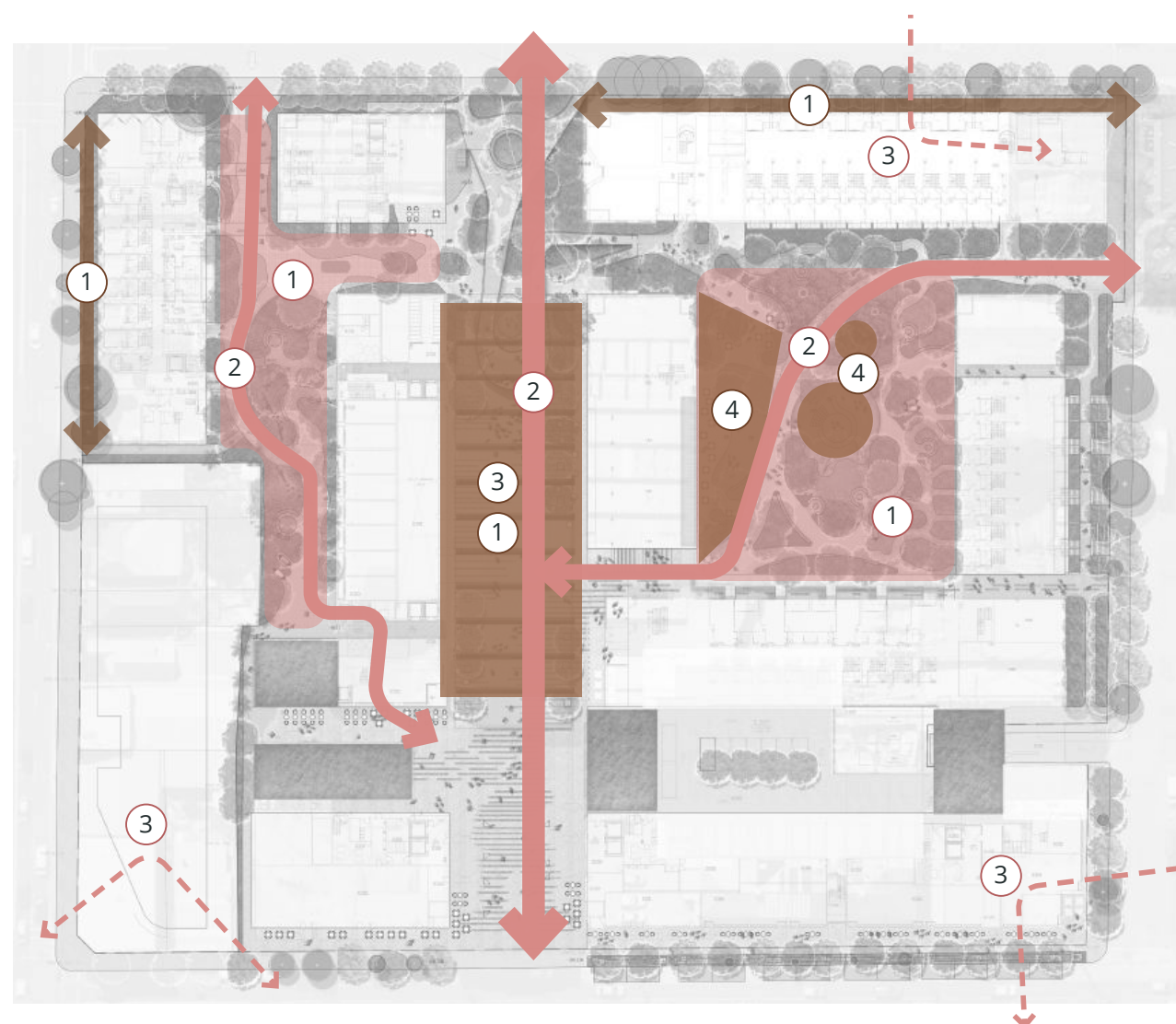
Based on the discussions, findings and feedback received from the Community Feedback Session, the plan based diagram and points below prepared by Yerrabingin further illustrate the locations where the actions and recommendations can occur within the precinct

Material Reuse and Adaptation

1. Salvaging and re-using materials from site and or local sites in innovative ways that extends material life cycles and promotes a circular material economy.
2. Creating structures with components that can be disassembled should they need to be re-used or changed for new uses over time (not shown on plan).
3. Choosing materials that acknowledge and convey multiple layers of history that tell a story of past layering of the site.
4. Incorporating materials throughout site that positively contribute to non-human kin habitat and resource supply (those that can break down and house non-human kin).

Connectivity and Care

1. Fostering nurturing relationships between people (kin) and also non-human kin through community gardens and interactive plant areas that encourage residents and members of the public to get involved (plant, weed, forage) and learn.
2. Creating a hierarchy of movement through the precinct that allows for public permeability and greater public amenity through Marrickville. Physically linking and improving access to key sites such as the school and Wicks Park / Victoria and Sydenham Road (Metro/ Train Station) direction.
3. Connecting to significant views beyond site (sky Country connection) through building orientation.



2.2

Housing Diversity

Timberyards Living

Housing choice and affordability is a fundamental objective of The Timberyards development and underpins RTL Co.'s goal to democratise the rental market with a new way to live and create a connected eco-system of wellbeing, work and lifestyle – all curated.



Build-to-Rent Apartments

Across The Timberyards precinct a diversity of Build to Rent, Co-Living and Affordable Housing apartments with a range of apartment types and sizes are provided to assist in meeting current and future housing needs in the Inner West.

All Build to Rent and Affordable apartments are designed to meet Silver Livable standards and accessible apartments are provided to meet mobility, visual and hearing needs. All apartments have access to a comprehensive and curated range of communal indoor and outdoor spaces.

Whilst the architectural character of buildings vary across the precinct a family of apartment layouts are shared.

The development will be held in single ownership and apartments professionally managed with onsite concierge and security.

Build to Rent apartments are provided throughout the R4 portion of the site with a range of Studio, 1 Bed, 2 Bed and 3 Bed apartments.

Apartments have been designed to meet ADG objectives and Design Criteria with minimum internal areas, solar and cross ventilation amenity standards. Storage within apartments meets the minimum 50% whilst storage cages are provided to residents on a 'as needs' basis.

Co-Living Dwellings

Co-living dwellings provide additional housing choice with a range of compact dwellings. Buildings C and D are dedicated to Co-Living apartments with associated communal living spaces whilst Buildings B and E provide a 'salt and pepper' approach to the distribution of Co-living dwellings.

Affordable Housing

The Infill Affordable Housing Bonus provision is utilised to provide at least 10% of the GFA as affordable housing. Affordable Housing apartments are and is provided both in a tenure blind in Building F and 'salt and pepper' distribution in Buildings B and E.

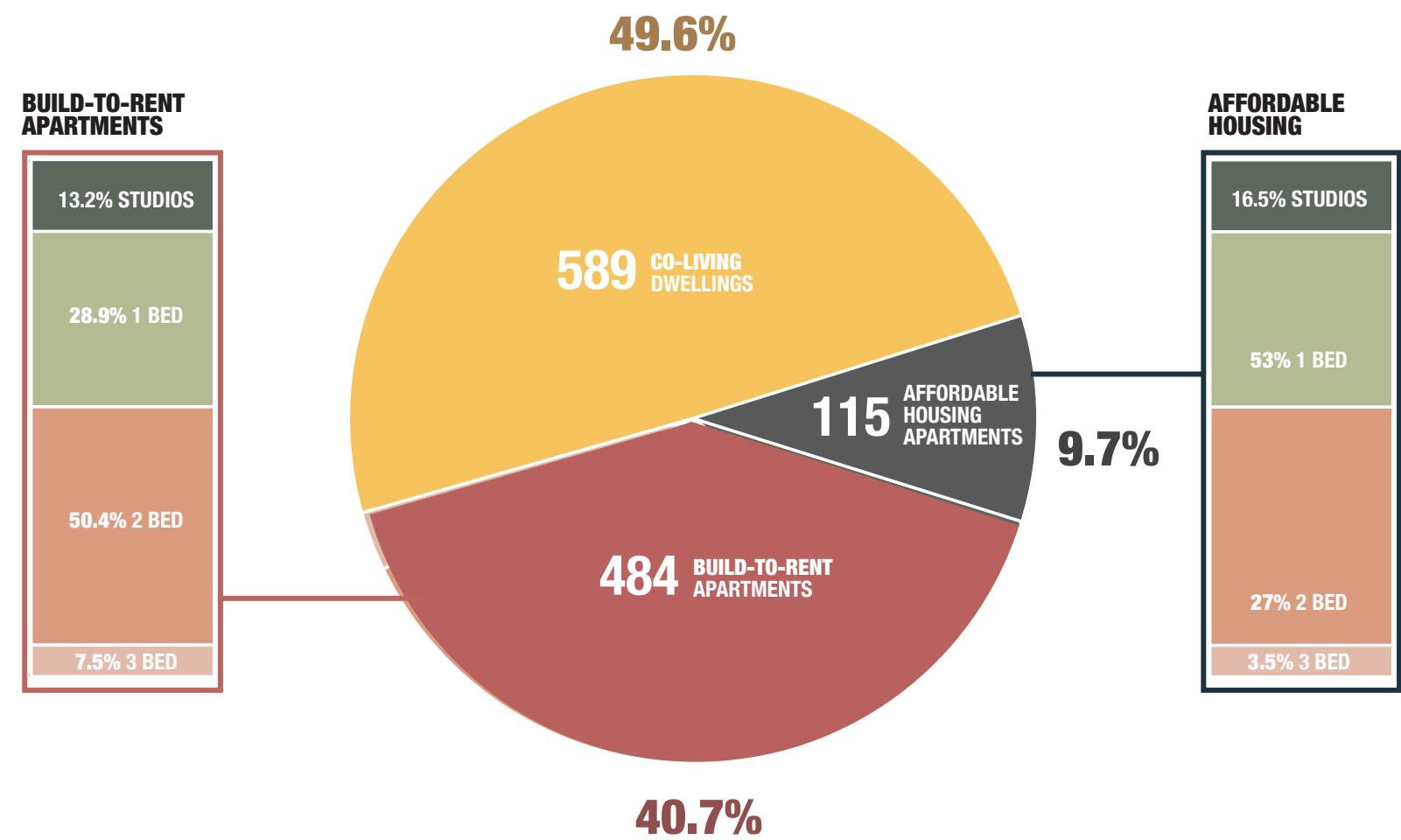
Affordable Housing apartment amenity is commensurate with market housing with a mix of apartment types, high levels of amenity and access to communal spaces.

Housng Choice

Across all housing types a diversity of apartment typologies are provided. These typologies respond to the unique conditions and interfaces.

Terrace style 2 and 3 bed apartments with private courtyard and individual front doors activate the residential street frontages. Multi-storey cross over and cross through 2 bed apartments take advantage of multiple aspects and improved natural ventilation. A range of accessible apartments are distributed throughout the precinct – designed ready for tenants with different needs. Courtyard apartments include studio, 1 bed, 2 bed and 3 bed layouts.

The diversity of apartment typologies ensures that resident needs and choices are catered for.



Multi-Storey

Compact

Courtyard

Typical

Terrace

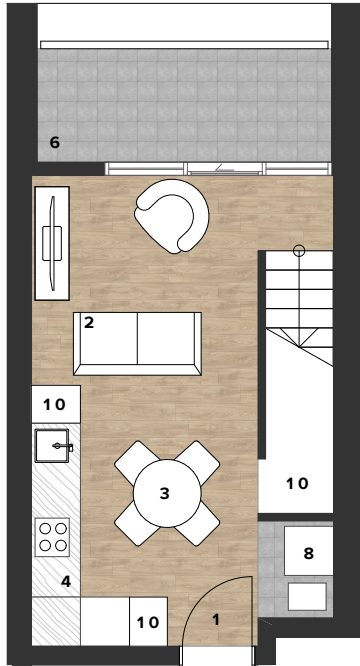
Accessible



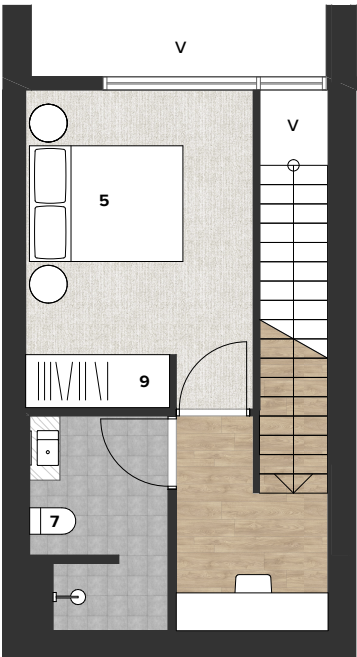
Typologies

Multi Storey

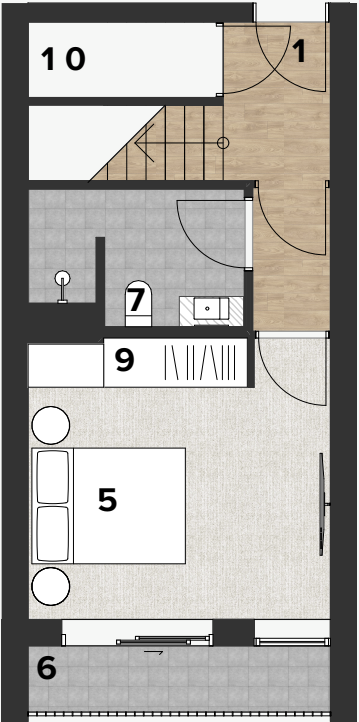
- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



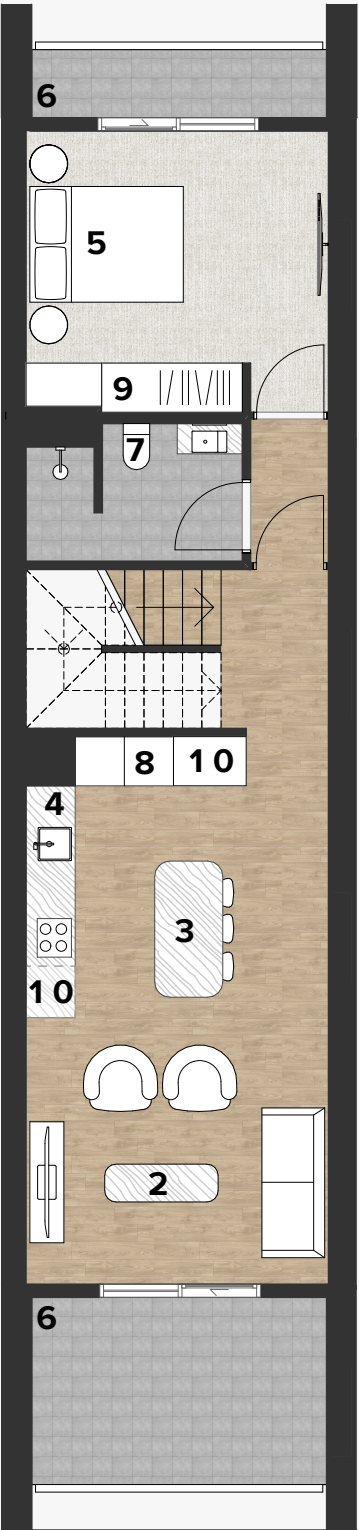
**1 Bed Mezzanine
Build-to-Rent**



Internal Area 55m²
External Area 10m²
Storage Area Minimum 3m³



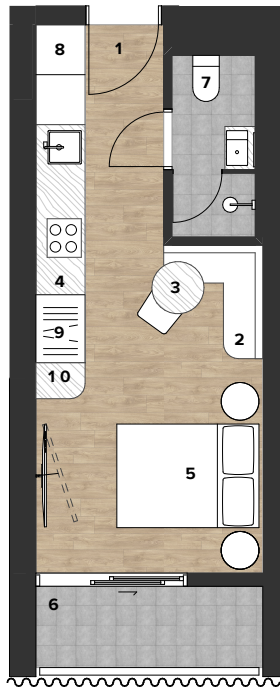
**2 Bed Cross Over
Build-to-Rent /
Affordable Housing**



Internal Area 93m²
External Area 13m²
Storage Area Minimum 4m³

Typologies Compact

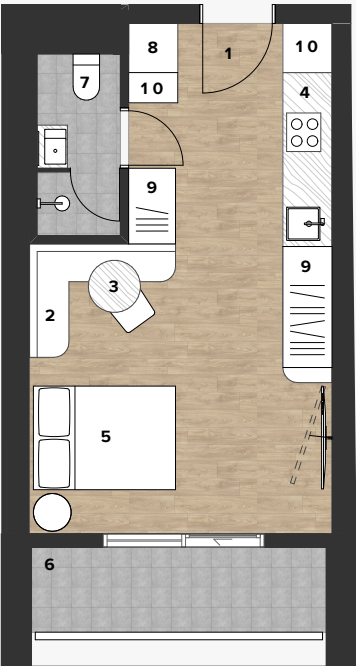
- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



Studio Co-living

Internal Area
External Area
Storage Area

21m²
3m²
Minimum 2m³



Studio Co-living

Internal Area
External Area
Storage Area

27m²
4m²
Minimum 2m³

Typologies

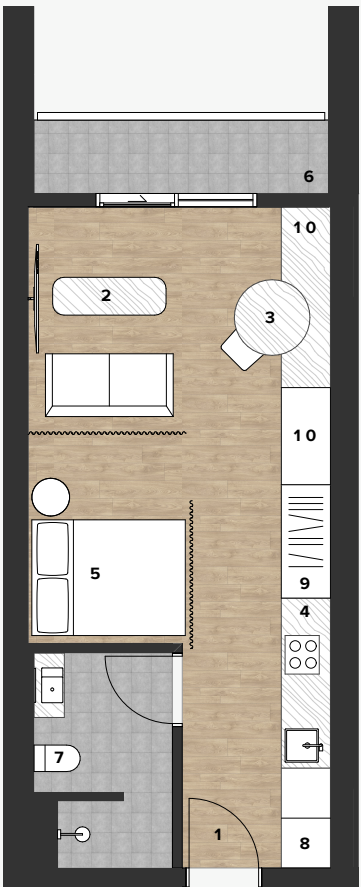
Compact

- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



Studio
Co-living

Internal Area 30m²
External Area 3m²
Storage Area Minimum 2m³



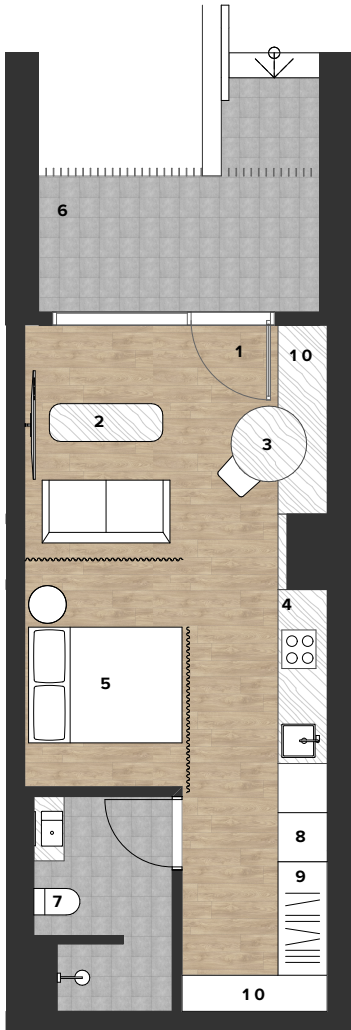
Studio
Build-to-Rent

Internal Area 35m²
External Area 11m²
Storage Area Minimum 2m³

Typologies

Courtyard

- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



Studio
Build-to-Rent

Internal Area
External Area
Storage Area

35m²
8m²
Minimum 2m³



1 Bed
Build-to-Rent /
Affordable Housing

Internal Area
External Area
Storage Area

52m²
8m²
Minimum 3m³

Typologies

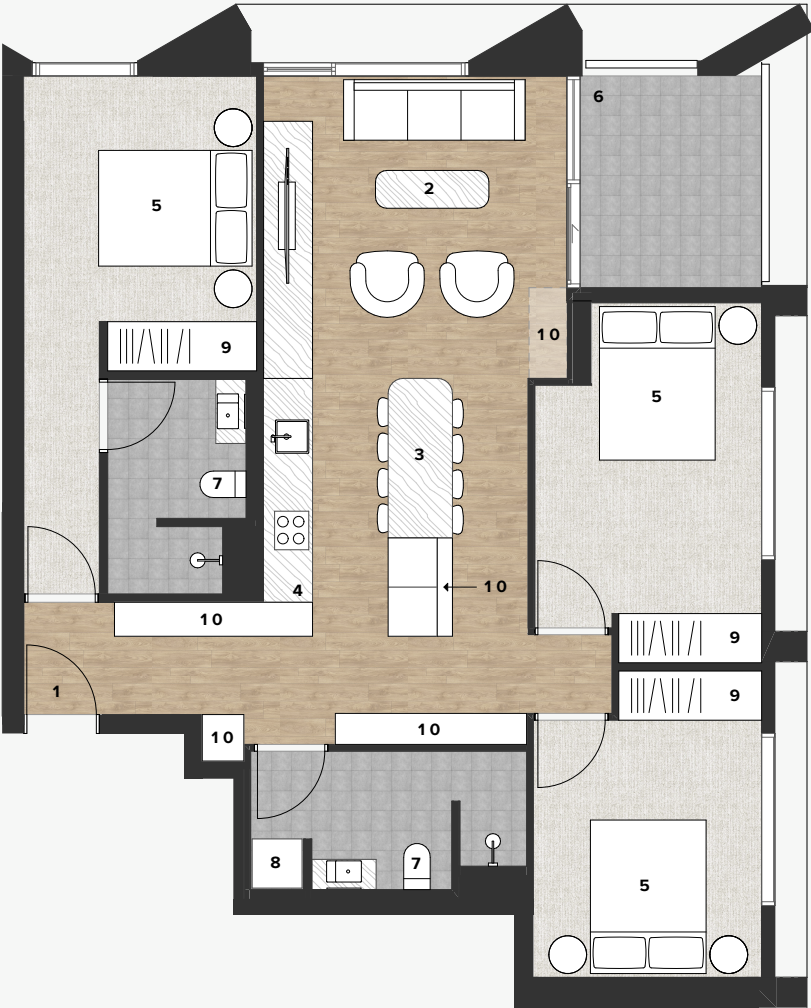
Courtyard

- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



2 Bed
Build-to-Rent

Internal Area 75m²
External Area 5m²
Storage Area Minimum 4m³



3 Bed
Build-to-Rent

Internal Area 94m²
External Area 13m²
Storage Area Minimum 5m³

Typologies

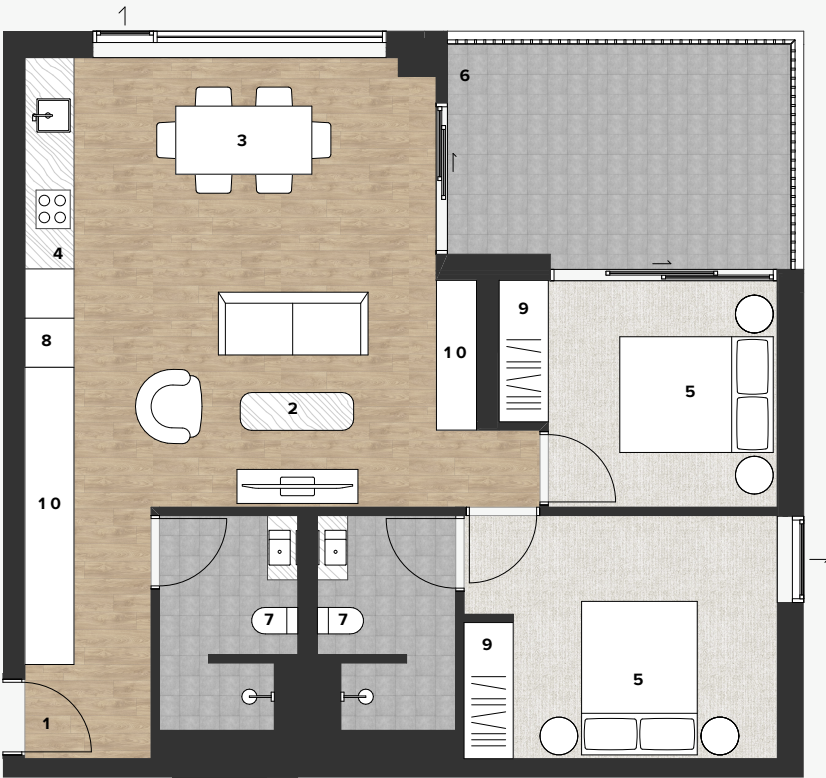
Typical

- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



1 Bed
Build-to-Rent

Internal Area 55m²
External Area 10m²
Storage Area Minimum 3m³



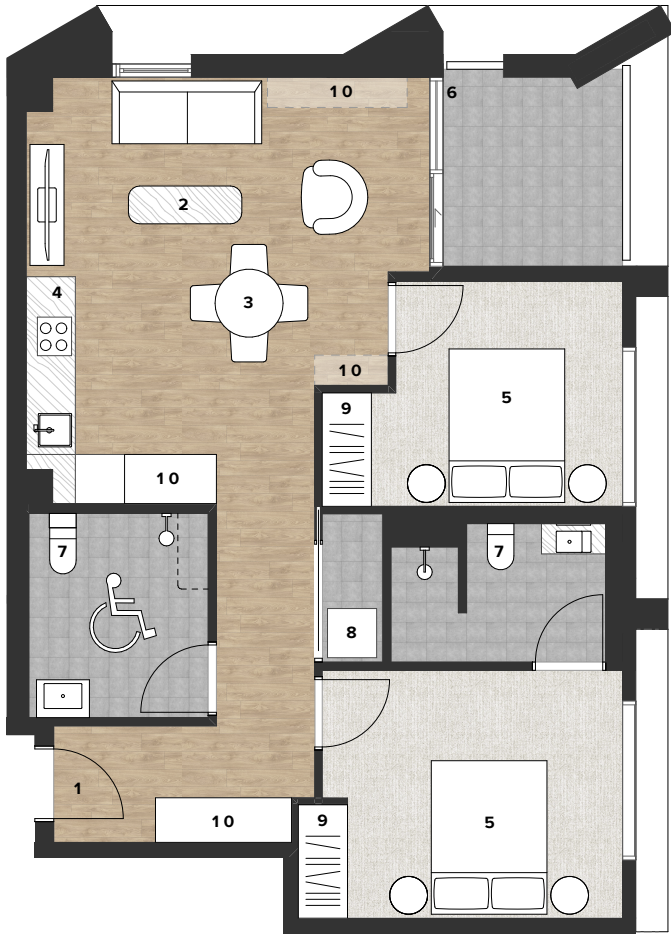
2 Bed
Build-to-Rent

Internal Area 78m²
External Area 12m²
Storage Area Minimum 4m³

Typologies

Typical

- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



**2 Bed Accessible
Build-to-Rent**

Internal Area	75m ²
External Area	5m ²
Storage Area	Minimum 4m ³



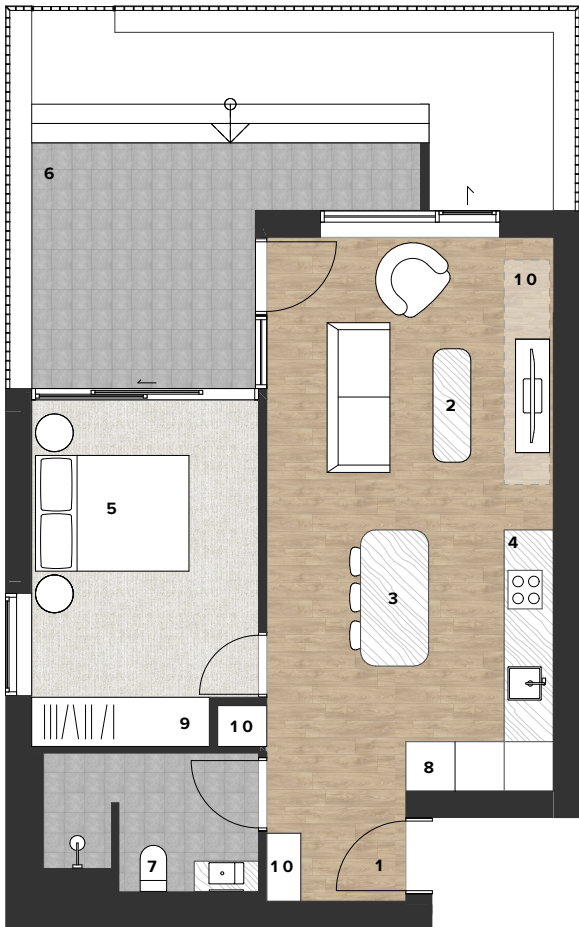
**3 Bed Through Apartment
Build-to-Rent**

Internal Area	98m ²
External Area	8m ²
Storage Area	Minimum 5m ³

Typologies

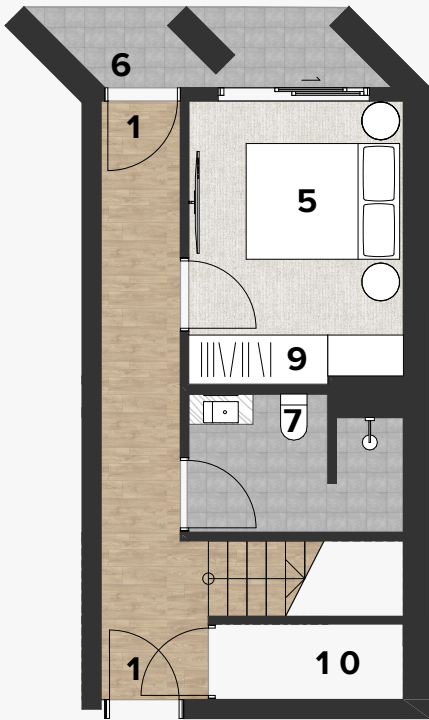
Terrace

- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage



1 Bed
Affordable
Housing

Internal Area 51m²
External Area 11m²
Storage Area Minimum 3m³

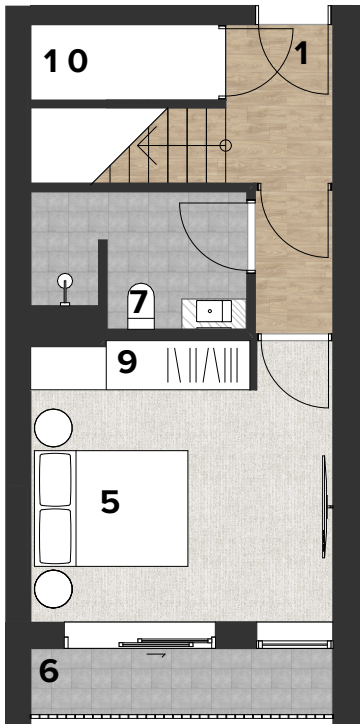


2 Bed Cross Over
Build-to-Rent

Internal Area 91m²
External Area 17m²
Storage Area Minimum 4m³

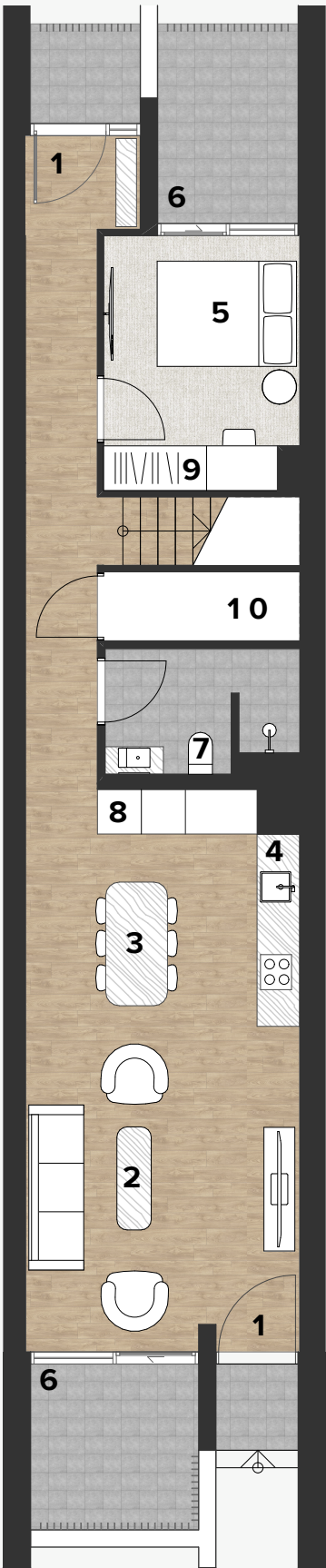
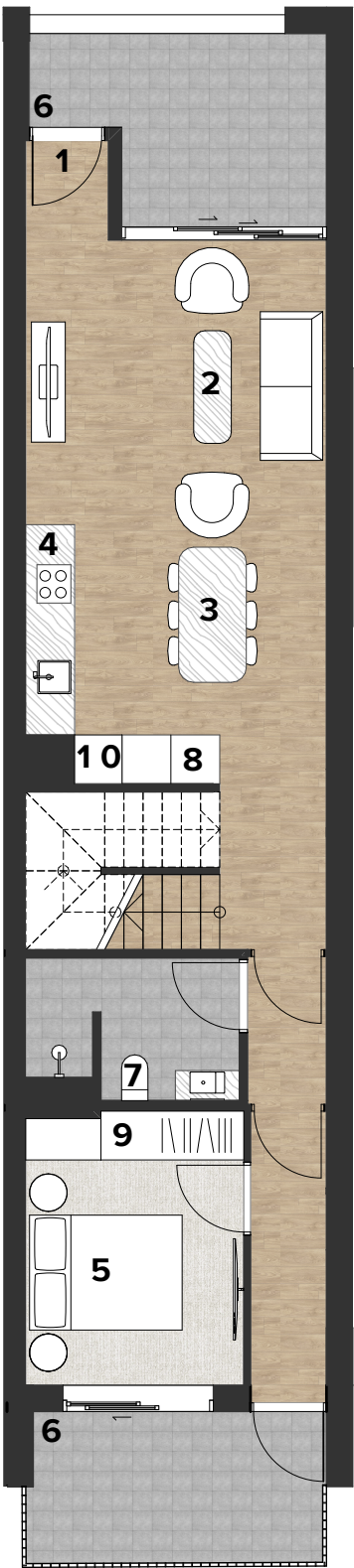
Typologies Terrace

- 1 Entry
- 2 Living
- 3 Dining
- 4 Kitchen
- 5 Bedroom
- 6 Balcony
- 7 Bathroom
- 8 Laundry
- 9 Wardrobe
- 10 Storage

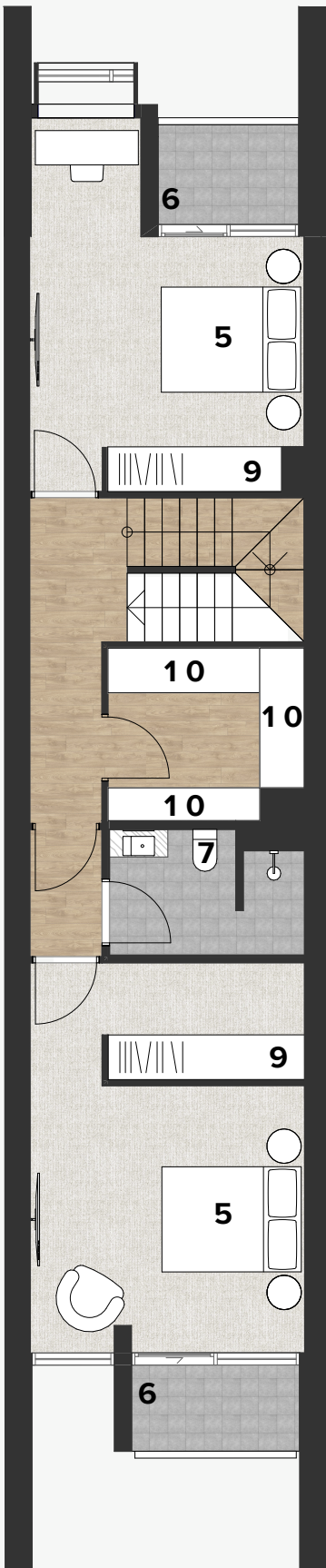


2 Bed Cross Over
Build-to-Rent

Internal Area	93m ²
External Area	13m ²
Storage Area	Minimum 4m ³



3 Bed Two Storey
Build-to-Rent /
Affordable Housing



Internal Area	135m ²
External Area	22m ²
Storage Area	Minimum 5m ³

2.3

Public Domain

This section has been curated by Aileen Sage Architects
with the support of materials prepared by Arcadia

Aileen Sage

Public Domain Strategy

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.

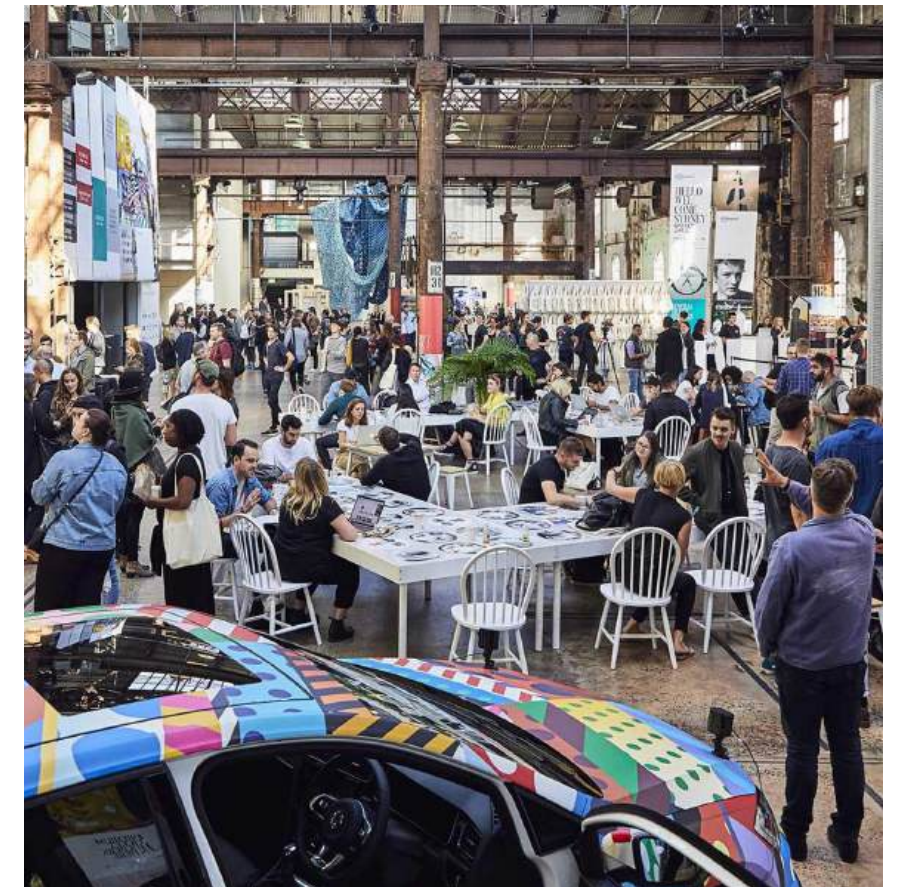
We strive to be respectful of Country in our design processes and responsible and generous in our design decisions. Throughout the precinct we have sought to foster Marrickville's creative community in ways that encourage custodianship and regeneration.

Marrickville has a unique urban character exemplified by overlapping typologies, changes in scale and material, informality and accretion. It is a place of hidden gems and layered histories, urban texture, grit and resilience.

We have responded to this reading through a series of key design strategies that have shaped the precinct – Restoring Ecologies, Authenticity, Thresholds and Layers and Hyperlocal. These themes have informed the planning, form, articulation and materiality of the architecture alongside communal facilities, landscape and the public domain.



Brownfield Landscapes, grated platforms within the garden.



Consuelo Cavaniglia, Jonny Niesche, Brendan Van Hek at Carriageworks, Cut N Polish, Eveleigh.



Plank seating on the banks of Seine, Paris.

Diversity of Places and Spaces

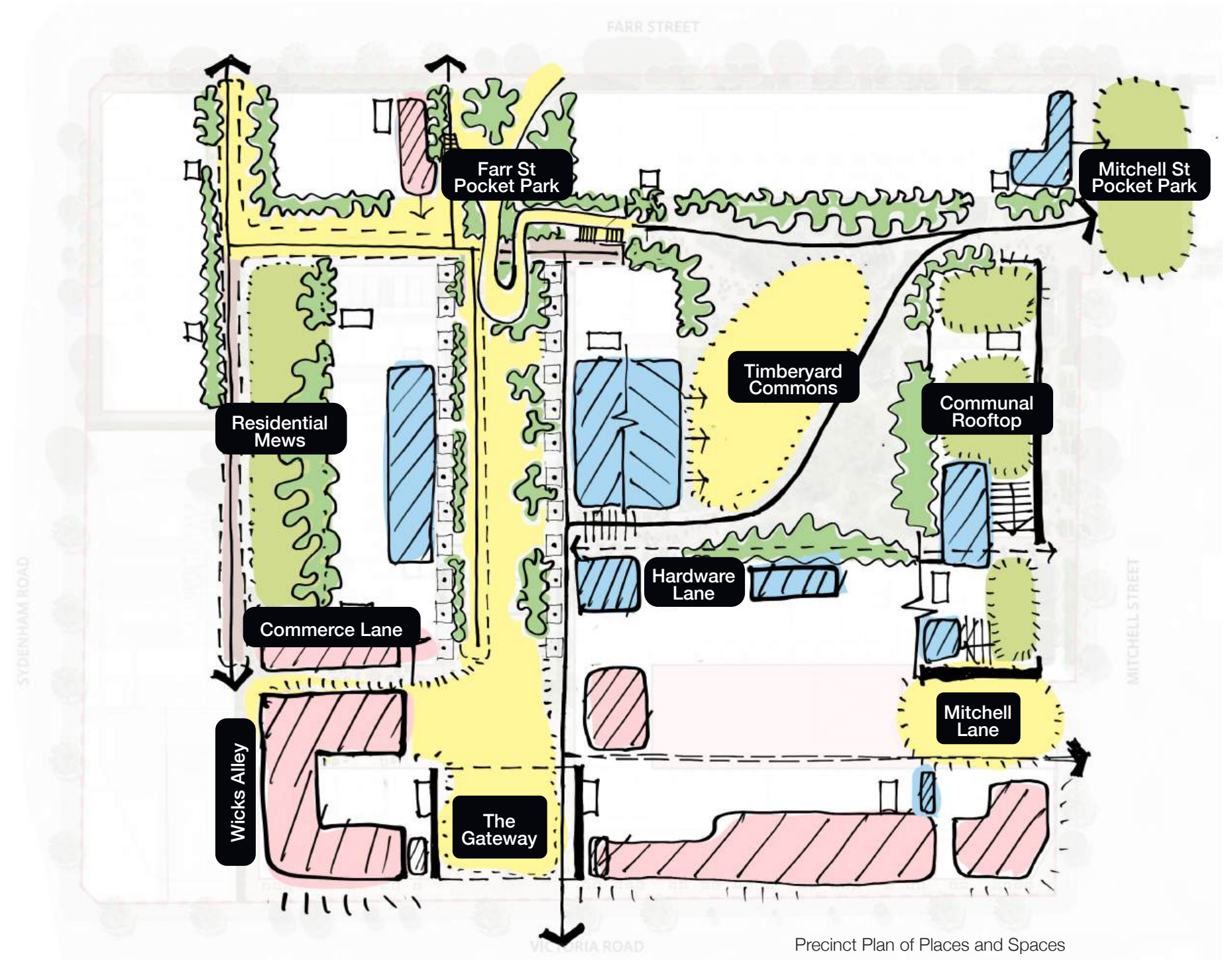
Throughout the public domain, a diversity of public spaces are proposed, augmenting the communal facilities located at the centre of the site with accessible outdoor spaces for both residents and community.

Each respond to the specifics of their location within the precinct and adjacent amenities and each build on our analysis of the existing surrounding urban fabric.

- Retail + F&B
- Public Open Space
- Private Communal Open Space
- Communal Spaces

Across the fully accessible ground floor, a careful layering of public, communal and private spaces provides enhanced amenity and encourages community living. Large spaces provide opportunities for community scale events, whilst deep soil zones allow for plentiful planting, large trees for shade and intimate resident focussed gatherings.

Key desire lines through the site established a hierarchy of through site links and visual connections between each of the street frontages. Laneways further enhance the urban character of the place.



Precinct Plan of Places and Spaces



‘The Gateway’

Public facing and civic in scale, the Gateway is the key street address and welcome to the precinct. Framing the central desire line through the site, it is a place of transition and engagement.

An indicative public artwork responds to the specific urban quality of Marrickville, exemplified by overlapping typologies, changes in scale and material, informality and accretion. Playful in material and colour, this work is conceived as being responsive to Marrickville’s urban identity whilst providing 24 hour activation. The original swampland ecology and water narrative is subtly referenced in the rippled mirror finish of the angled soffits with flat mirror splicing in views of the street and warehouse structure beyond.

Rotated triangular columns frame the portico and break down the overall scale of the space whilst street paving continues through this zone suggesting a continuous public domain. Off form concrete and terrazzo made from local recycled content completes this simple material palette which is drawn from the existing industrial character.

A large digital screen invites public engagement whilst subtle branding is referenced in seating, wayfinding and signage.

‘Warehouse Place’

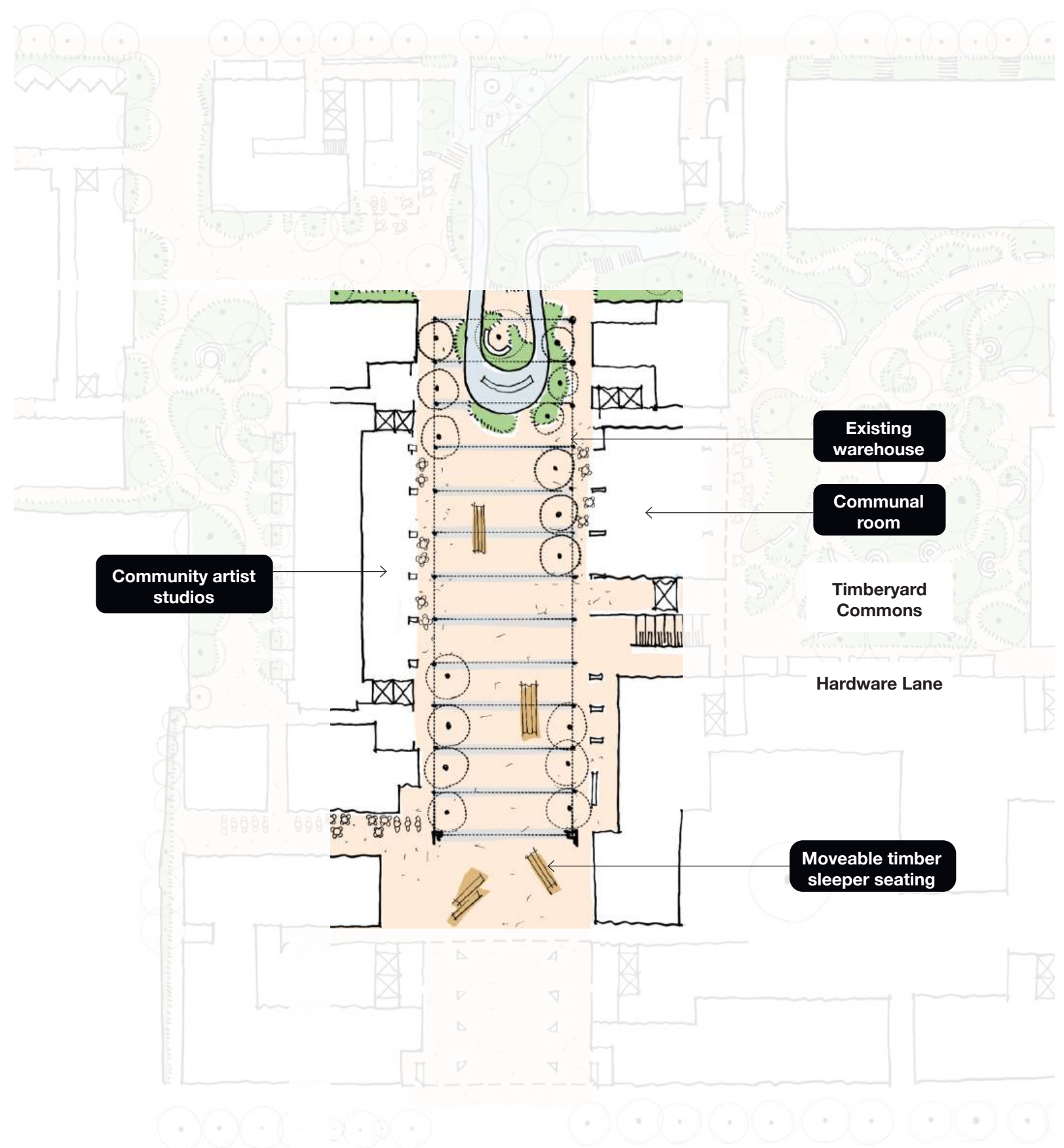
Along the central axis from Victoria Road to Farr Street, a retained warehouse structure frames a generous paved open space. Claddings and roof sheets are removed, retaining the key structural portals and leaving the space open to the sky.



Doazan+Hirschberger, Foundries Garden, Nantes, 2009.



Plank seating on the banks of Seine, Paris.





Artist Impression of 'Warehouse Place' and the various imagined activities the space can hold

Everyday



Community



Events



Sketch of Warehouse Place from above

Warehouse Place provides spill out zones from adjacent community artist studios and residents' communal room, providing places for outdoor dining, casual gatherings, marketplaces and events.

Stacked timber sleepers act as moveable street furniture that can be re-arranged to suit each programme. Landscape planters are fixed alongside existing gantry beams while internal street trees are arrayed on either side of the structure, ensuring key visual connection across the site from Victoria Road to Farr Street.



Sketch through to Hardware Lane & Timberyard Commons from Warehouse Place

‘The Deck’

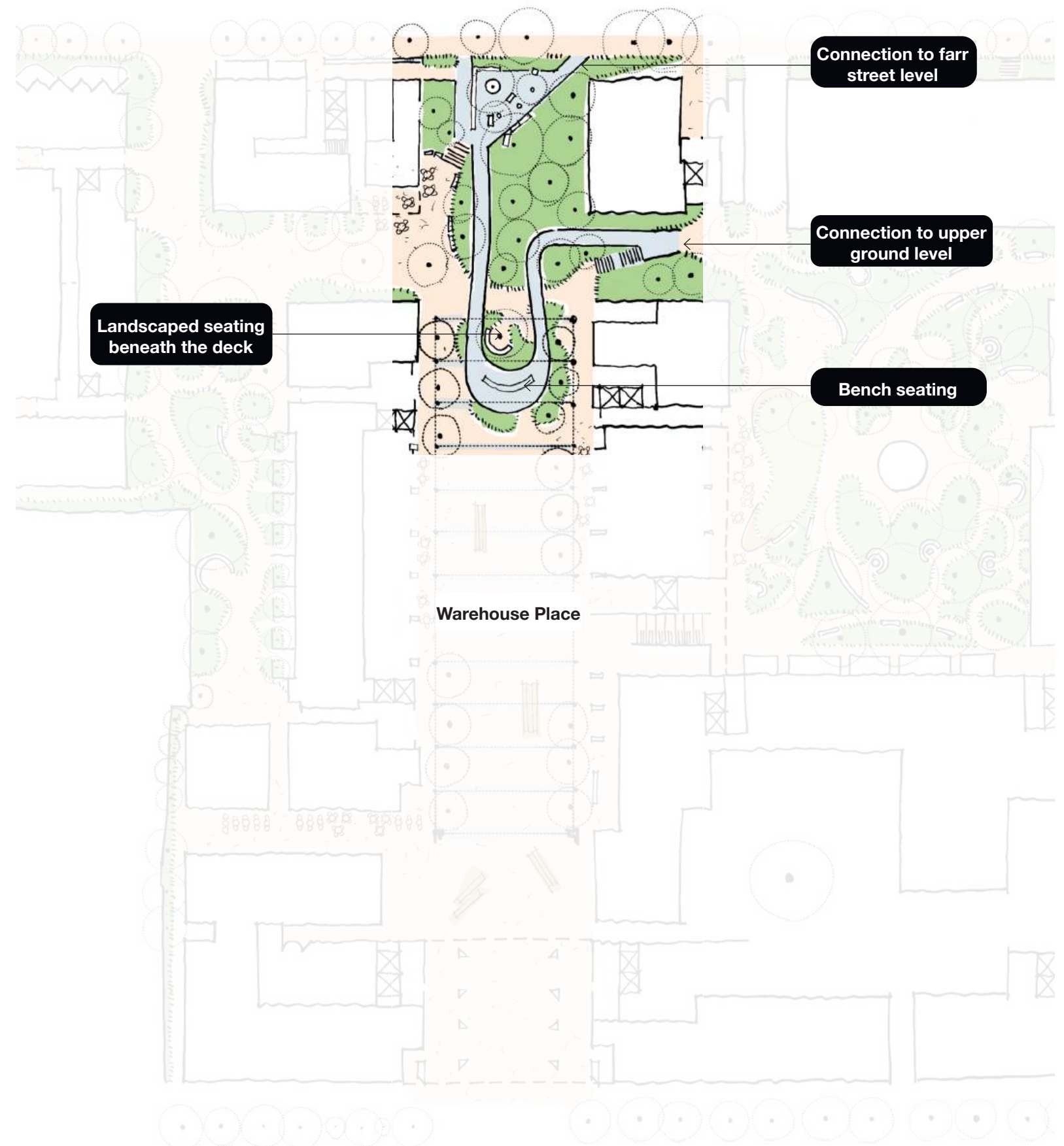
Connecting the various levels around Farr Street Pocket Park and wider timberyards precinct, an elevated deck winds around trees, above dense landscapes, and into the retained warehouse structure.



Realmstudios, Reimagining your creek, 2021.



CHROFI, North Head Viewing Platforms, 2023

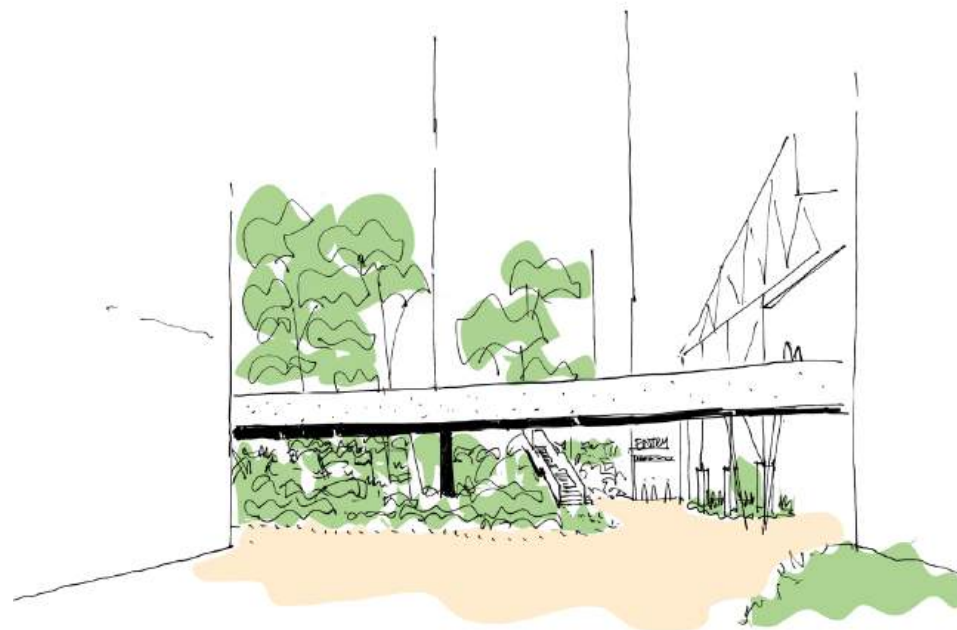




Artist Impression of the Deck from Residential Mews



Sketch of the deck from Warehouse Place



Sketch of the Deck from Residential Mews

The deck provides an elevated outlook at the high point of the central axis, through to the various sightlines within the precinct, while also providing a unique opportunity to get up close to the retained structure. At its southern end, the pathway widens to provide a long seat bench for those who want to rest and view down Warehouse place.

Utilising the long spans of lightweight steel construction, the deck has minimal columns, which blend into the forest of tree trunks that surrounds. At each end, both at Farr Street and Timbervard commons, the deck transitions into mesh platforms, its edges blurred into the dense landscapes.

‘Farr Street Pocket Park’



Sketch of pocket park from Farr Street

Key to the precinct’s commitment to enhancing biodiversity in place, Farr Street Pocket Park is predominately a heavily planted, endemic landscape that provides a different type of pocket park experience.



Bush Projects, Monash University, 2018.

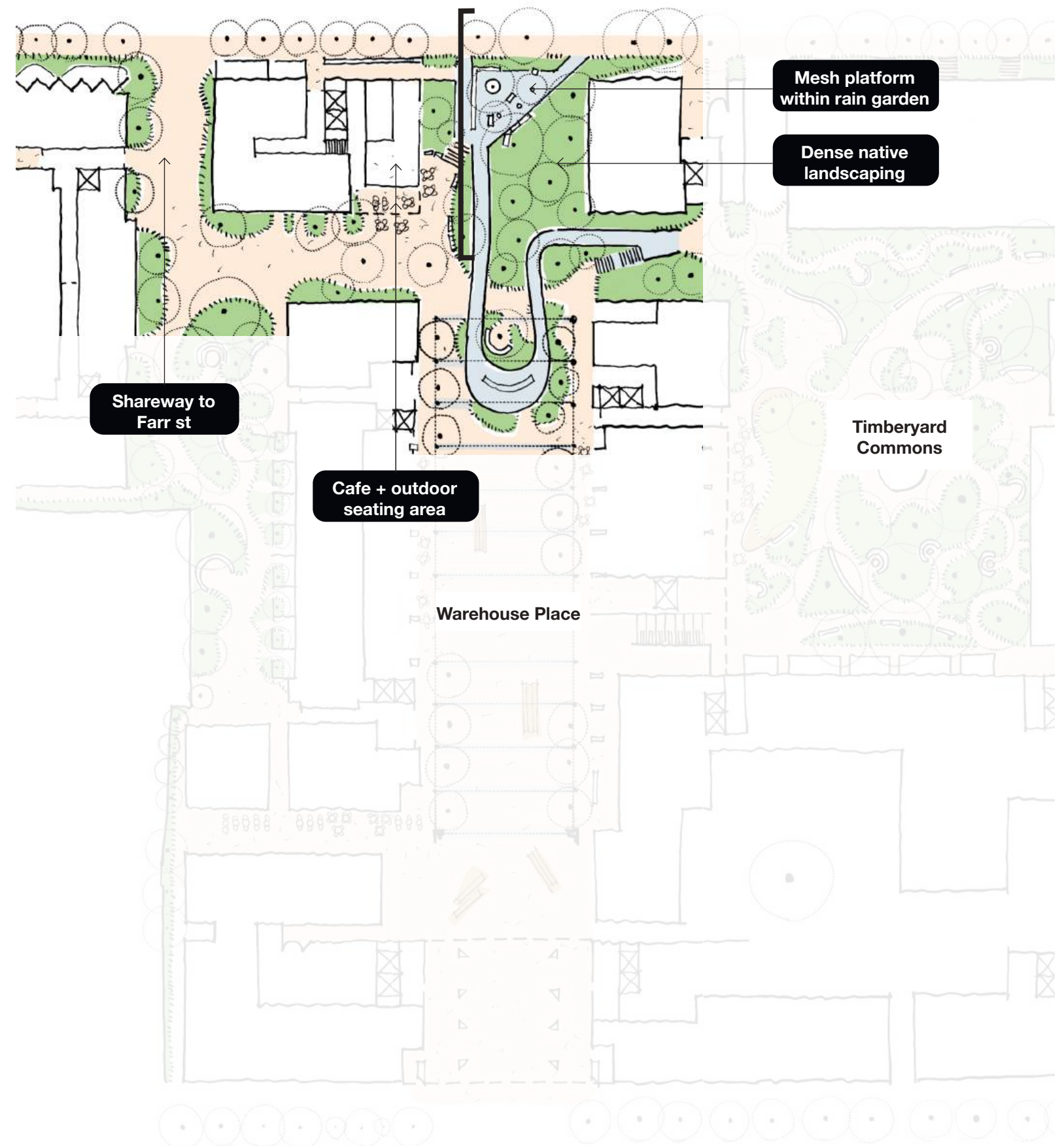


Ben Scott Garden Design, Malvern Garden House, 2020.

Navigating the natural level drop from Farr Street to within the site, the landscaping works as a gentle slope with integrated stairs down into the precinct. Trafficable zones like the Local Neighbourhood café are placed to the west to maximise active space where there is most sun.

It is envisioned that the landscaping like many others throughout the site is to be used as an informal productive garden, supporting the precinct’s various cafes and retail uses.

Soft landscaping act as linking spaces, whilst also providing generous deep soils to accommodate large trees providing canopy coverage throughout.





Artist Impression of Farr Street pocket park looking down to the Deck and Warehouse Place.

Section of Farr Street Pocket Park
prepared by **ARCADIA**

LEGEND

- SITE BOUNDARY
- 1** PUBLIC SEATING ELEMENTS
- 2** PROPOSED NATIVE PLANTING ON GRADE
- 3** PROPOSED NATIVE TREES
- 4** PROPOSED STREET TREES IN ALIGNMENT WITH COUNCIL GUIDELINES



‘Timberyard Commons’

A place for both the residents and the public, the Timberyard Commons provide a vast open space for those wanting to relax on the lawn, parents watching over children eager to play, residents wanting to find an intimate refuge to read or catchup with their neighbours.



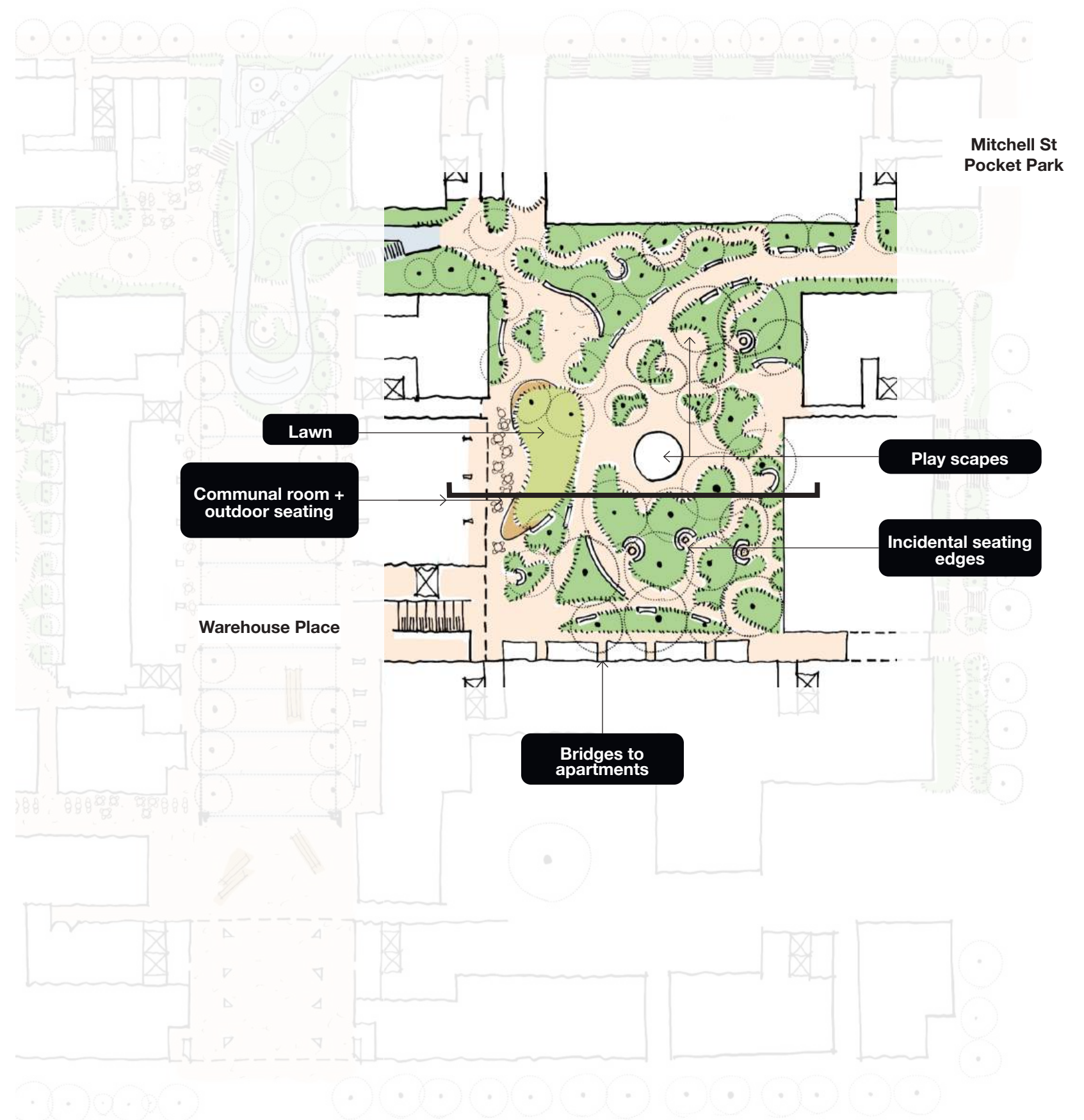
Bush Projects, Waru Waru Rooftop Terrace, 2023.



Yerrabingin, South Eveleigh Rooftop farm, 2029.

The Commons is split by the main path connecting Warehouse Place to Mitchell St Pocket Park, with a series of playscapes at its core. Incidental seatings are scattered throughout, providing places of refuge and intimacy for a diverse range of gatherings.

On the western edge, the communal room spills out into the outdoor area and lawn, taking advantage of the area with most sun. Despite this, the tree canopy elsewhere, ensures seasonal occupation and activations in response to the patterns of light and shadow. Edged by residential units on three of four sides, a winding network of paths and landscaped planters provides a soft buffer, providing privacy for both the on-grade terraces but also the upper-level units which lookout into the tree canopy.

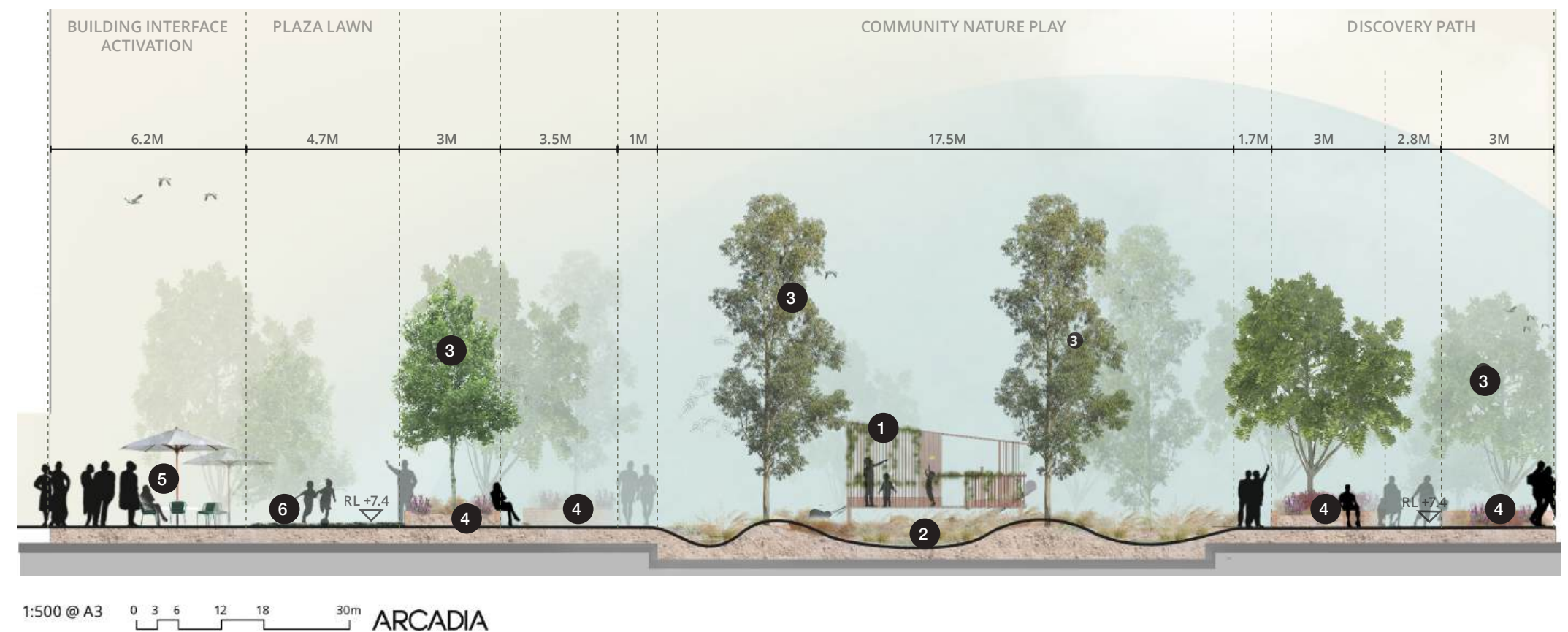




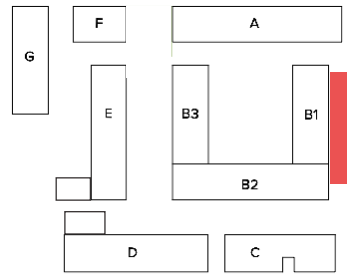
Artist Impression of Timberyard Commons

Section of the Timberyard Commons prepared by **ARCADIA**

- 1** NATURE PLAY STRUCTURE
- 2** SWALE-LIKE FEATURES WHICH PERIODICALLY FILL WITH SHALLOW WATER [WATER RETENTION]
- 3** PROPOSED NATIVE TREES
- 4** RAISED PLANTER BEDS
- 5** PLAZA FURNITURE
- 6** FLEXIBLE OPEN LAWN SPACE



‘Mitchell Place’



Following the natural topography of the site and wider context, the ground floor units on Mitchell Street, terraces down to the street footpath, providing not just additional privacy for the residents, but an interstitial zone for landscaping and social activation.



Zanderroth, Herrburg, Big Yard, Berlin, 2010.



Mole Architects, Marmalade Lane, Cambridge, 2018.

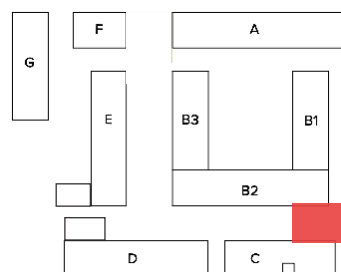
Utilising the generous setback of the building to Mitchell Street, a secondary footpath is proposed running alongside the street footpath, but at a higher level. To the street side, a series of generous steps provide moments for social gathering. It is a place where residents can extend their terraces into the street, have a conversation with their neighbours, or even a local passerby.

Edged in between the steps and footpaths, are landscaped planters, again enhancing the biodiversity in place strategy evident throughout the site.



Mark Gerada, Photomontage of Mitchell Place and the civic stoops

‘Mitchell Lane’



Acting as the vehicular entry to the loading dock and open-air retail carpark, the otherwise back of house zone is to be proposed as a dual-purpose yard, with opportunities for markets with food trucks and stalls to activate the corner of Mitchell Street and Victoria Road.



Rios, Row DTLA, Los Angeles.

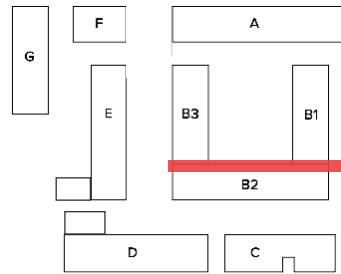


Rios, Row DTLA, Los Angeles.



Sketch of Wicks Alley from Victoria Road

‘Hardware Lane’



An on-grade connection from Warehouse Place to Mitchell Street beneath Building B acts as a laneway providing direct access through the site, and to various residential support spaces such as storage, parcel and mail rooms, workshops and concierge.



Breathe, Nightingale 1, Brunswick, 2017.



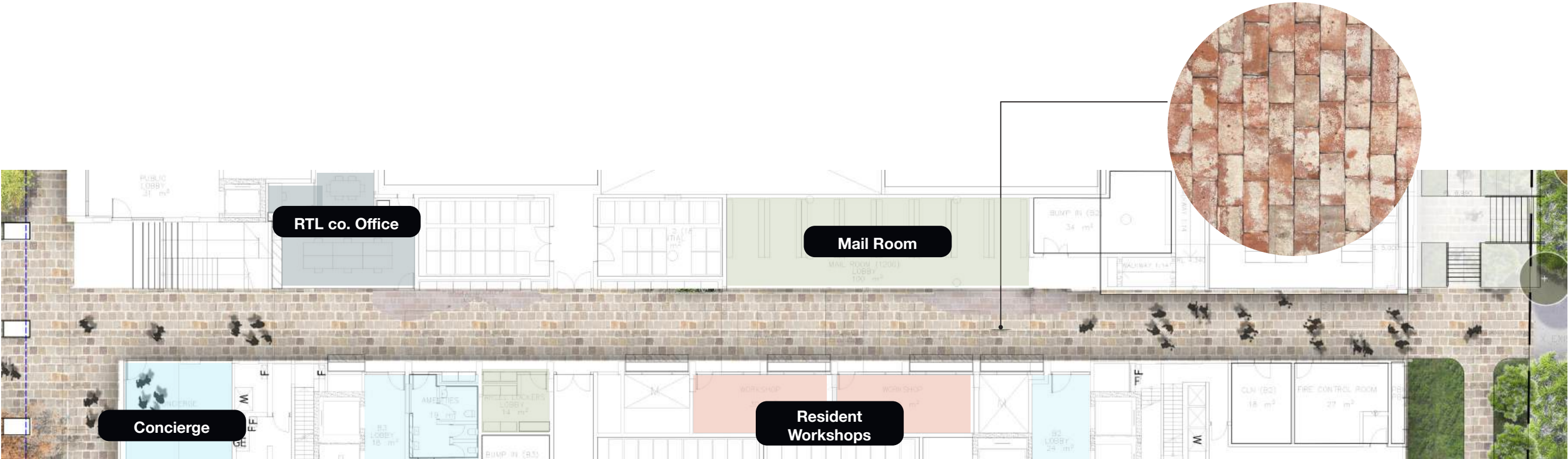
Richards and Spence, Fish Lane, Brisbane, 2020.

The laneway splits the building podium open to the sky, ensuring that the space is naturally ventilated and lit during the day. Cascading plants and canopy are framed above in between the bridges that connect residential units to the Timberyards Commons. In addition to entries to residential support spaces, two residential lobbies and direct entrances to the resident’s carpark are provided off the laneway.

Despite the aforementioned passive surveillance measures, the lane is able to be gated at each end during afterhours and only accessible to residents,



Sketch within Hardware Lane



Hardware Lane Plan prepared by ARCADIA



Small Spaces and Lane-ways like Hardware Lane could use Art to Draw People Through It

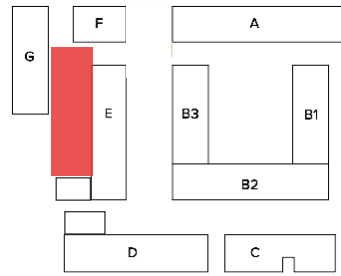


Lighting becomes not only a safety requirement but and opportunity



Use Planting to Balance the 'Hardness' of the Lane way

‘Residential Mews’



Situated between the ‘back’ of two buildings, the Residential Mews provides a quiet open space that is resident’s focused, enhancing amenity to the wider precinct.



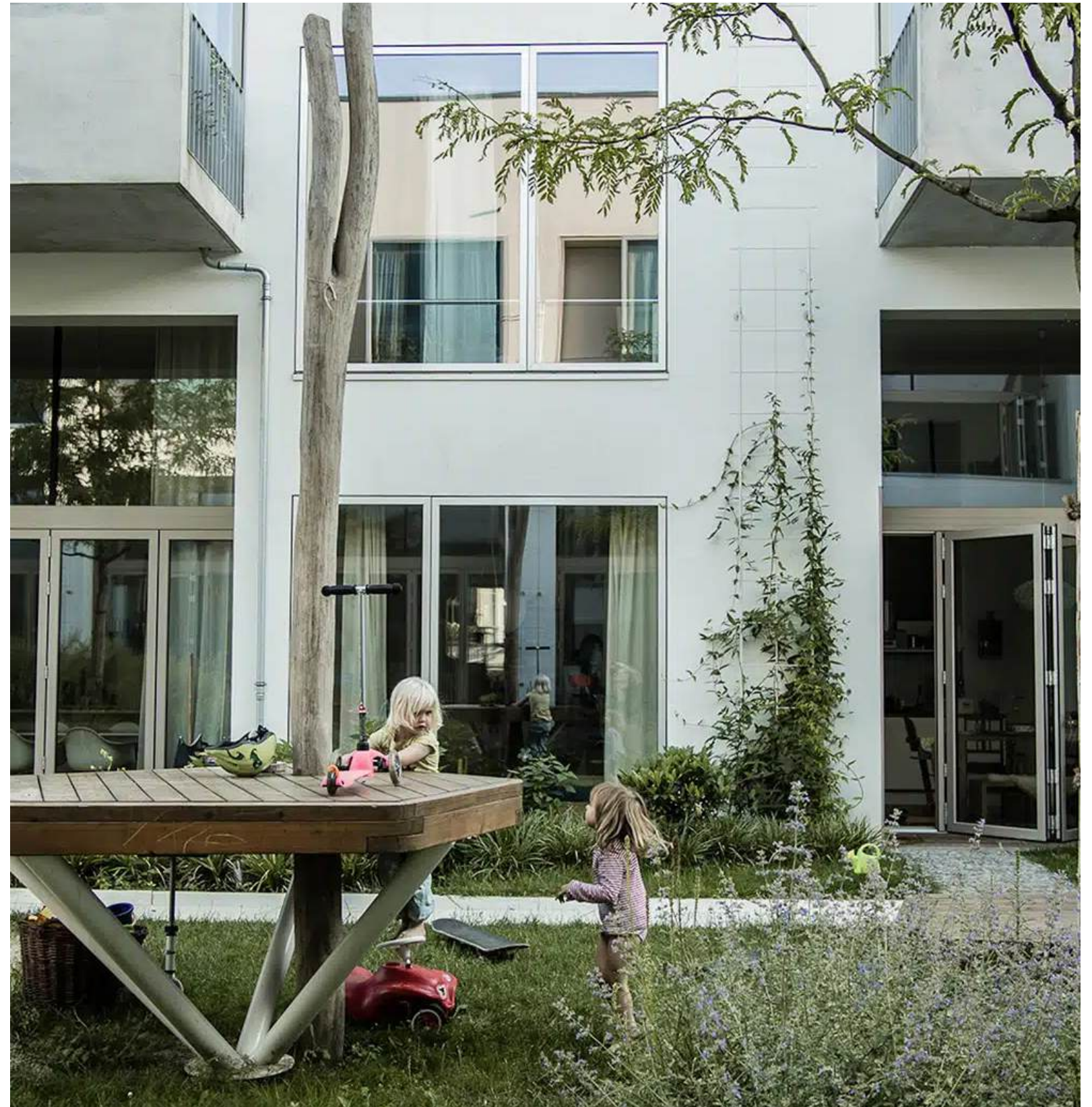
Bush Projects, Monash University, 2018.



Lindy Lee, Jane Irwin, Garden of Cloud and stone, 2014.

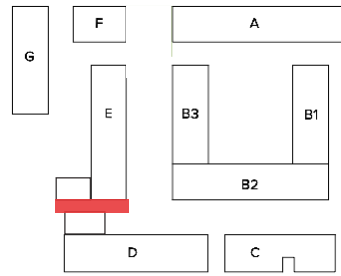
Soft landscaping, outdoor tables and seatings, extend the sense of the communal ‘backyard’ without the need of fences and gates. A mix of paving, insitu concrete, and gravel line the ground into different zones: a share way zone for cars and buggies, an intimate outdoor lounge space, a path to a ground floor unit. Landscaping and changes of ground are strategically placed to provide a sense of privacy for those inside without the need for fences and gates.

Again, the landscaping is to include native and endemic species to restore and regenerate the Marrickville ecology, while also acting as places for native produce gardens for the residents and wider precinct.



Zanderroth, Herrburg, Big Yard, Berlin, 2010.

‘Commerce Lane’



A laneway branching off the precinct's central axis, provides an intimate dining and retail experience that is to become the hidden gem of the precinct. Activated on both sides, the lane is provide additional shopfronts and opportunities for laneway dining to provide an intense retail and F&B offering.



Aspect, Quay Quarter Lanes, Sydney, 2023.

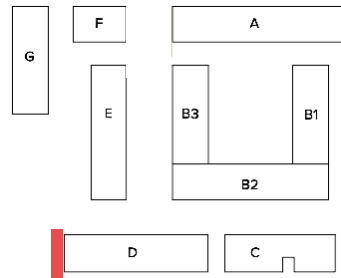


Fieldwork, SBLA, Collingwood Yards, 2020.



Sketch within Commerce Lane

‘Wicks Alley’



Between the boundary and the western end of the building along Victoria Road, is a narrow alley with a subtle landscape buffer and footpath that provides direct connection into the Residential Mews and the heart of the Commerce Lane.



SJB, 52 Reservoir Street, Surry Hills, 2021.

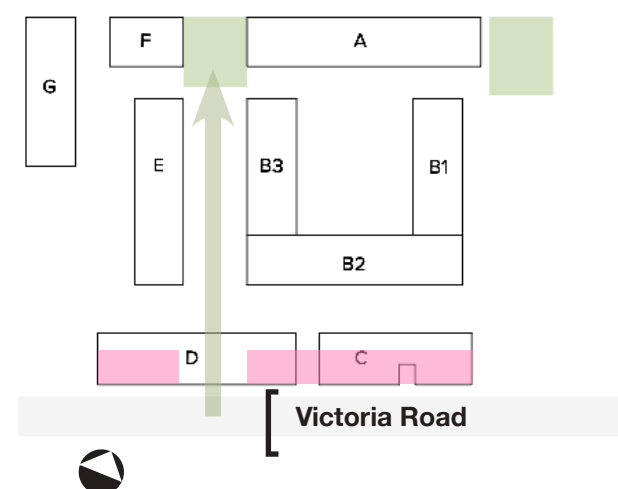


Sketch of Wicks Alley from Victoria Road

On the eastern side of the alley, shopfronts and entrances activate the retail tenancies at ground level.

Victoria Road Retail

Victoria Road is the main commercial spine stretching from Sydenham Road to Enmore Road.



Consistent with the strategic objectives for the Victoria Road the RTL Co. vision is to create a vibrant retail hub to compliment local business underpinned by the following values:

‘Fast & Convenient’

Provide quick, seamless shopping experiences that make accessing products and services effortless for locals and residents.

‘Slow & Immersive’

Create engaging environments for locals and visitors to explore, discover and connect on a deeper level

‘Local & Unique’

Celebrate local culture and offer distinctive, authentic experiences. Compliment instead of copy local retail businesses

‘Sense of Belonging’

Champion community and feel welcome and connected beyond just shopping.

Supporting this approach over 2,000m² of retail, food & beverage and co-work spaces are provided along Victoria Road. The public domain has been widened to give more room back for pedestrians, outdoor seating and trees. Flood mitigation measures have been carefully integrated into the design to avoid a disconnected raised podium condition.

Celebrating the entry to The Timberyards a 3 storey high civic ‘Gateway’ connects Victoria Road to Farr Street providing pedestrians with a highly active and engaging ground plane connection and event space referencing the former industrial uses through the retention of the existing warehouse structure.



2.4

Landscape

This section provides extracts from the
Landscape Design Report prepared by Arcadia

ARCADIA

Landscape Strategy

Chris Tidswell

“The Landscape Masterplan illustrates the collaborative efforts of the entire design team, serving as a valuable tool to convey the qualities of complex, highly specialized mixed-use precincts like the Marrickville Timber Yards. The landscape design reflects and evolves in response to the client’s commitment to creating a world-class living precinct. It is designed to be adaptive to change, growth pressures, contextual challenges, emerging trends, and shifting dynamics.

The landscape design has a generous tree canopy, providing shade while supporting pollinators and wildlife. The design emphasizes lush pockets of planting to enhance biodiversity, utilizing stormwater runoff to increase water infiltration and create diverse microclimates with endemic native species.

Supported by the client’s unique management framework, the Landscape Masterplan comprehensively implements the landscape vision across the precinct, ensuring a cohesive and forward-thinking approach.”

For the detailed informations on the Timberyards landscape design and strategies, refer to SSDA Landscape Documentation and Design Report prepared by Arcadia.



Landscape Masterplan

The landscape strategy focuses on celebrating, restoring and enhancing the area’s unique ecological character by incorporating endemic vegetation inspired by the plant communities along Cooks River and Wolli Creek. The design approach combines three key strategies: utilising locally native species to reinforce a sense of place, showcasing the diversity of Australian flora with native species from across the country, and incorporating Indigenous cultural plantings.

- LEGEND

SITE BOUNDARY

1

RESIDENTIAL MEWS

2

FARR ST POCKET PARK

3

THE DECK

4

TIMBERYARD COMMONS

5

WAREHOUSE PLACE

6

ACCESS TO UPPER LEVEL

7

HARDWARE LANE

8

COMMUNAL ROOFTOP LEVEL 8

9

COMMUNAL ROOFTOP LEVEL 9

10

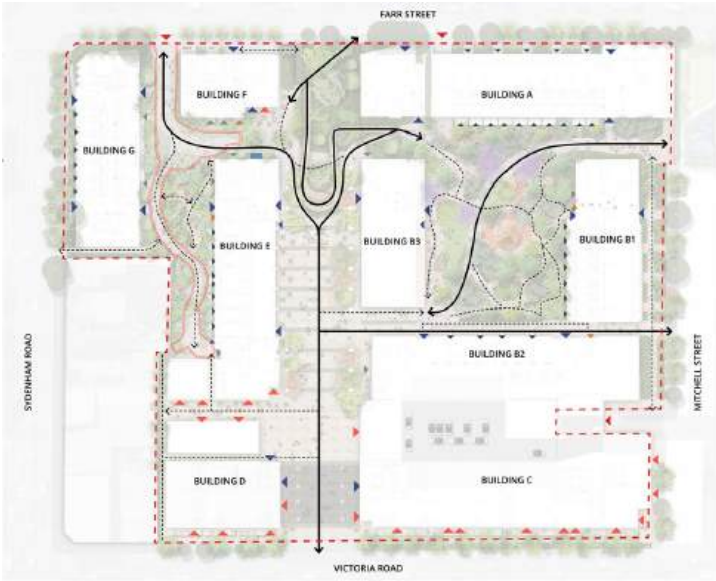
COMMUNAL ROOFTOP LEVEL 10

11

COMMUNAL ROOFTOP LEVEL 11



Landscape Strategies



Circulation and Access



Night Environment



Spaces & Seating



Stormwater Management



Tree Canopy Cover



Endemic and Native Tree Species Palette

Rooftop Landscape Plan

The rooftops on Building B are interconnected through Bleacher Seating and Stairs, offering unique spaces thoughtfully designed to address aircraft noise, solar access, and wind impacts. Catering to the diverse cultures and age groups within the precinct, the rooftops provide versatile amenities, creating spaces for play, social gatherings, celebrations, and relaxation.

- LEGEND

SITE BOUNDARY

1

COMMUNAL ROOF LEVEL 08

2

COMMUNAL ROOF LEVEL 09

3

COMMUNAL ROOF LEVEL 10

4

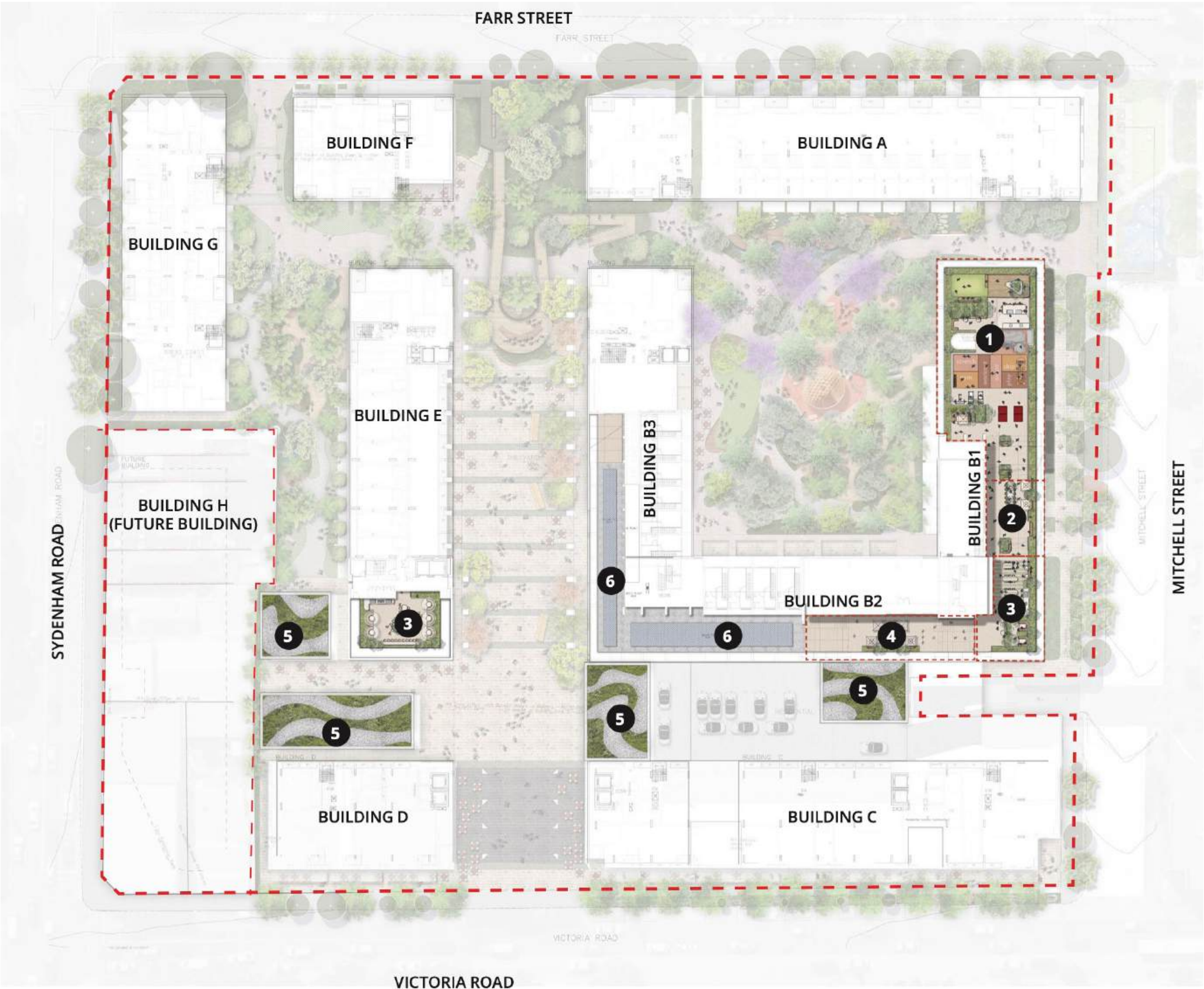
COMMUNAL ROOF LEVEL 11

5

INACCESSIBLE ROOF PLANTING / GR

6

INACCESSIBLE ROOF - PV PANELS





2.5

Building Character and Materiality

Aileen Sage

ARCADIA

Architecture AND

 Tribe Studio
Architects

TURNER

A Precinct with Design Cohesion & Diversity

The design team was setup as a ‘collaborative’ to deliver a precinct with cohesion and diversity. Architecture AND, Tribe Studio and Turner to develop and design the built form, Arcadia the landscape and Aileen Sage to focus on the public domain and ground plane experience stitching landscape and architecture together. Cross cutting through the built form and landscape Yerrabingin provided guidance on Designing with Country.

The design team has naturally approached design based on our diversity of design thinking, the specific brief required for each space and building and the unique site conditions that need to be considered.

Consistent with the design approach is our alignment with the following design values:

- An **active and vibrant ground plane** that responds to and enhances the street level experience
- An understanding of how a **diverse mix of people** live together, move through and share a variety of public and communal spaces
- Creating a diversity in the built form outcomes whilst being **familial in character and materiality**
- Creating varied and animated roof forms that contributes to **Marrickville’s eclectic skyline**



Aileen Sage
+ ARCADIA



'Warehouse
Place'

Aileen Sage
+ ARCADIA



'The Deck'
& Pocket Park

ARCADIA



'Timberyard
Commons'

Tribe Studio
Architects



Building A

TURNER



Building B

TURNER

Architecture AND

TURNER

Architecture AND

Tribe Studio Architects



Building C



Building D



Building E



Building F



Building G

Precinct Material Palette

Across the precinct the design team have worked closely to develop a complimentary palette of materials and finishes.

A robust material palette of natural and prefinished materials have been adopted across all buildings to reflect the practical and functional industrial aesthetic that is found in Marrickville. This approach also contributes to providing a self cleaning low maintenance building that aligns with reducing ongoing maintenance costs.

At street level a more tactile selection of materials have been used with a particular focus on brickwork. Brickwork colours and methods of laying vary and contribute to the 'Marrickville vernacular' for both fine grain residential detailing and the big format warehouse forms.

A hierarchy of materials and finishes have been used and are grouped into three categories – 'Primary', 'Highlights' and 'Neutrals'.

PRIMARY

Each building has a distinctive primary material that defines the character and compliments the composition of the built form.
Depending on the building this can vary from brickwork – Building A, D, E and

HIGHLIGHTS

Highlights are shared amongst the buildings and used to accentuate the detail or a special characteristic of a particular building. Highlights vary from colours to textures.

NEUTRALS

Neutral or background materials and finishes are an important part of the built form composition. They provide relief and support the primary materials and highlight colours and textures.

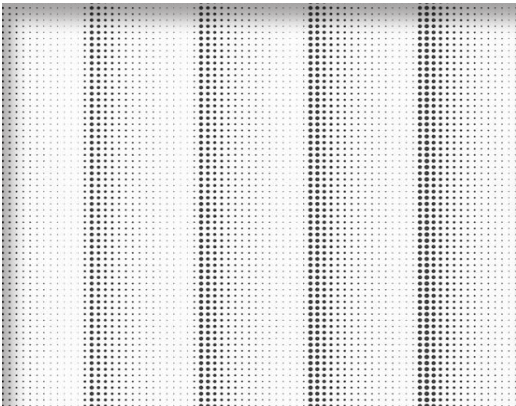
Building A



Building B



Building C



Building D



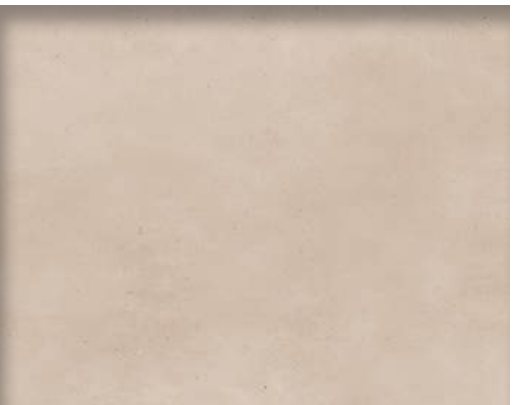
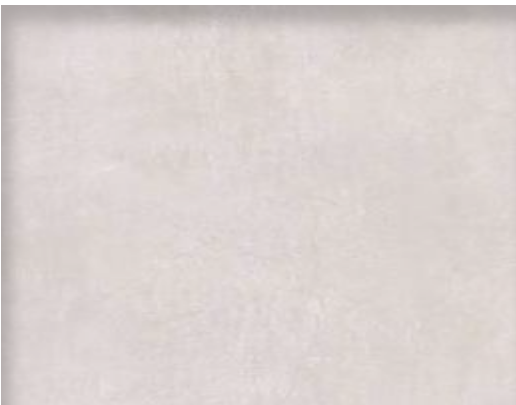
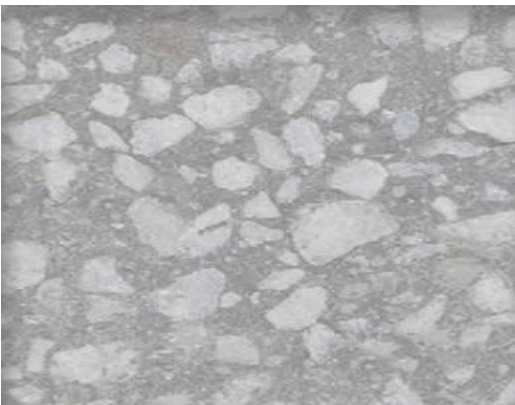
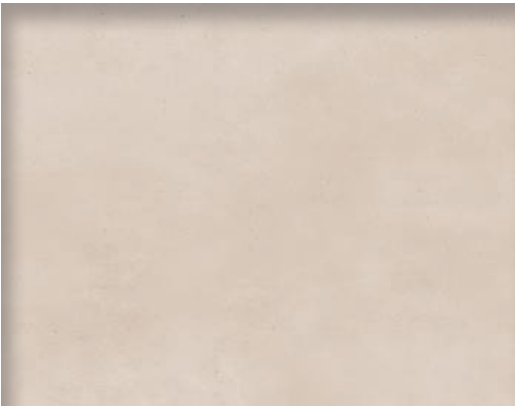
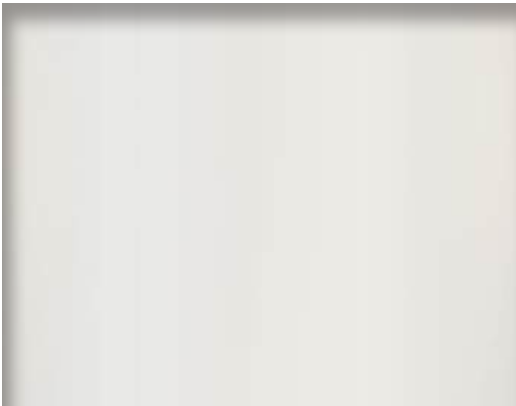
Building E



Building F



Building G



Marrickville Beauty Tips

 **Tribe Studio Architects**



01.

Always wear
sunscreen



02.

And sometimes
sunnies too



03.

Well fluffed
brows can block



04.

Flex your
entry like an
Edwardian:



05.

or a reverse lat
spread



06.

And if you can't
be gorgeous, cast
gorgeous shadows



07.

Practice radical
acceptance:
work with what
you've got

Built Character

The built character arises out of our ambitions to meaningfully connect with and care for Country. To meaningfully respond to the existing built character of Marrickville and to provide affordable housing that is affordable and easy to maintain.



08.

... but maybe
paint it



09.

... and put a plant
on it



10.

If you only look after
one thing, make sure
it's your rainwater
goods

Designing with Country

The project is an excellent opportunity to reinstate biodiversity on a largely concrete site. Clearly this is low hanging fruit.

Understanding that the site has a propensity to flood, and that it was once an important part of connected waterways and swamplands has led to architectural moves that register rainwater collection and reuse at the civic scale.

The buildings all provide the opportunity for plants and planting on private balconies and setback levels. A measure of success for the project will be the return of bees, butterflies, possums and other non-human kin to the site.

Care for Country – An aggressively low carbon approach

At the precinct scale, the reduction of hardscape and basement carparking is a key move towards caring for country and reducing the structural carbon in the scheme. In terms of architecture, our drive to use zero carbon recycled bricks cladding material is an opportunity to be inventive with a local contextual materiality. Where possible, build-ups are avoided (ceilings, balcony soffits) through careful calibration and expression of services and systems. Careful detailing, combined with an aggressively parsimonious attitude to waste underpins our responsibility to Country and planet.

This approach is followed through in terms of livability and running carbon. Façades and glazing are generously self-shaded and rooms are oriented for passive solar and thermal performance. Areas that can be open, like fire stairs and communal spaces, are opened up, reducing building enclosure and increasing opportunities for planting.

Looking for Direction: Asking Marrickville for her Beauty Tips

We asked Marrickville: How are you beautiful? How are you particular? How are you so spectacularly and uniquely yourself? And how might we tap into that in a development of this scale without resorting to pastiche or triteness?

We observed many different ways in which Marrickville buildings shade themselves. The urban heat island effect is real. It is hot here. Marrickville often doesn't benefit from North-Eastern cooling breezes due to topography. The buildings tell us shade is crucial — through overhangs, screening, or adjustable devices.

The upshot of all the shading is a suburb that is notable for its beautiful shadows. Victorian through Edwardian buildings cast delicate filigree shadows on their façades, while industrial buildings are gutsier in their scale and proportion, but utilitarian repetition creates the same effect: built form that is characterised by the movement of the sun and the play of Sydney's strong light on elevation.

We also noticed a playfulness in street address. Edwardian houses announce their entries with gusto and individuality. It makes for liveliness and conviviality, even in deeply repetitious streetscapes that are intensely utilitarian beyond their front door flexes.

There is a directness and a radical acceptance in the incidental spaces in Marrickville. The smallest spots in industrial and residential buildings are co-opted by inventive and ambitious gardeners. There is an acceptance of form and an impulse to decorate through colour, planting and an acceptance of what is.

Our other key observation is the presence of rainwater in the built environment. Canals cut through blocks, surprisingly large culverts appear in gutters, and the most up-to-date, well maintained items on large industrial buildings are always their rainwater goods. This directs us towards a language that accepts and uses the flood

waters in landscape, in rainwater reuse and in a building expression that accepts this as a given in this Country.

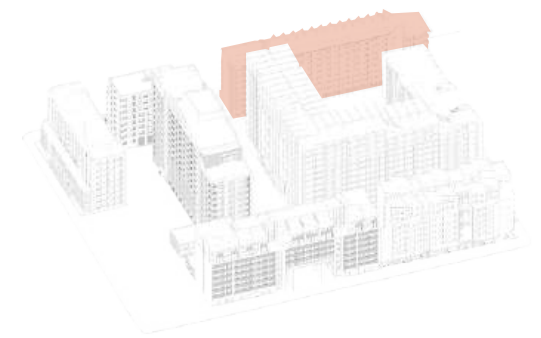
Tying all these observations together, we come to an understanding of Marrickville's built character as one that reinforces neighbourliness, that accepts difference and that is overwhelmingly direct. It is direct about typology, about environmental response, direct in its decoration. These principles are embedded in our architectural and urban design.



South-Western view from Pocket Park



‘A’ Building A



Tribe Studio Architects

Full of character, Building A holds the Farr Street perimeter of the site with urbanity and grace, while also signalling key points of public entry to the site across critical through site links.

At its heart, Building A is a neighbourly building. It considers the edges it makes with the public domain, the relationships it has with its new and old neighbours and the contribution it will make to a lively urban skyline.

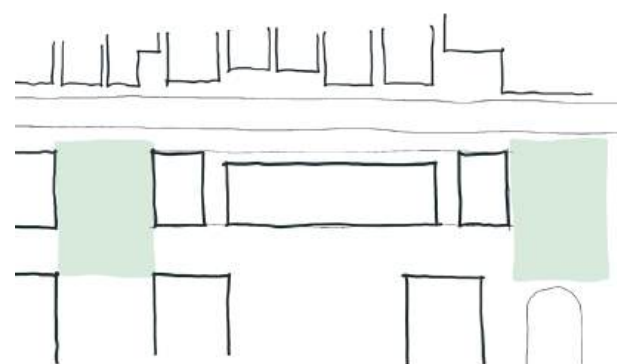
Building A announces the precinct from the North-West, with a skyline design recalling industrial character with playfulness. Closer in, the building design creates activity along key desired lines: the street and on key corners. There are places to sit, rest and hang out with friends.

The building materials decisions are driven by affordability and longevity, taking cues from the directness, inventiveness and playfulness in the Marrickville context.

All of this is created within a landscape context that works hard to reinforce privacy, create shade, and enhance architectural shadow play, create outlook, and support and restore ecology and biodiversity. While the acoustic priorities of the project have focused on aircraft and traffic noise, we also have a keen eye on a restored audio-scape of eucalypt leaves rustling in the wind and restored birdsong.

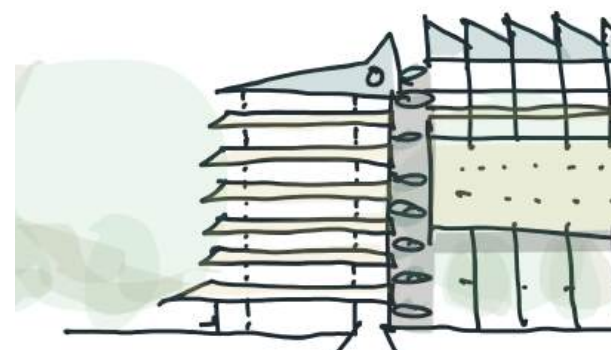
Design Principles

Building Strategy



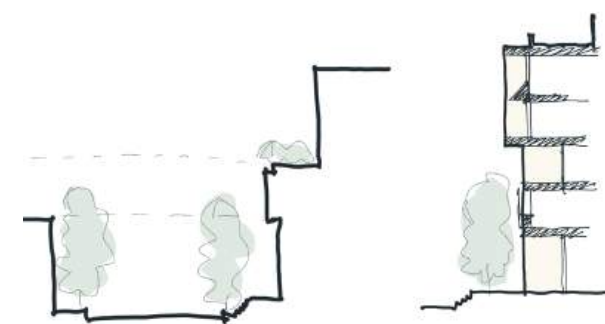
Massing 01. Managing the Building Mass

The building mass is broken into three unequal parts.



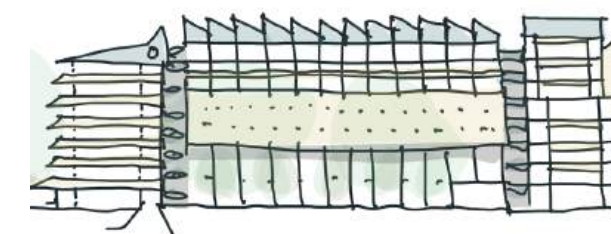
Massing 02. Building Height

The northern end of the building is reduced in height by a storey to address the pocket park, and create more sky view and solar access for the Timberyard Commons



Massing 03. Street Section

Manipulation of setbacks to Farr Street controls the sense of mass from the pedestrian view. The street section is 'held' by an external cornice.



Massing 04. Roof Form

Distinctive roof forms and expressive rainwater collection create an engaging skyline, managing building mass and articulating key Country observations.



Streetscape

The manipulation of building mass and integrated landscape strategy make for lively streetscape.



Neighbourly Stoop Interface

Front doors, stoops and sitable landscape walls manage graduations of publicness and echo the scale and character of neighbouring residential streets.



Privacy, Neighbourliness and Outlook

Building expression arises out of a careful consideration of internal amenity combined with urban contribution.



Community

There is a range of communal spaces throughout the building with different forms, characters and outlooks.

Massing Building Approach

As the perimeter building to the North-West, it is highly visible from the public domain. While long in footprint, it is broken in form into three parts, each with a different height and roof character. As a result, it is read from afar at multiple scales with a playfulness that is contextual.



Building A - Axonometric

Building Communities Neighbourly Interfaces



1. Front Doors and Terrace Typologies

Farr Street is animated by front doors to terrace typologies and generous stoop entries. Landscaping offers privacy, layered planting, and spaces to sit and chat.

2. Good Values

The architectural language is generated by prioritising outlook and sun for Building F, Privacy for Building B and by curating district views for Building A.



South-Western Elevation

Community

Creating vibrant and connected communities



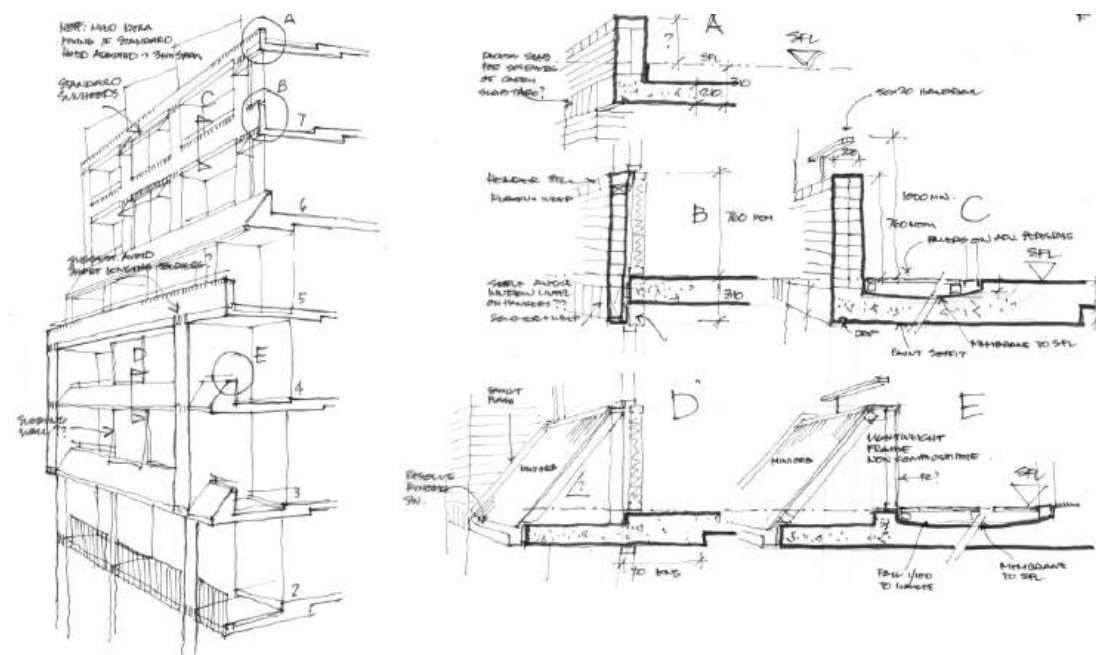
1. Inviting the public in
Communal space faces north over pocket park and gives back to the public through a generous outdoor room.

2. Community Spaces
Community spaces on upper levels are 'the new back fence'. Sited at the ends of long corridors on alternate levels, they enjoy outlook and a double height expression.



North-Western Elevation

Buildability



Materiality



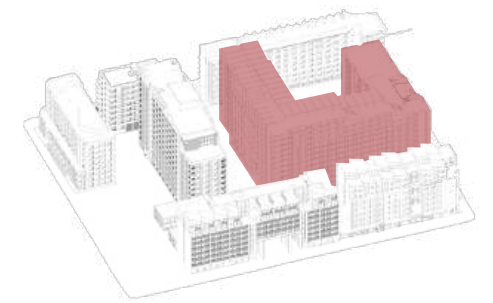
- | | |
|---|--|
| <p>1. Brick
Recycled or Low emissions bricks, laid stretcher bond with flat trowelled dragging detail to mortar.</p> <p>2. Concrete
Off-form concrete to balcony edges and soffits. Balcony drainage is run through wall cavities to reduce additional build ups and linings.</p> <p>3. MiniOrb Metal Cladding
Shade structures recall residential awnings in Edwardian and Victorian context.</p> | <p>4. CustomOrb Metal Roofing
Expressive roof forms in CustomOrb playfully recall industrial typologies and articulate roof water collection.</p> <p>5. Powdercoat Window
Window treatments across the site are consistent to manage cost and affordability.</p> <p>6. Metal Balustrade
Powdercoat Pastel Pink directness of the surrounding built character in the area.</p> |
|---|--|



Building A Entry - Farr Street

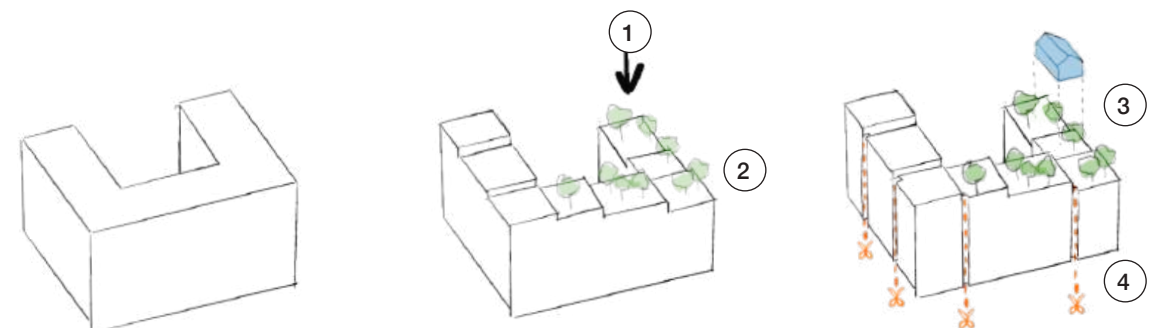


‘B’ Building B



TURNER

Building B is the hub of The Timberyards precinct and provides both residents and visitors with a variety of uses from concierge services, everyday needs, spaces to meet neighbours or enjoy a fitness class on the rooftop.



At street level ‘Hardware Lane’ connects pedestrians from Mitchell Street to ‘Warehouse Place’ giving residents and guest more opportunities to move through the site. As the name implies ‘Hardware Lane’ is a practical and important social and physical connection within the site providing access to mail rooms, parcel pickup, bike storage, maker spaces, workshops, bump in-bump out removalist storage, access to car share services, additional resident storage, change rooms and loading dock facilities.

At the connection between ‘Hardware Lane’ and ‘Warehouse Place’ lift acces and campus style stair with bleachers provides access up to ‘Timberyards Commons’, a shared space at the scale of a local park

1. Stepping of form for increased amenity

2. Landscaped rooftop terracing

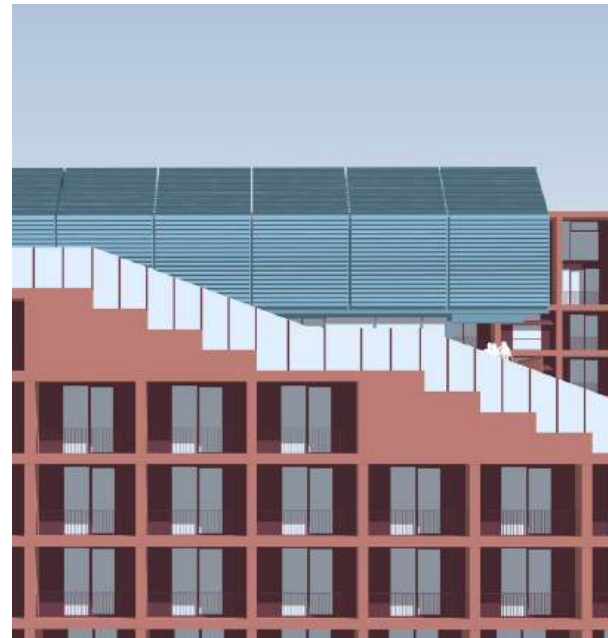
3. A playful rooftop communal offering

4. Create breaks to articulate facade

with kids play area, outdoor lawn areas and substantial tree planting. A two storey communal space has access to both 'Warehouse Place' and 'Timberyards Commons'.

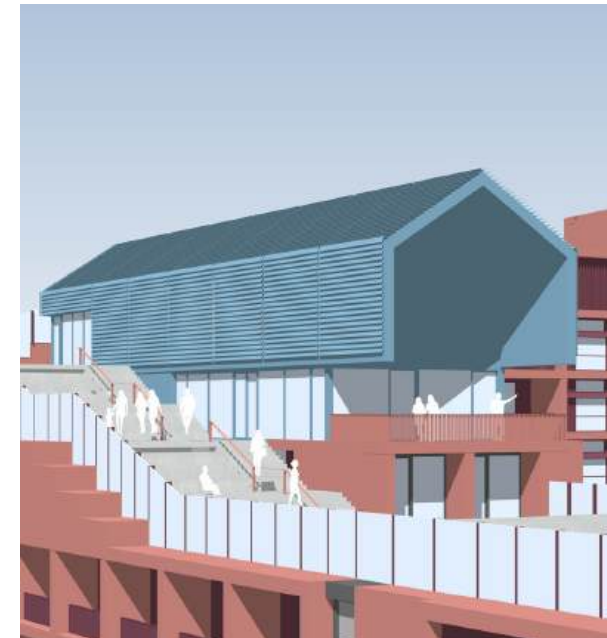
With a variety of outlooks Build to Rent, Affordable and Co-living apartments are arranged in a 'U' shape to define the street edge and landscaped spaces. Responding to these different aspects terrace style apartments with their own front doors to Mitchell Street, cross through and cross over apartments take advantage of sunlight and natural cross ventilation, whilst on the upper levels 1 bed mezzanine apartments provide double height living areas that are reflected in the façade expression.

The consistent grid façade provides the opportunity for a variety of different functions to be expressed with window bays, terraces and juliet balconies accommodated in the regular arrangement. The grid system provides both an aesthetic that responds to the industrial efficiencies but also an improved amenity for privacy and shading to each apartment.



Terracing Roof Form

A continuous and connected roof form that provides a series of landscaped communal spaces with city skyline views.



Playful Roof Feature

A playful roof feature responding to the warehouse caretakers house found on traditional industrial buildings provides a multi level shared social and fitness spaces



Rhythm & Proportion

A consistent grid façade provides the opportunity for a variety of different functions to be expressed.



Mitchell Street Terraces

Terrace style apartments with contribute to street life and the generous landscape setback with integrated seating create a civic stoop to Mitchell Street for residents and locals.



Entry to 'Hardware Lane'

A fully accessible resident entry into 'Hardware' Lane from Mitchell Street, with a sightline view to 'Timberyard Commons'.



'Hardware Lane'

Hardware Lane, connects residents and locals to the centre of the site and provides access to residential foyers, communal spaces and bicycle parking.



The 'Big Steps'

At the nexus of 'Hardware Lane', 'Warehouse Place' and the 'Timberyards Common', civic steps with benches provides a campus style civic space. Communal spaces,

STARGAZING BATHHOUSE



SKYLINE VIEW



PRIVATE KIOSKS



PHOTOVOLTIC GAZEROS FROM SALVAGE



PLANTING + POTS



Marrickville Skyline design principles formed during the early design phases

A continuous and connected roof form steps up each level and creates a series of landscaped communal spaces with city skyline views. Each space serving residents with a different purpose – half court basketball, rock climbing wall, BBQ and dining area, veggie garden and lawn areas.

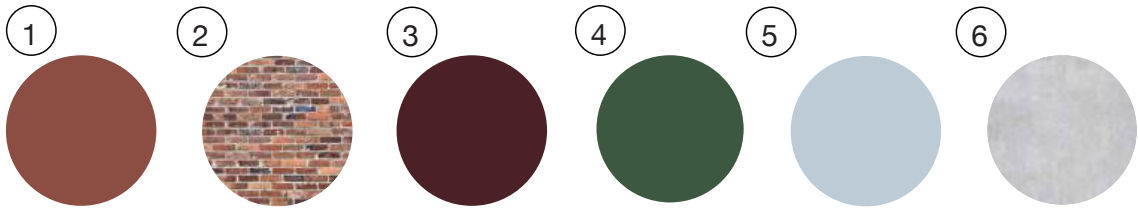
A playful roof feature responding to the caretakers house found on traditional industrial buildings, typically different in scale and form, provides a multi level shared social and fitness spaces for residents with each space having the opportunity to open up onto the rooftop terraces. Plant and services are located away from the active rooftop areas and carefully concealed within the terraced roof ensuring the clarity of the terrace form is maintained.



Materiality



Mitchell Street Terraces & Civic Stoop



- 1. Cladding**
Prefinished aluminium cassette system, express jointed. Colour and finish to match Interpon Headland Matt matt

2. Brickwork
Decorative recycled brick, blended colour range. Colours to include reds, terracottas and pinks, to match Bowral Remastered Moss Vale.

3. Compressed fibre cement cladding
Express jointed system. Colour and finish to match PCF6 (Interpon Claret matt or similar) to nib walls and PCF5 to facade side walls.
- 4. Cladding**
Prefinished aluminium cassette system, express jointed. Colour and finish to match Vitradual Park Green matt

5. Cladding.
Prefinished aluminium cassette system, express jointed. Colour and finish powdercoated Outremer Pale Blue matt

6. Concrete, Off Form Finish
natural colour and finish. Clear penetrating sealer.



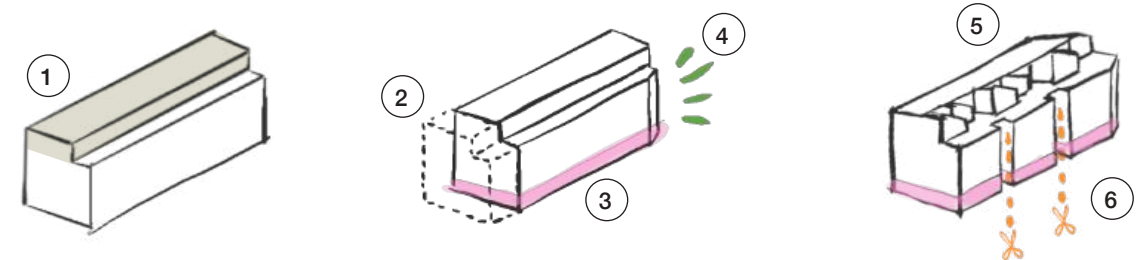


'C' Building C



TURNER

Building C celebrates a key corner of the precinct with retail supporting the Victoria Road commercial corridor, Co-living apartments provide diversity in the local housing mix and a double storey communal family room with outdoor terrace takes advantage of the city skyline views.



1. Infill Affordable Housing bonus uplift has risen Building C to 8 storeys + plant level.

2. Reducng the building length

3. Defining retail base

4. Celebrating corners

5. Animated roof from

6. Create breaks to articulate facade

At street level continuous ground level retail space is provided with flexible layouts. The footpath has been widening to make Victoria Road easier to walk down and provide additional room for outdoor dining, street awnings for weather protection and a generous tree canopy over.

Façade materiality takes its cues from the former industrial past. 'Super 8' corrugated profile clads the façades, a profile widely used in the area. Whilst this material has traditionally been a solid material it is has

been perforated to reveal the substructure and provide additional daylight to balconies and apartments whilst maintaining a high level of privacy.

Upper levels are set back to reinforce the future desired character of Victoria Road with continuous six storey street wall buildings with upper levels behind. A rhythm of saw tooth roof forms animate the skyline and conceals plant and services.

Gaps created in the façades reduce the building mass and provide opportunity for additional daylight to common areas - share libraries, reading rooms, e-gaming and podcasting spaces - provided on each floor. The diversity of spaces provide residents with extra household applicants, create some creative noise or find their own quiet space.

Occupying the prime corner to Victoria Road and Mitchell street is the two storey family room and outdoor terrace. A collection of curated spaces that give residents a place to make that big meal, dine with friends, watch a movie or catch up with friends.



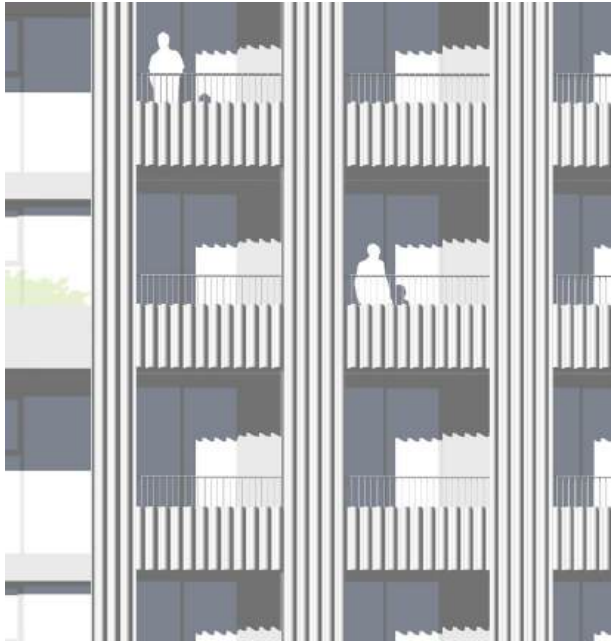
Early concept sketch of the angled corner condition for surrounding street connection



Celebrating Corners
A double height retail volume marks the Victoria Road and Mitchell Street corner.



Street Edge Retail
Street level retail, wider footpath and continuous awning provide an active street edge to Victoria Road



Gaps and Gardens
The street edge condition is articulated with communal reading rooms and libraries whilst apartment balconies are screened with a perforated mesh facade



Upper Level Setbacks
Upper levels are setback to reinforce the six storey street wall to Victoria Road



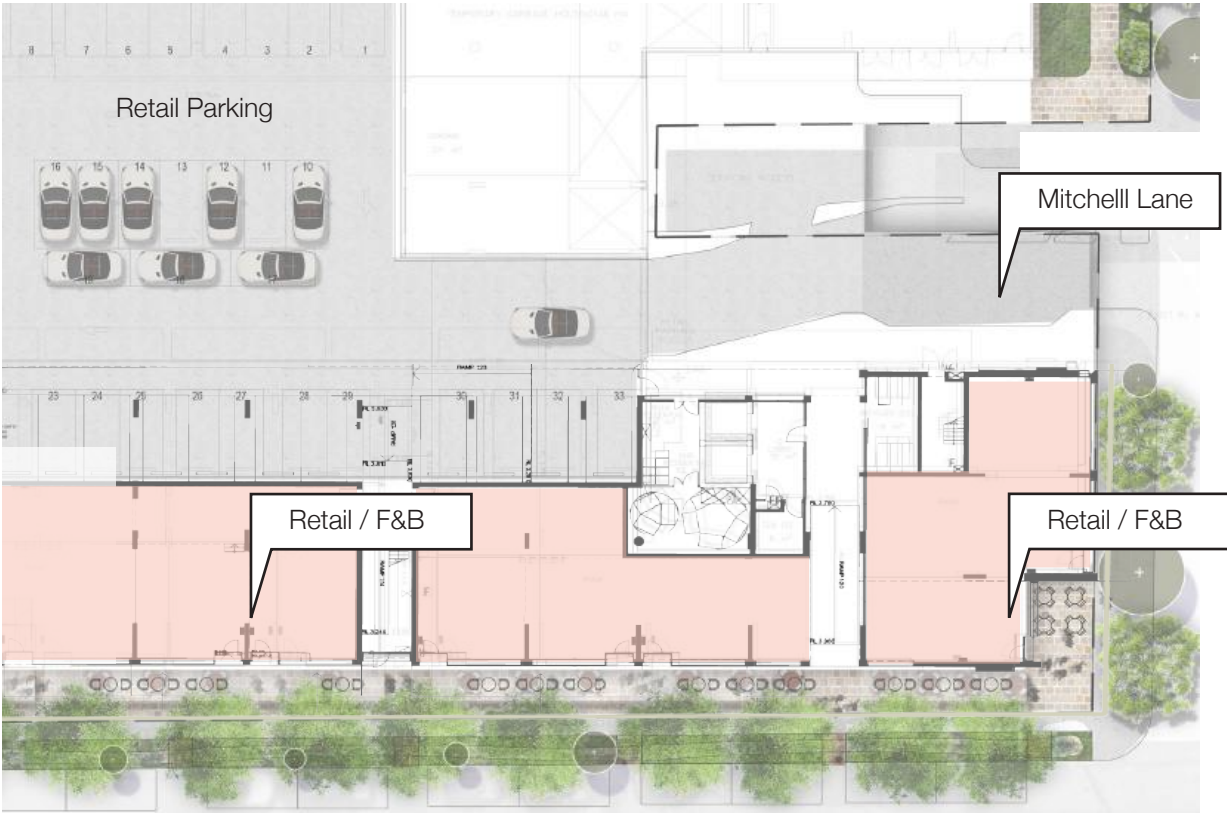
Sawtooth Roof
The articulated roof form animates the Marrickville skyline and responds to the contextual heritage of warehouse forms



Communal Spaces
A two storey communal space with outdoor terrace takes advantage of district and city views



Artist Impression of Victoria Road - Activated Street Interface



Ground Floor Plan - activated Street Interface



Victoria Road South East Elevation 1:500 @A3

Materiality



Artist Impression of Building C facing corner of Victoria Road and Sydenham Road



1. Perforated Metal Cladding System

Cladding system. Decorative profile perforated metal cladding system. Profile equal to 'Super 8'. Colour and finish to match PCF1 (Dulux Appliance White matt)

2. Concrete, Off Form Finish

natural colour and finish. Clear penetrating sealer.

3. Metal Cladding system

Decorative profile metal cladding system. Profile to match 'Custom Orb'. Colour and finish to match PCF4 (Dulux Appliance White matt)

4. Brickwork

Decorative glazed brick. Colour to match Austral 'La Paloma'. Joints Ironed. Mortar colour and expansion joints to match brickwork.

5. Powdercoat Window

Window treatments across the site are consistent to manage cost and affordability. Powdercoated Matt Monument.

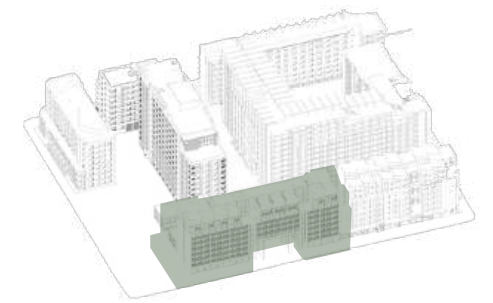
6. Metal Balustrade

Powdercoat Dulux Appliance White





‘D’ Building D



Architecture AND

Building D is the gateway to the Timberyards Precinct. Its architecture pays homage to the textural and industrial forms of Marrickville.

Facing Wicks Park, Building D is the gateway building, welcoming residents and visitors alike into the Marrickville Timberyards precinct.

The spanning portal marks a key entry to the site, providing clear and inviting views into the precinct. From Warehouse Place, it frames a view to Wicks Park and beyond.

The portal is animated with a direct expression of columns and beams, and a generous scale reminiscent of warehouse interiors. This industrial tone is further celebrated with rich materials and integrated public art, recalling industrial art-spaces and creative studios of the

Marrickville context.

A top a concrete podium, vertical brick blades are sculpted to optimise natural light to dwellings, framing the residences and providing a rhythm to the street. The grid is completed with colour-matched concrete balustrades, that provide privacy to residents.

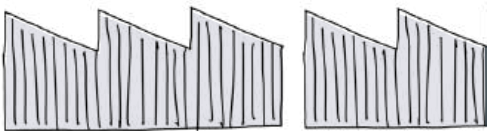
The building is finished with a silver lightweight roof form, with a sawtooth profile which provides a memorable skyline. A generous communal room is provided on the top level, akin to a ‘warehouse in the sky’, where residents can enjoy expansive views to Wicks Park.

Industrial Forms

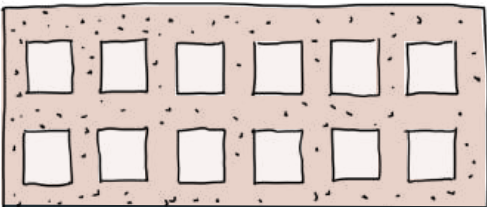
The architectural expression of Building D is informed by Marrickville’s industrial forms. These



Metallic sawtooths



Gridded brick facades, close to the street



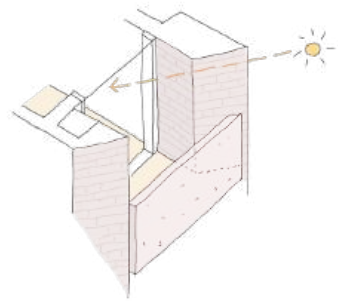
Surprising openings



Victoria Road South East Elevation 1:500 @A3

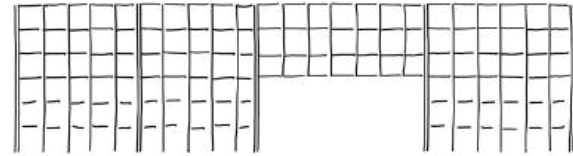
Design Principles

Architectural Character



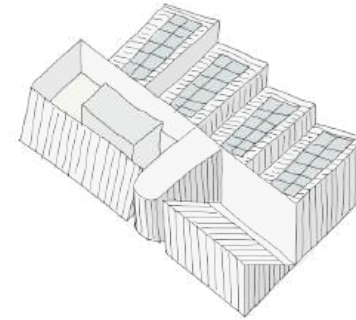
Splayed Facade to Optimise Amenity

Internal spaces benefit from increased solar access, achieved through a splayed brick facade.



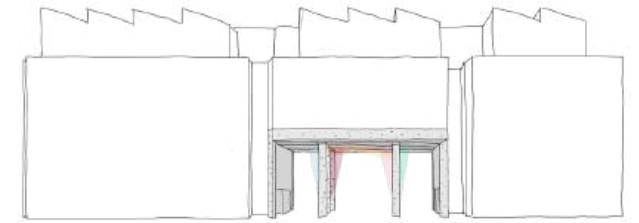
Tartan Grid

A subtle gridded expression is introduced through vertical and horizontal modulation. Vertical columns set up the primary grid, with solid horizontal balustrades in-between.



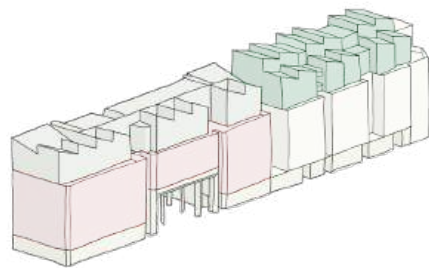
Responsive Roofscape

The roofscape is shaped to conceal a roof-mounted plant, admit natural light and capture solar energy, while presenting a characterful profile to the context.



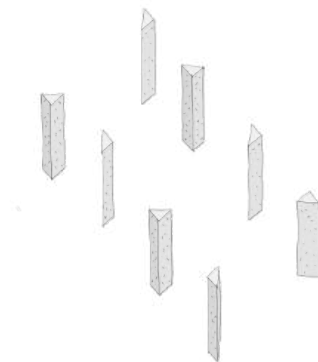
Celebrate the Portal

The portal is the public gateway to the Timberyards. It is a keynote setting for the site, offering a textural base to host memorable public art and temporary activations.



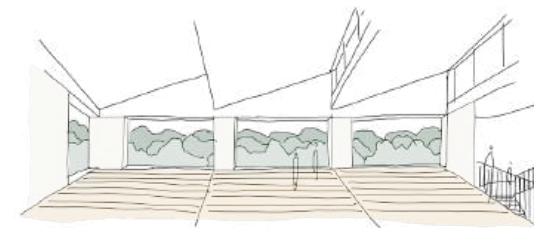
Relieve the Street Wall

Vertical breaks alleviate the street wall and help to modulate the mass of the building. Building D and Building C are distinguished through differences in colour, texture and tone and architectural expression providing variety to the street.



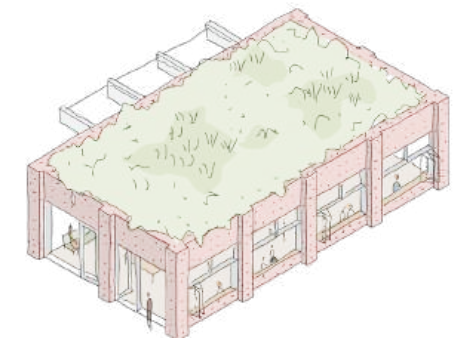
Dynamic Columns

The columns within the gateway imbue a dynamic quality through triangular geometry, which encourages movement. It presents long and short faces and resonates with the splayed brick facade.



Warehouse in the Sky

The top floor communal roof spans three sawtooth bays, looking over the treescape of Wicks Park and to the green boulevard, gaining the identity of a warehouse in the sky. It becomes a keynote moment for residents to experience, a place for birthday parties, Christmas community lunches and wet weather play.

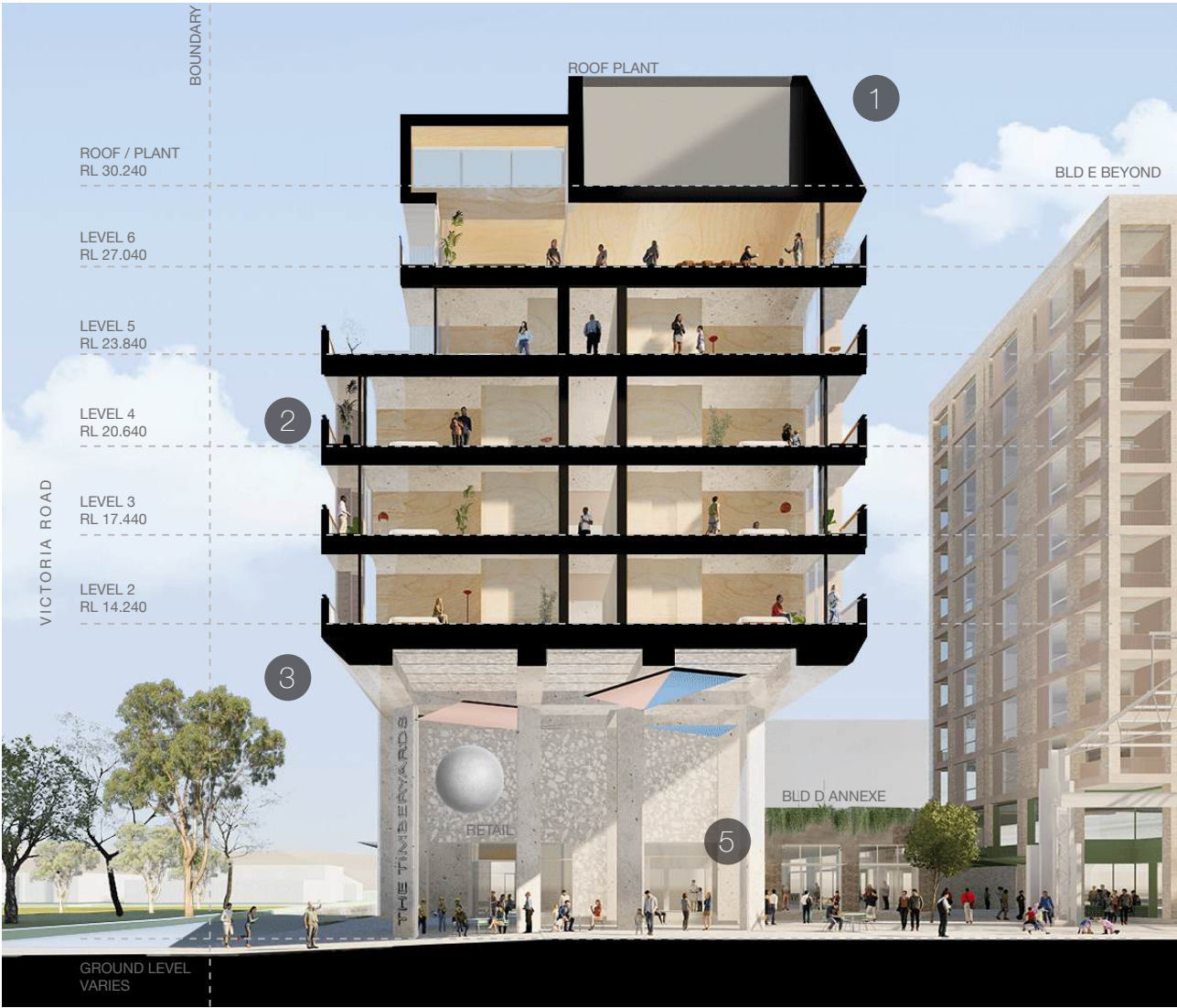


Annex

Located at street level, the Annex forms part of the diverse offering of spaces on site. The contemporary 'warehouse' building provides a flexible commercial / co-working space, contributing to site and street activation.

Construction Elements

- 01 Sawtooth roof forms enable high-level windows to the communal room and roof plant screening.
- 02 Solid concrete upstands to balconies provide more privacy and acoustic separation to co-living.
- 03 The concrete portal gateway provides a memorable setting for public art.
- 04 Splayed vertical facade features optimises solar access to SE facade.
- 05 Dynamic triangular concrete columns animate the gateway.
- 06 Facade expression provides 'tartan' weave of horizontal and vertical elements.



Sectional Perspective

Materiality

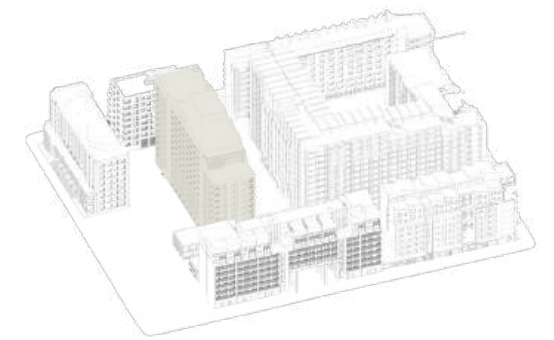
A		B		C		A Silver metallic cladding
						B Silver powdercoated window frames
						C Pink brick with colour-matched mortar
D		E		F		D Colour-matched concrete balustrade
						E Concrete portal columns and beams
						F Terrazzo portal lining



View from Victoria Road



‘E’ Building E



Building E is unique in its position within the site. It holds an important place within The Timberyard with key pedestrian connections, and welcoming community and communal spaces.

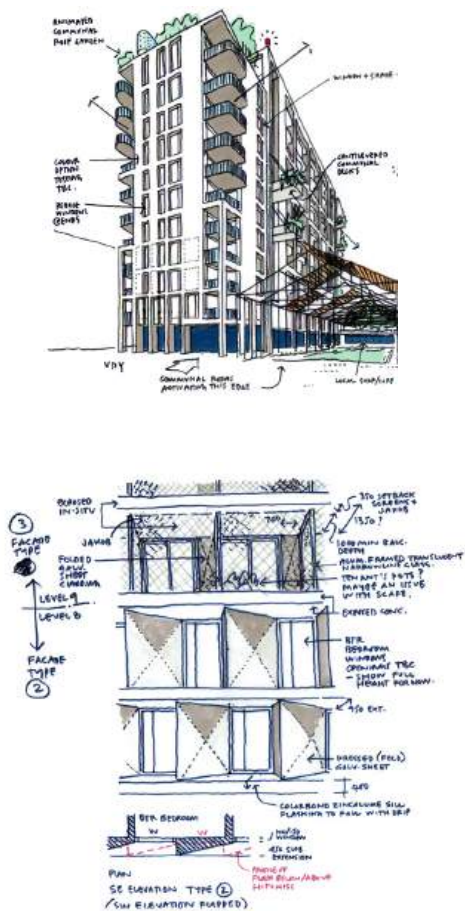
At ground level double height community studio spaces, aligned with the former warehouse structure grid, open up onto ‘Warehouse Place’ with large panel lift doors inviting visitors to engage with creatives working or showcasing their talent.

The functional expression is continued in the overall composition of the building and aligns apartment amenity with an efficient building structure.

Both Build to Rent and Co-living apartments are provided including a mix of cross over

and cross through typologies. Share libraries on each floor and a rooftop terrace add to resident’s amenity.

The primary façade facing ‘Warehouse Place’ is folded to maximise views and outlook whilst a playful parapet that acknowledges the former warehouse roof forms found on the site and contributing to the eclectic Marrickville skyline.



Early concept sketch experimenting folding facades and maximising views



Playful Roof
A playful roof form that acknowledges the former warehouse roof forms found on the site and contributing to the eclectic Marrickville skyline



Grid Expression
A functional expression that aligns apartment amenity with an efficient building



Folding Facade
The primary façade facing 'Warehouse Place' is folded to maximise views and outlook from apartments adding to the playful character of the building



Active Ground Level Interface
Shopfronts and a jump in the grid scale provide legibility between retail spaces commercial spaces and apartments above.



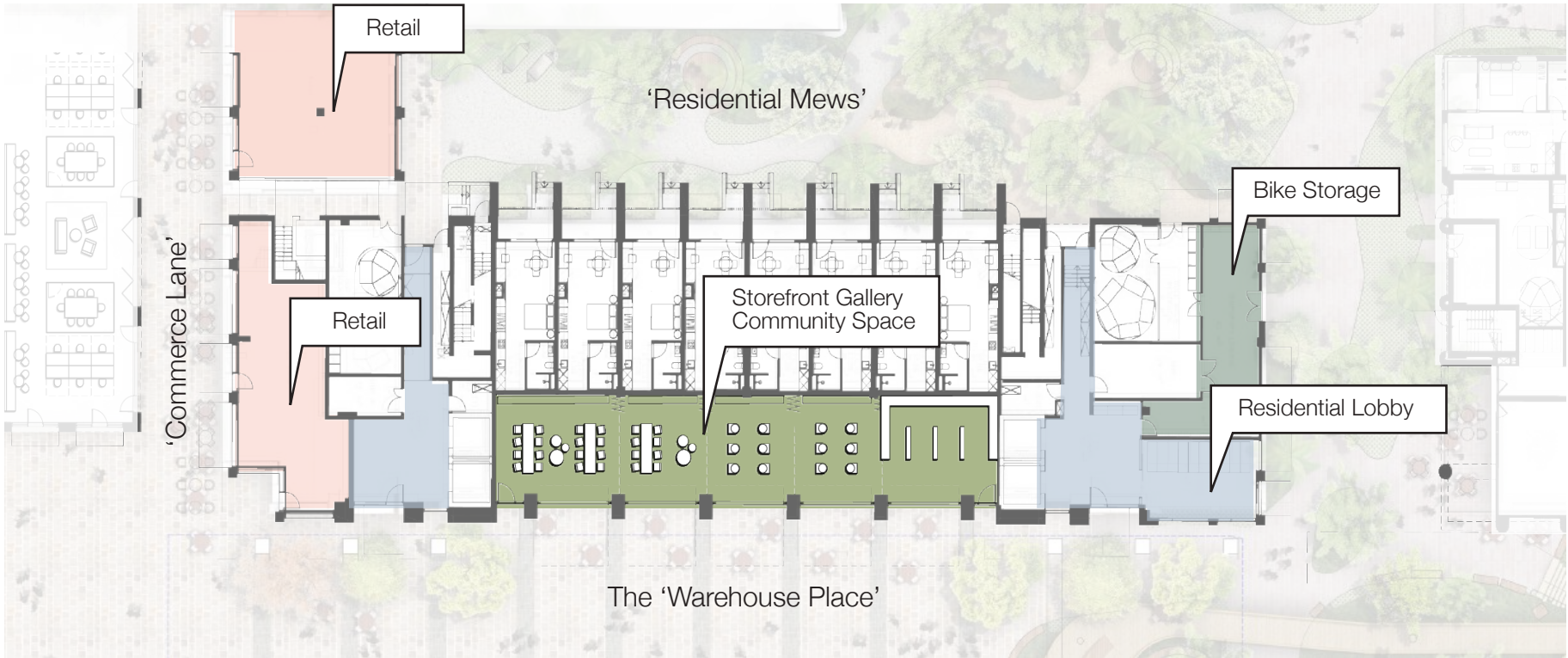
Store Front Galleries
Large operable panel lift doors aligned with the existing warehouse structural bays. The double height spaces are expressed in the façade



Double Height Bays
Double height 'warehouse bays' follow the respond to the mezzanine apartment layouts and accentuate the grid expression



Artist's Impression of Storefront Gallery along the 'Warehouse Place'

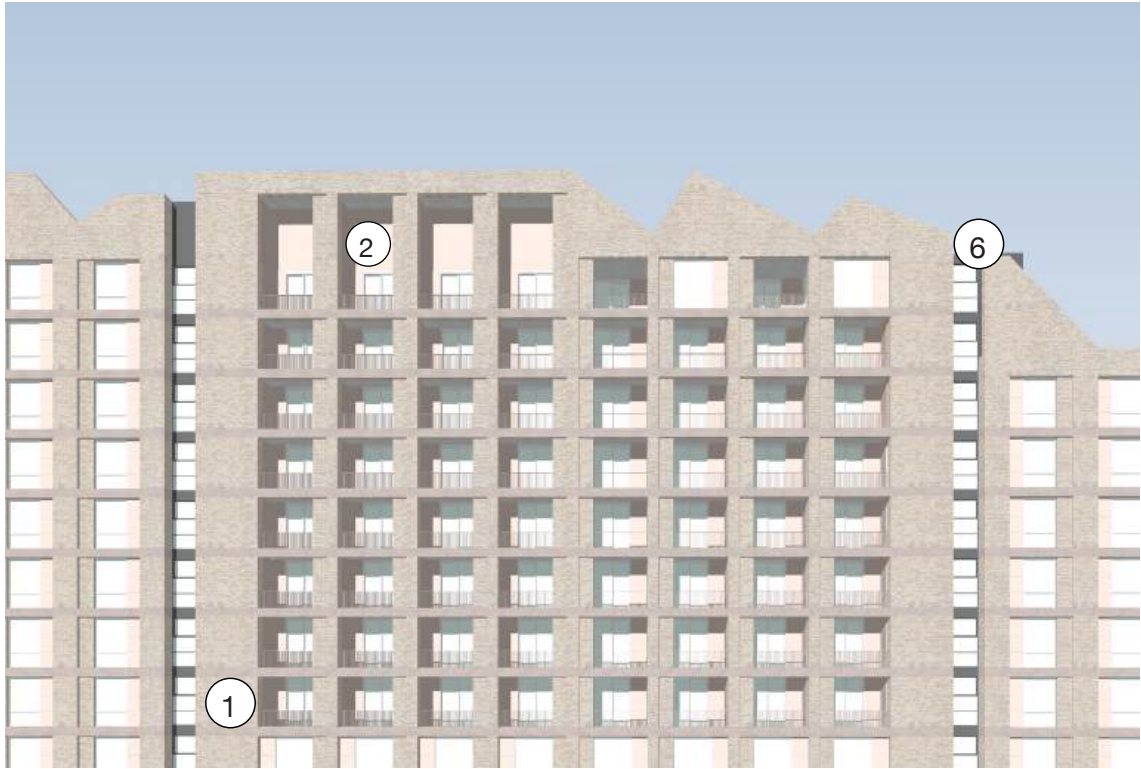


Ground Floor Plan - A highly activated ground plane

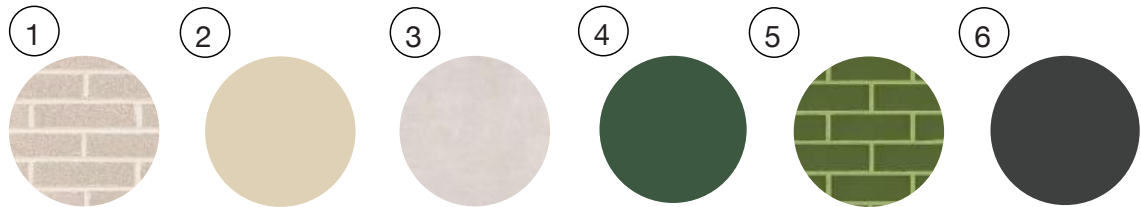


Warehouse Place - North East Elevation 1:500 @A3

Materiality

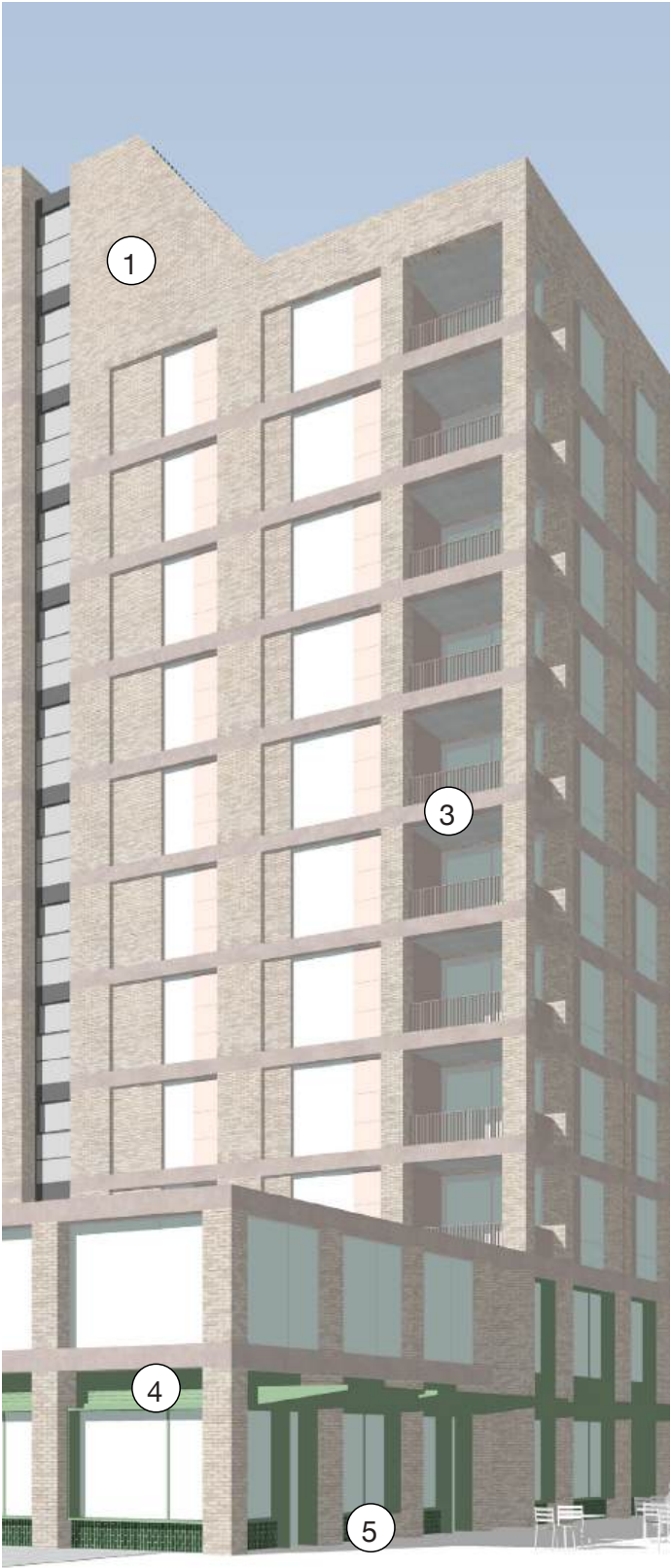


Building E Facade

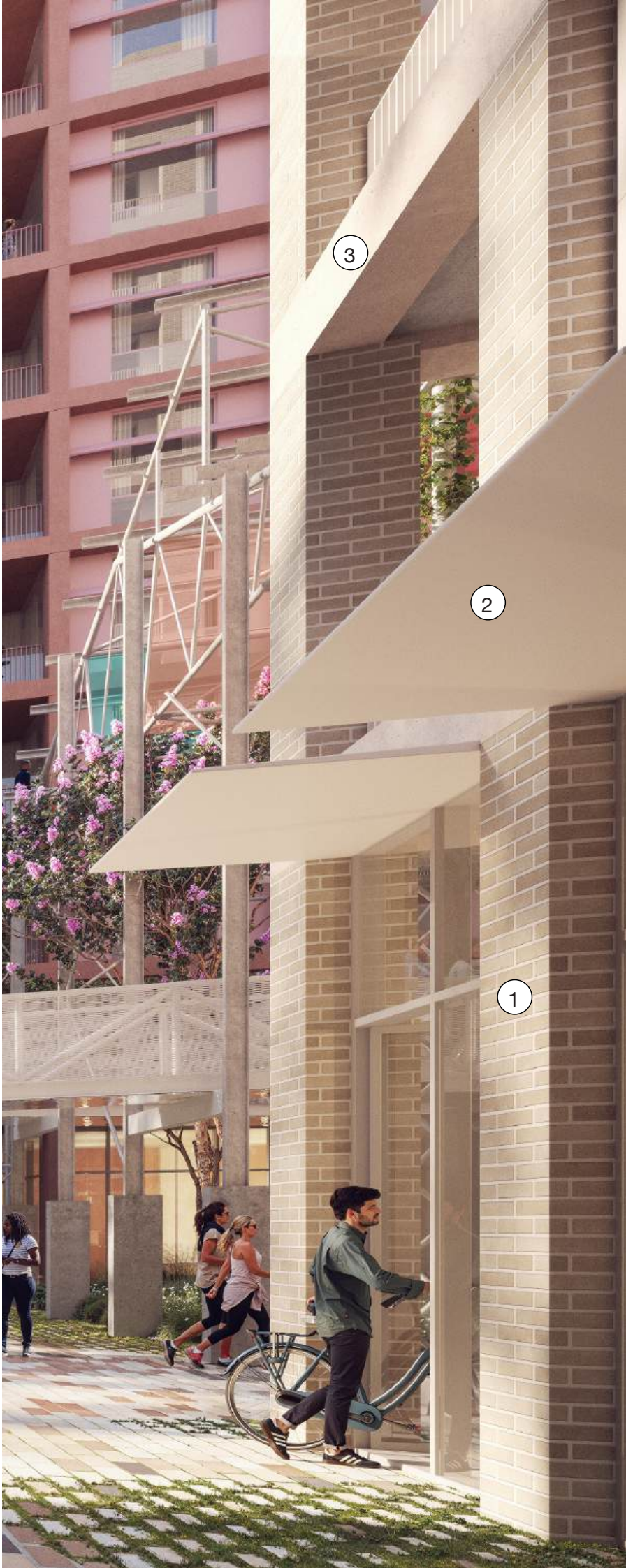


- 1. Brick**
Cream colour range, equal to 'Bowral Simmental Silver'. Mortar colour to match brickwork. Stretcher bond.
- 2. Compressed Fibre Cement.**
Expressed joints. Colour to match Vitradual Opulent Beige matt
- 3. Off form concrete**
Natural finish. Clear penetrating sealer. Cream pigmented stain finish. External soffits to match.

- 4. Awning**
Decorative composite steel awning to retail tenancy with express jointed CDC soffit lining. Structure and services fully concealed. Colour to match Vitradual Park Green
- 5. Decorative glazed Brick.**
Equal to Burlesque Deepening Green. Joints ironed. Light mortar colour. Soldier stretcher bond brick pattern.
- 6. Residential Facade System**
Aluminium glazed fixed and operable windows/sliding doors. Colour to match Dulux Monument matt.

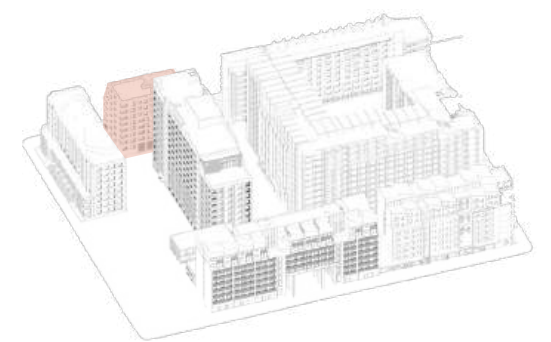


Retail Ground Floor along Commerce Lane





‘F’ Building F



Architecture AND

Building F is located on Farr Street. It’s role is to mediate between the scale of the precinct and the context to the north-west, and to act as a gateway marker into the precinct.

Building F has been developed in response to several key parameters that distinguish it from the other Timbryards buildings.

Firstly, it is the smallest building in the precinct by a significant margin (42 units compared with 401 dwellings in Building B).

Secondly, Building F is subject to a DCP upper level setback along Farr Street. This key constraint has driven a tapering form which has, in turn, created an opportunity for generous communal and private terraces. Lastly, due to existing levels and flood planning

constraints, Building F is required to address two distinct ground floor interfaces; the residential entry off Farr Street and the commercial entry from the internal public domain.

This requirement has created the opportunity for a characterful commercial tenancy adjacent to the Farr Street entry point into the precinct.

Analysis

Industrial Character Elements

The context contains distinctive industrial elements; industrial archetypes, ubiquitous within the context and providing an array of problem solving forms and devices. Building F interprets some of these elements in a contemporary architectural expression.



Tapered Metallic Forms



Metallic Roofscapes



Metallic Upper, Brick



Metallic Spandrels



Industrial Undercrofts



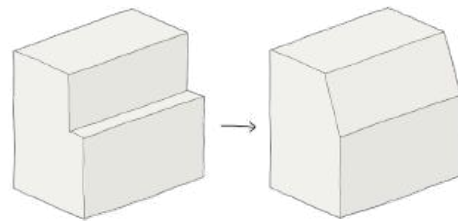
Embellished Brickwork



Farr Steet frontage



Design Principles Architectural Character + Amenity



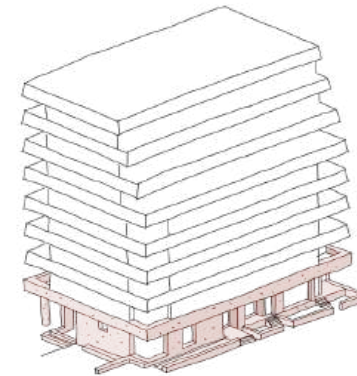
Tapering Setback to Provide Sculpted Form

The stepped DCP envelope is softened with a tapered upper level, presenting a sculpted form without exacerbating overshadowing impacts.



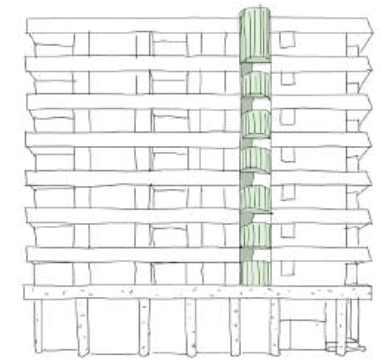
Splayed Spandrels to NE and NW

Splayed spandrels reduce north-east and north-west summer heat gain, while adding character and resonating with sawtooth warehouse identity.



Masonry Groundplane

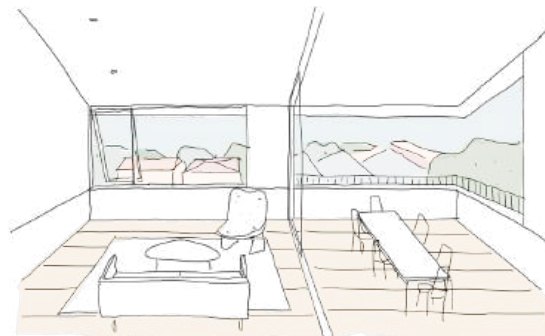
A masonry groundplane focusses tactility and expense at ground where it is in close contact.



Expressed Stair to Animate the Form

The horizontal spandrels are broken at the rear elevation by the stair, anchoring the composition and introducing a playful tone.

Design Principles Human Moments



Spandrels Balance Privacy and Connection

Solid spandrels provide privacy to the interior and offer a room-like quality to the balcony. The continuity of spandrel from interior to balcony enhances the sense of connection.



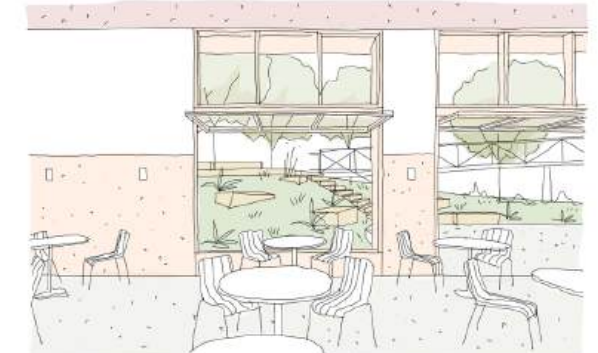
Residential Street Presence

Farr St ground floor apartments benefit from private gardens, creating a landscape buffer to the street. Pallisade fencing, gates and terraces contribute to a residential entry experience.



Active Undercroft

The undercroft provides opportunity for an active retail tenancy such as a local cafe or bicycle maintenance workshop.



Integrated Landscape

The design for the ground floor retail tenancy has been carefully coordinated with the adjacent banking landscape and viewing platform to create an appealing outlook.

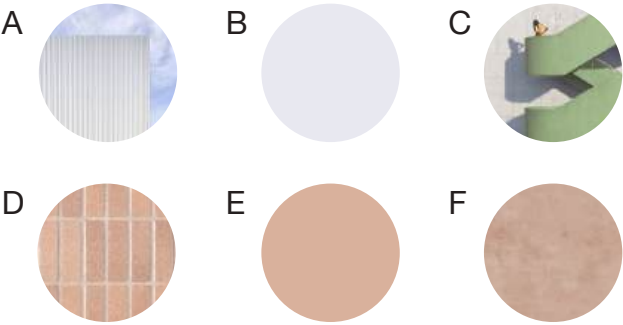
Construction Elements

- 01. Parapet conceals roof plant and extends splayed form.
- 02. Solid spandrels create a sense of enclosure but do not block downward views.
- 03. Spandrel downstands help reduce heat gain while adding facade character.
- 04. Farr Street accessible entry.
- 05. High level glazing reveals commerical activity to Farr Street.
- 06. Operable glass doors create porosity between the retail space and the public domain.



Sectional Perspective

Materiality



- A. Zinalume colorbond cladding
- B. Silver aluminium doors and windows
- C. Green powdercoat metallic stair
- D. Pink / beige brick, soldier stack bond
- E. Pink aluminium doors and windows
- F. Peach toned soffits



View from Sydenham Rd (View to be updated)



Active undercroft



'G' Building G



 **Tribe Studio Architects**

A civic marker, weaving industrial and residential character references, into a considered, urban proposition and suite of empathetic amenity moves.

Located at the intersection of Sydenham Road and Farr Street, Building G announces the Timberyards precinct from the South-West. As Sydenham Road cranks towards the site, the South-Western elevation becomes a key place marker in Marrickville. Given its civic importance, this elevation is very carefully designed. It responds to industrial scale, character and gutsiness through repetition and massing.

It is clearly residential and neighbourly, with balconies tipping to northern sun and away from traffic. It is a powerful sundial, changing its character and expression across the day

and year through arrangement of simple, repetitious shadow casting elements.

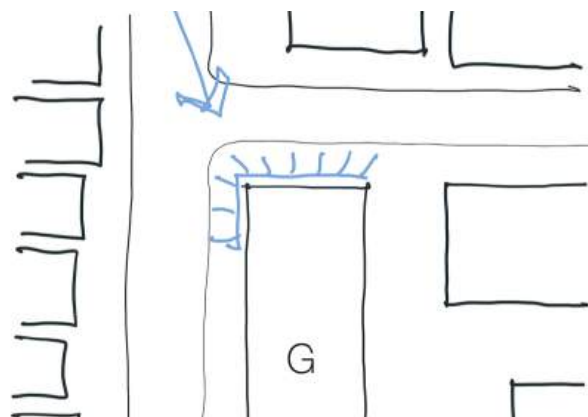
The lower elevation to Sydenham Road responds to its urban context by stepping down to three storeys, transitioning smoothly to the scale of single-storey residences, and adjusting its rhythm and proportion to align with the surrounding Victorian terraces.

Design Principles
Building Strategy



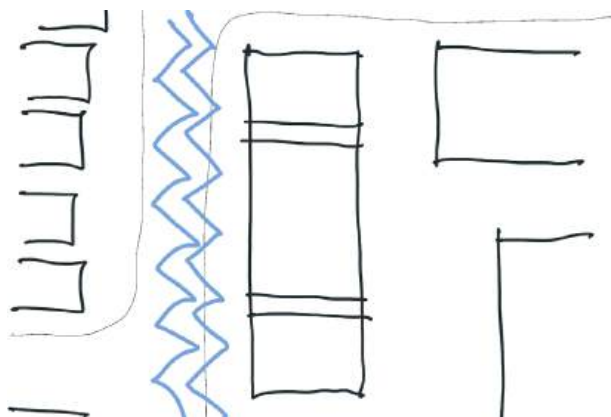
Massing

Three storey mass to Sydenham Road manages the residential interface while the key urban corner expresses its full height.



Urban Corner

The corner of Farr and Sydenham Road is a key urban corner which should be expressed with strength.



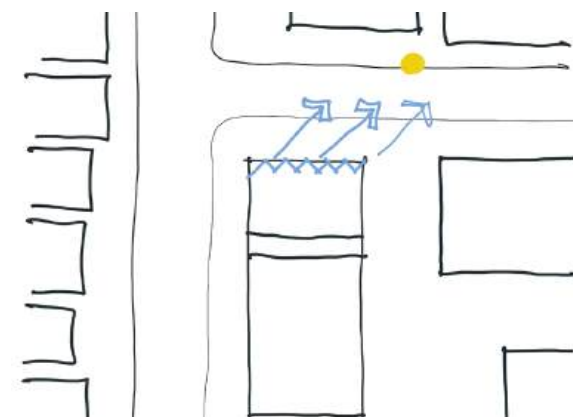
Noise off Sydenham Road

Lower level residences to Sydenham Road require careful consideration of amenity due to traffic, noise, privacy and orientation.



Street Interface

Vertical blades at ground level slope away from oncoming traffic and headlights. Double storey voids externally afford sky view to ground floor rooms above landscape buffers.



Solar Access

The building chamfers towards the sun and district views, away from busy Sydenham Road.



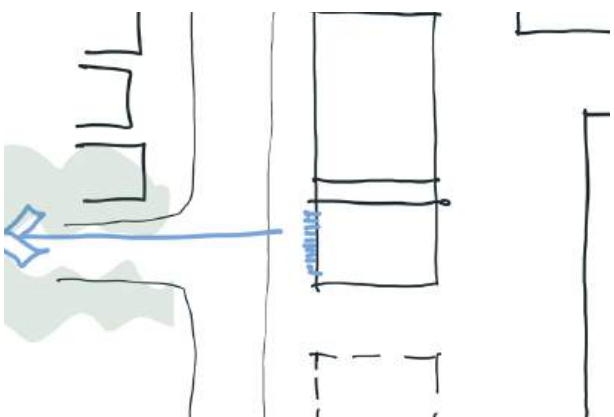
Announce the Entry

The point of equitable access to this building is announced with a graphic circle. This device becomes a motif across the entire site.



Backyard

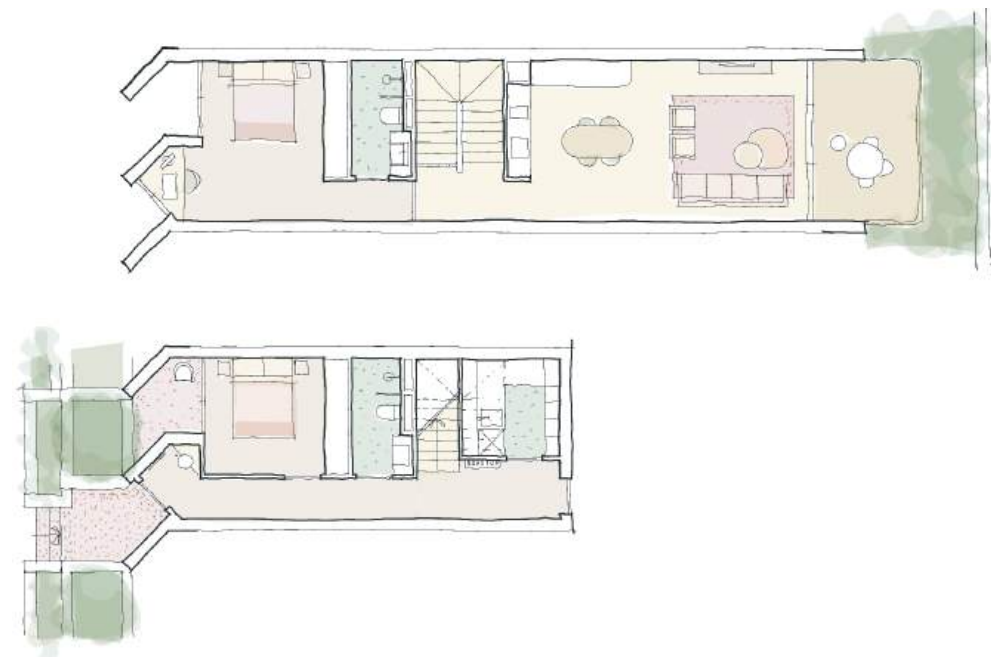
North-West facing into The Backyard, the apartment design considers neighbours and privacy.



Amenity for South Facers

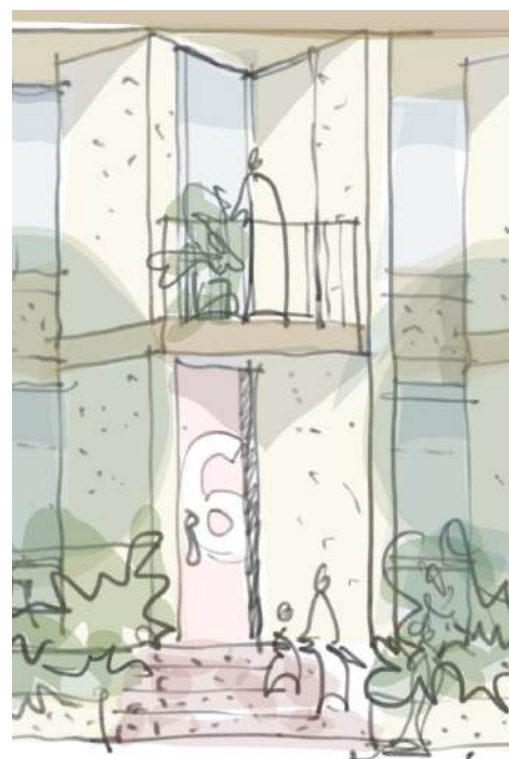
District views to the South-West are curated to urban context and landscapes.

Street Interface Neighbourliness + Amenity



Ground floor terrace typologies create living spaces to the North with lovely solar amenity, whilst raising the challenge of locating bedrooms on Sydenham Road. The design incorporates splayed blade walls, which shield bedrooms from oncoming traffic and headlights. Deep stepped planting creates a privacy buffer, and a double height, external void allows ground floor bedrooms a green outlook with access to sky.

Front doors on Sydenham Road animate the streetscape, and allow terrace typologies to be excellent home-office options.



Sydenham Road South-Western Elevation

Urban Corner Apartment Amenity



1. Chamfering the building
Chamfering the building towards district views and sunlight, and away from the noisy road, creates private balconies off the bedrooms. This design approach also provides additional space, offering room for a study desk, yoga mat, or simply a quiet retreat, providing both flexibility and a sense of tranquility.



Farr Street North-Western Elevation

Amenity for South Facers

Creating opportunities tied to place

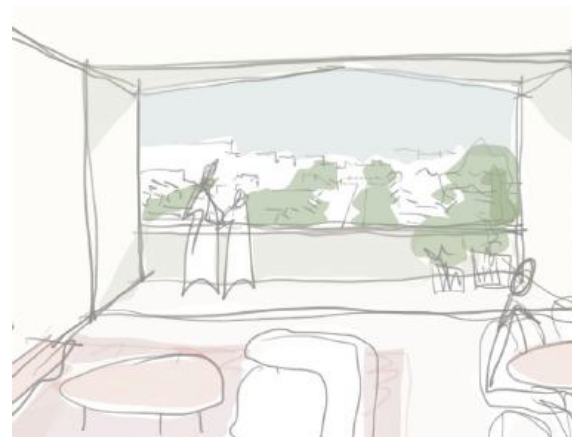


1. Views and Vistas

Balconies aligned to Frampton Avenue create terminus view from Marrickville High Street and provide leafy district views aligned to tree lined avenue.

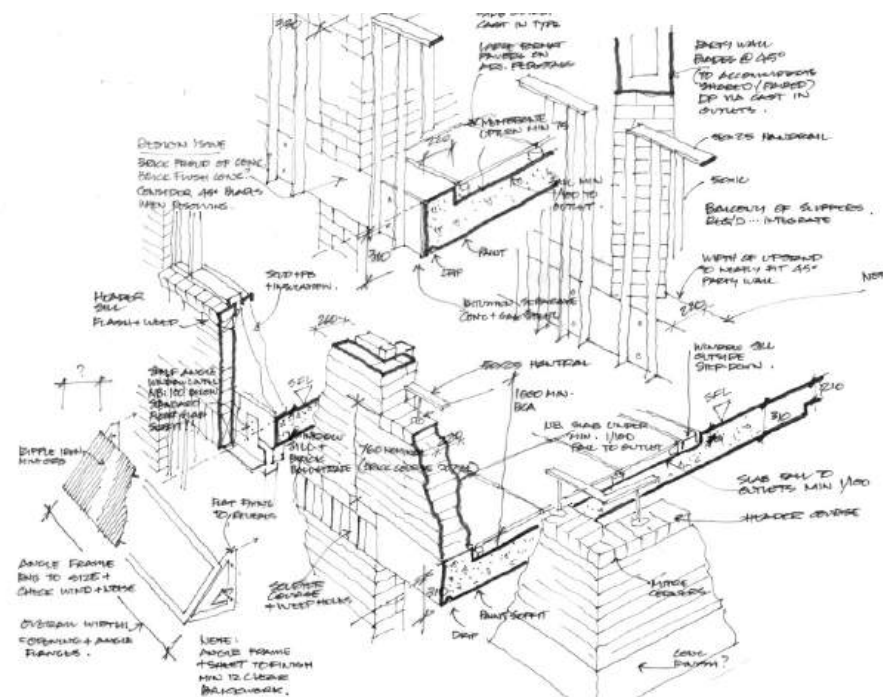
2. Community Spaces

Outdoor communal spaces are strategically located at lift lobbies, facing north on every second level. These spaces feature double-height balconies that offer spaces to relax, socialize, and enjoy a lovely outlook with abundant solar access.

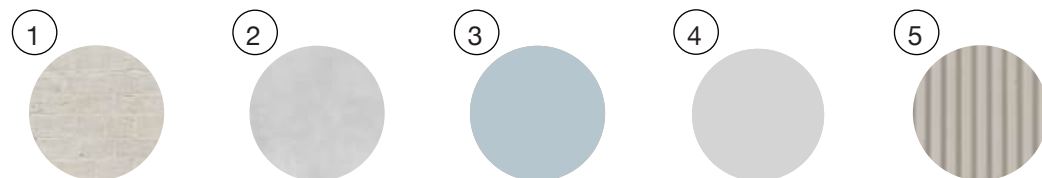


Sydenham Road South-Western Elevation

Buildability



Materiality



1. Brick

Recycled brick, white river sand mortar, wet
sponge bagged finish.

2. Concrete

Off-form concrete slab edges and soffits to balconies

3. Metal Balustrade

Angled palisade balustrades provide screening to balconies without diminishing light or outlook.

4. MiniOrb Metal Cladding

Zincalume MiniOrb on awnings and splayed projects to shade façades and glazing. They recall residential awnings from surrounding Edwardian and Victorian context.

5. Silver Powdercoated Windows

Silver powdercoated window treatments across the site are consistent to manage cost and affordability.



Building G Entry - Sydenham Road

2.6

Communal Spaces

This section provides a selection of imagery and material prepared by RIOS

RIOS

RTL Co. Communal Spaces

The development offers a diversity of communal amenity for residents with over 2,800m² of communal indoor spaces and 10,000m² of outdoor communal and landscape area throughout the precinct from the ground level to the rooftops.

The design team has worked collaboratively with RIOS Architects from Los Angeles who have focused on curating a connected eco-system of communal spaces positioned around providing spaces and programmes around 'Concierge and Arrival', 'Social & Communal Gathering', 'Health and Wellness', 'Work from Home' co-work spaces, 'Everyday Needs' and spaces that support a 'Share Economy'. These spaces will be managed and operated by RTL Co. and will be accessible to all residents living within the Timberyards precinct.

The fitout and final thematic uses of these spaces will be subject to future detailed design.



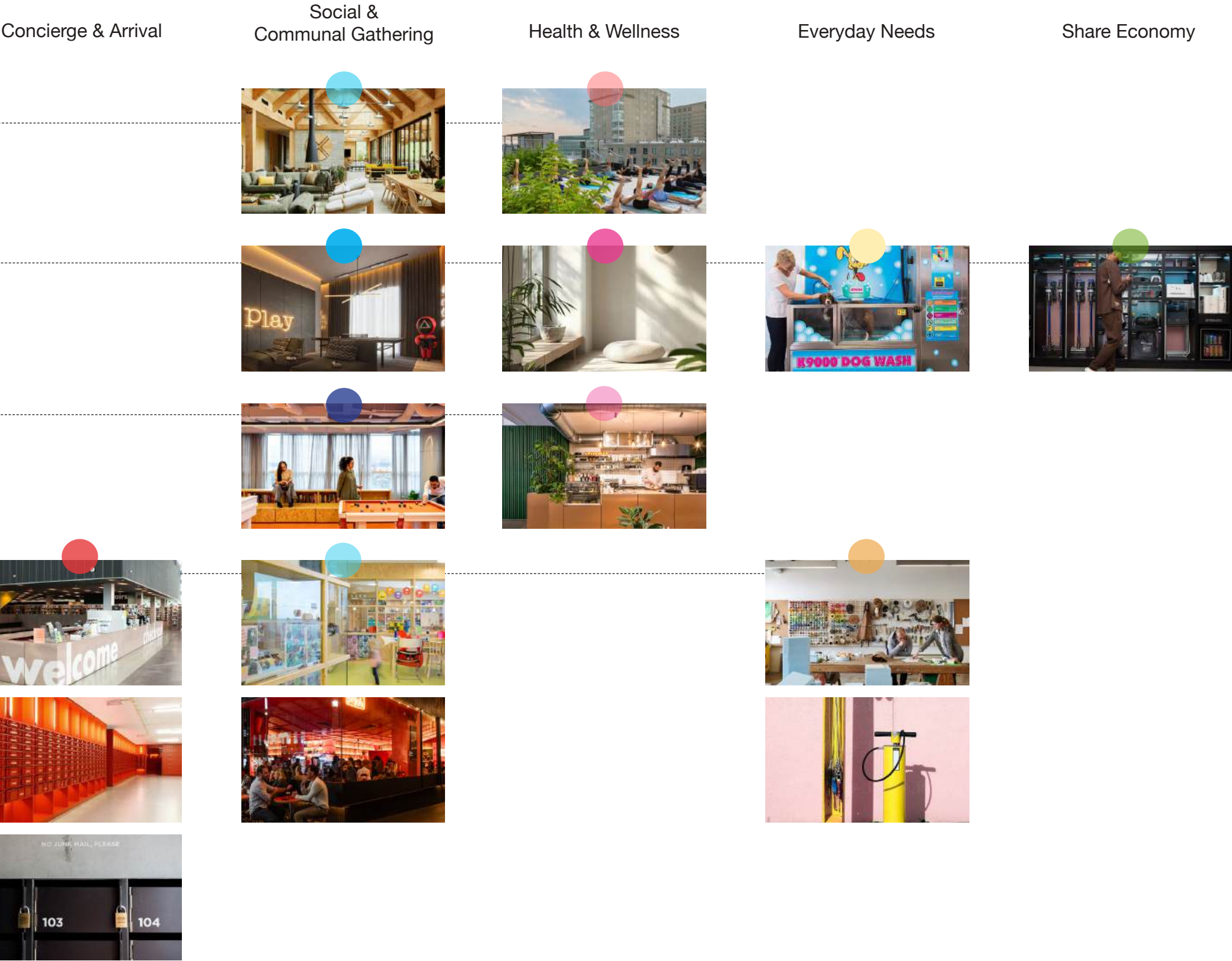
Communal Offerings

Rooftop Terrace
A collection of complimentary indoor and outdoor spaces for residents

Residential Levels
Resident spaces and places for everyday needs and social connections

Upper Ground Level
Gathering spaces shared that open up and engage with the landscape and public domain

Ground Level
An ecosystem of diverse spaces and experiences unified through 'Warehouse Place'



Concierge & Arrival

Helping residents and guests navigate their Timberyards experience

Concierge

Located in the heart of The Timberyards the concierge and lounge will provide a 24 hour concierge service for residents and guests to navigate their Timberyards experience.

Mail Room

A centralised secure mail room is provide off 'Hardware Lane' for residents mail and place to meet and chat with neighbours.

Parcel Rooms

Dedicated parcel rooms for those large goods to be stored until you get home.

Building Management

Timberyards will be managed on site with a team of people to look after the safety of residents and guests, sort out the bins, manage deliveries and make sure things are running smoothly.



Indicative Concierge & Arrival
Seattle Public Library, OMA



Indicative Mail Room
Nightingale 1, Breathe Architecture, Brunswick VIC



Indicative Parcel Rooms
University of Amsterdam, Studio Roelof Mulder



Indicative Concierge / Building Management
Udemy Office, The Unforund Door, Denver

Social and Communal Gathering

Looking after the wellbeing and social cohesion of The Timberyards community

Vinyl Bar

Audio experiences curated by you and your friends

Family Room

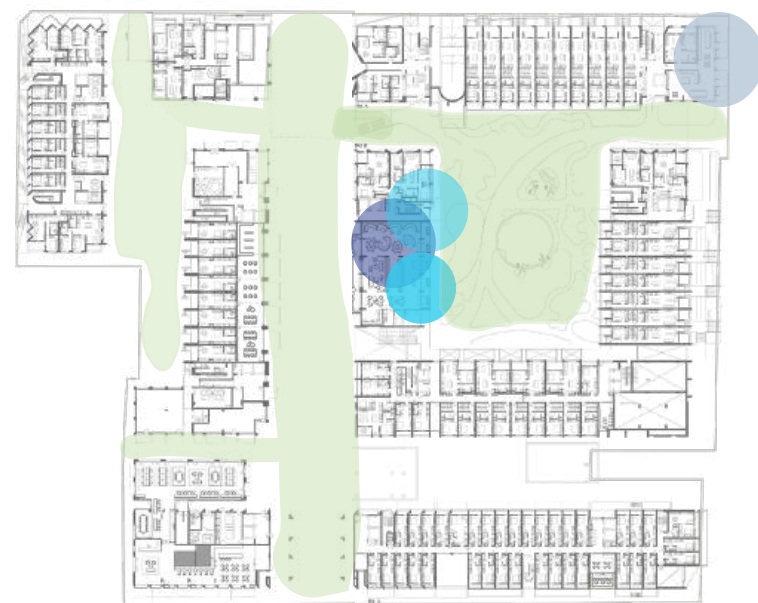
Located opposite Mitchell Street Pocket Park the Family Room provides residents with a space to eat, meet, celebrate and play together.

Community Kitchen

A communal kitchen and dining room to prepare food for You, by You.

Wellness & Juice Bar

A place to mingle, relax, recover and meditate.



Indicative Community Kitchen
Kialatok, Septembre Architecture



Indicative Vinyl Bar
JamBar, Sydney



Indicative Family Room
Råå Day Care, Copenhagen



Indicative Juice Bar
Plantastic Health Club, Rotterdam

Social and Communal Gathering

Movie Lounge

A dedicated movie room for residents in Co-living apartments to watch their favourite movie and share popcorn.

Commons

Residents living in Co-living apartments have access to a diversity of communal spaces to lounge, cook, dine, play music LOUD, sing karaoke, e-game and podcast.

Clubhouse

The community living room is located on the rooftop of Building B with a large lounge area different groups to chat and a kitchen and dining space for entertaining friends.



Indicative Community Kitchen
Hither and Tither Shed, Healdsburg



Commons
Pravaler Office, Brasil



Indicative Movie Lounge
AI Illustration by neo architecture



Indicative Rooftop Clubhouse
Workshop APD, New York

Everyday Needs

Supporting spaces that offer practical and specialised spaces or equipment to assist with everyday needs and to make life a bit easier

Makers Workshop

A kitted out room with workbenches, tools and most likely someone who knows how to fix it or make it.

Bicycle Storage

Bicycle storage for residents is conveniently located p at ground level and basement level with access from 'Hardware Lane' and residential foyers around the site.

Bicycle Repair Workshop

You can't have over 700 bicycles and nowhere to change a tyre or fix a chain.

Dogwash

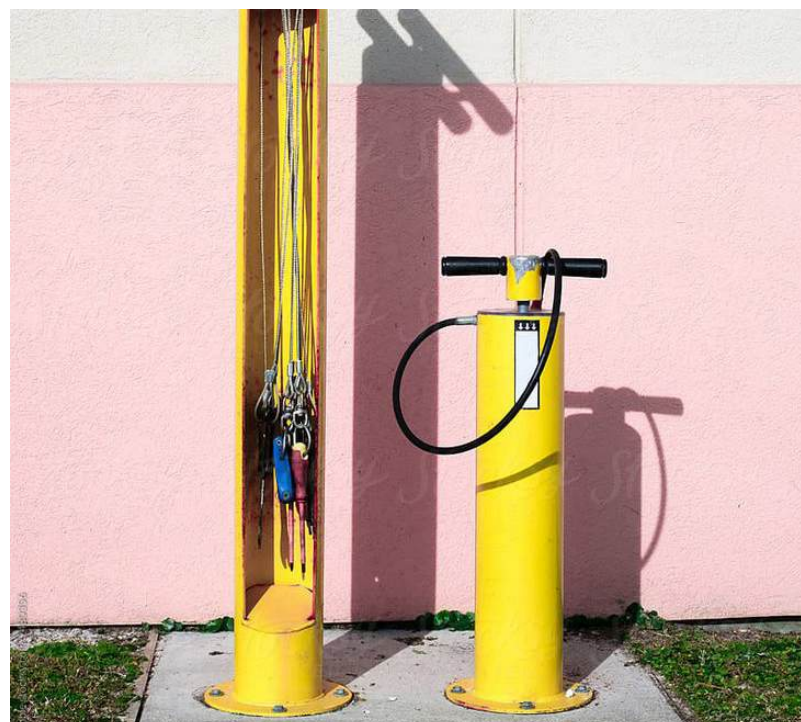
Pets are welcome at The Timberyards and will need a bath every now and then. Dog wash facilities are located in each building and are located off common areas.



Indicative Maker's Workshop
Atelier Tarkett Showroom and Office, Paris



Indicative Maker's Workshop
Studio Gang Office, San Francisco



Indicative Bike pumps
Design by Maryanne Gabbie for the Florida Coastal Community



Indicative Dogwash Station
The Pet Centre, Lyall Bay New Zealand

Health & Wellness

Looking after the wellbeing and social cohesion of The Timberyards community

Gym & Fitness Studios

Taking advantage of the city skyline a gym and fitness studios are located on the rooftop of Building B and provide residents with spaces and equipment to stretch, chat and sweat. Spaces include an indoor and outdoor gym, studio spaces for private and classes.

Prayer Room

A Prayer Room is provided to signify to residents that The Timberyards is a place that is accepting of everyone, no matter their religion.

Reading Rooms

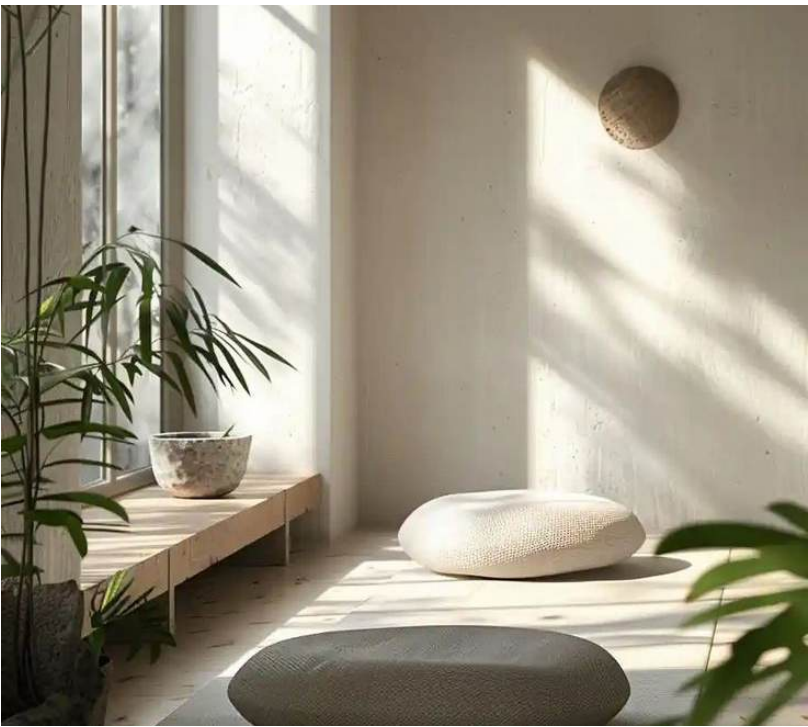
We all need a quiet space and sometimes it's not at home. Reading rooms have access to natural light and views and are centrally located off common areas.



Indicative Gym & Fitness Studios
Angkor Grace Wellness Resort, Cambodia



Indicative Rooftop Yoga Space
Ora Seaport, Boston



Indicative Prayer Room
AI Illustration by James Mora



Indicative Reading Room
Hotel June, West Los Angeles

Share Economy

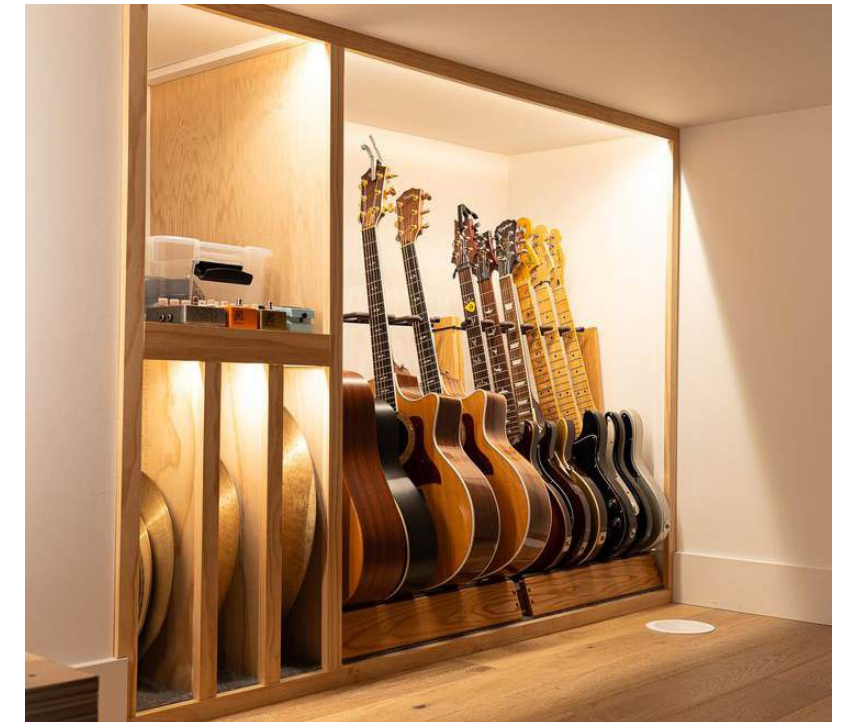
Embracing the share economy residents have access to rent household goods and appliances that we don't need everyday but are great to have on those special or odd occasion

Share Libraries

Residential share libraries are located on typical floor levels to provide residents with access to household goods and appliances. The libraries provide the opportunity for a quick chat with your neighbours. Share libraries have access to natural light and are centrally located off common areas.



Indicative Share Library
TULU, London



Indictaive Music Share Library
Graybox Studio, Nashville



Indicative Music & Vinyl Share Library
The Music Room at Potato Head, Hong Kong



Indicative Share Library seating
Sara De Paula, Portugal

2.7

Public Art Strategy

This section is an extract from the Public Art Plan
prepared by Aileen Sage Architects

Aileen Sage

Public Art Vision

‘Building on our collective reading of Marrickville and in response to precinct design principles, the following key principles for the development of public art has been developed...’



South Eveleigh Native Rooftop Farm & Cultural Landscape Garden, Clarence Slookee (Jawah) & Christian Hampson (Yerrabingin), 2019

Restoring ecologies Landscape as Library

Ecological narratives in contemporary public art have transformed over the years to address more directly the remediation and restoration of our natural world. Art can be a collaborator with the natural sciences to create art that not only remediates habitats and landscapes, but also educates the public, fostering deeper understandings and appreciation for nature and its restoration. This principle recognises Healthy Country as one of the five key outcomes of [Connecting with Country](#).

This strategy acknowledges some key narratives within this principle that respond in particular to the local sociocultural and environmental context:

- Gumbramorra Swamp and Marrickville’s history with water systems
- Re-wilding and endemic landscapes
- Productive gardens



‘Whispers,’ Megan Cope
Sydney Opera House, 2023

Authenticity Engaging & building community

Art can be a conductor &/ a catalyst for community. This principle acknowledges the many varied and diverse multicultural communities that exist in Marrickville, from its Traditional Custodians, to its multi-generational migrant families, to the artistic and creative communities that have taken up home there today. Activation through community participation in and a sense of ownership over the public artworks will help engage communities and establish its identity.

There is an opportunity for the public art in this project to build on existing local communities and to foster new ones that will take up residence in the Timber Yards through:

- Intergenerational & cross cultural dialogues; exchanges of language and culture.
- Encourage participation and interaction through public events and artistic activations. These should be on an ongoing &/ incremental basis in order to establish genuine connections between communities and individuals.



‘It’s Always Been,’ Jazz Money
4A Centre for Contemporary Asian Art, 2022

Thresholds + layers Wayfinding & safety

Public art can bolster feelings of safety within built environments, psychologically, physically and culturally. Artworks can be used as markers in the environment, supporting wayfinding and identifying places of meeting. Interactive or participatory works, or light and sound scapes can help alleviate dead spaces and encourage passive surveillance.

In particular, it is important that artworks should support the creation of culturally safe spaces. This refers broadly to spaces that are welcoming to all, free of prejudicial boundaries or values, and that foster respectful and open communication. Specifically speaking, cultural safety is an important factor to Connecting with Country principles:

“Cultural safety is about creating a socially, emotionally, physically and spiritually safe space where there is no challenge or denial of a person’s identity. For Aboriginal people this means feeling safe, valued and able to participate in their cultural, spiritual and belief systems, free from racism, discrimination and lateral violence.”

– ‘Connecting with Country’ GANSW, July 2023



‘Breaking Ground,’ Georgia Stevenson
Melbourne, 2023-ongoing

Hyperlocal Material reinvention

This principle is formed in response to Marrickville’s ongoing history as an industrious area making, repairing and working with materials across a wide range of industries. Today, along with existing light industry, there are many local fabricators and artisans working here across crafts such as carpentry, pottery, metalwork and jewellery. This strategy responds strongly to this history and a current community of local makers and fabricators, highlighting craft as a living art form, rather than an antiquated or merely traditional line of work.

In particular, this strategy acknowledges the urgency of the climate crisis, our carbon-intensive world and its diminishing resources. The development of this public art strategy looks to ideas of material salvage, reuse or reinvention as a way of reducing waste, making clear the preciousness of our resources, and educating the public about the possibilities of making do with what we have.

Public Art Themes



Saltmarsh ecology with beaded glassworts, similar to what would have been at Gumbramarra Swamp.

Water

Water is recognised as a key theme. Artworks may respond to its cultural significance and migrant or industrial associations alongside the local history of waterways and flood events. Local First Nations artists may respond to the histories of Gumbramarra Swamp and the waterways associated with the Cooks River system and it is recognised that all cultures will have their own connections to water and rivers.

In an area known for flooding during intense rains, water is a matter of the ground. The way it pools, and runs through drains, or is sponged away into the soils. Artworks responding to this theme may work with water as a physical and temporal material, using basins or channels to highlight the presence of water in the public domain. Artworks may be permanent installations pointing to the transience of water, its cyclical nature, and the ebb and flow of tides or temporary interventions. Artworks responding to the temporal nature of water may include public events and activities centred around moments of flooding or deluge.



Roundtable, Common + Enlocus

Cross-cultural dialogues

This theme acknowledges the Marrickville local area as highly diverse and distinctly multicultural. Artworks should respond to the many layers of Marrickville's communities, including the area's First Nations and various migrant cultures. In particular, it's important for artworks to encourage or draw on local cross-cultural dialogues.

Artworks may invite participation or interaction through public events or activations, and create room for connection and conversation between communities. Events may include moments of sharing such as craft workshops or communal meals.

Key to this theme is the creation of secure and culturally safe spaces, both psychologically and physically. Artworks should seek to create works that support perceptions of safety and belonging.



Danias Timberyard

Re-use

Marrickville has an ongoing history and community of industries and makers, from brick pits to jewellers. In 1935, Mayor Henry Morton boasted that everything you could want was made in Marrickville: chocolate, guitars, fishing lines, saucepans, shoes, radios, machinery, margarine, bathtubs, and boots (Meador, 2008). Today, this history endures through the many fabrication businesses and maker studios that exist throughout the suburb's semi-industrial fabric.

Artworks may respond to the area's histories of making and draw on its relationship with material and objects. Resulting artworks may be highly tactile in the built environment, drawing on expert craft knowledge such as pottery or woodworking. Artists may seek to collaborate or commission local makers, fabricators or material salvage yards. In particular, artworks may incorporate strong themes of material salvage, re-use or re-invention as an exploration of circular material economies.

For detailed information on the Public Art vision and opportunities for the Timberyards, refer to Public Art Strategy Report by Aileen Sage Architects.





Public Art Opportunities

Key to this public art strategy is the recognition that public art will be highly integrated with the architecture, landscape and wayfinding across the precinct and that the creation of public art will be ongoing and cumulative, enabling the expansion of public art over the life of the precinct.

Two key opportunities have therefore been identified for Public Art responding to the two timeframes for commissioning. The first will be a series of works completed with the base buildings and focused on initial place making and precinct identity. The second opportunity responds to RTL Co.'s commitment to contributing to the local creative artist community of Marrickville through the creation of the RTL Co. Creative Hub and will include opportunities for ongoing activation and engagement through the artist in residency program.

Opportunity 1 Place Identifier

This opportunity will draw on key themes to create a vibrant and welcoming identity for the precinct and positively contribute to creating a new civic destination which responds to the existing urban fabric and character of Marrickville. These works will create a strong sense of belonging and associations of 'home' for new residents. These artwork/s may spark conversation, engender respect for culture, and develop into a landmark that signals the site as a unique contemporary development.

Artworks will mark key entries into the precinct and individual residential buildings and assist in wayfinding across the site. The works should address in particular the experience and movement through the public domain of the precinct and may be multi-sensory in their outcomes. They will be functional, durable and attractive and be highly integrated into the proposed built form.

Opportunity 2 Community Building + Activation

This opportunity seeks to create an ongoing programme of public art and community engagement to create moments of interaction between residents, wider communities and the built and natural environments in and around the precinct. With RTL Co. as the asset holder, the public art is able to be curated and changed incrementally over time, growing with the changes in the wider world around it.

An ongoing artists' residency program is proposed, targeted towards local artists or artists otherwise keenly interested in working with the local community or arts scene. This opportunity will support the local arts ecology through the fully subsidised provision of creative spaces and cultural infrastructure at the centre of the site. Temporality and adaptability may also extend into opportunities within the proposed landscape including engaging with the natural cycles of the landscape; seasonality, remediation, and food production and relate to a community of people around it.

A strong aspect of the strategy is to enable the ongoing curation and expansion of the public art over the life of the precinct - including elements in the first stages, opportunities for design development and creation of additional elements in later stages, and an ongoing strategy built into the programming, budgeting and management of the precinct.



2.8

Environmentally Sustainable Design

This section is an extract from the ESD Report
prepared by Atelier Ten

Sustainable Strategy

The Timberyards precinct will embody sustainable design, circular economy principles, and climate change mitigation strategies to foster a vibrant, cohesive community that reflects Marrickville's unique history and identity while preserving its distinct cultural heritage.

Guided by global, national, and local policy frameworks, the project prioritises environmental best practices, including site-specific construction and operational management plans. Some of these initiatives include End of Trip (EOT) facilities to promote active transport, rooftop solar PV arrays for renewable energy, permeable paving for water table replenishment, and landscaping that enhances biodiversity while mitigating urban heat island effects.

The project integrates passive design principles to minimise energy use and architectural complexity, focusing on natural ventilation, solar shading, high-performance building envelopes, and renewable energy sources. It aims for reduced-carbon operations powered by 100% renewable energy, supported by energy-efficient systems, electric vehicle infrastructure, and a circular waste management approach.

Water conservation strategies include rainwater harvesting, drought-tolerant landscaping, and efficient fixtures to reduce potable water demand by 50%. Sustainable material sourcing prioritizes low-carbon concrete, FSC-certified timber, and low-VOC products, targeting Green Star certification and achieving at least 90% construction waste diversion. This holistic approach ensures a resilient, environmentally conscious community aligned with contemporary sustainability benchmarks.



For further information on the projects ESD objectives and outcomes, refer to the ESD Report and BASIX Assessment Report prepared by Atelier Ten



Sustainable Vision

As illustrated through the Sustainability Diagram prepared by Atelier Ten below, the framework's eight Sustainability Themes guide efforts toward a sustainable development: Connecting with Country honours Indigenous heritage to foster a deep bond between people and place; Climate Positive drives net-zero emissions and resource efficiency; Resilience ensures adaptability to future challenges; Health & Well-being promotes

vitality through thoughtful design; Vibrant Community strengthens social bonds and equity; Connectivity enables flexible mobility; Circularity emphasizes waste reduction and resource reuse; and Assured Delivery upholds sustainability through third-party verification. The application of the sustainability vision is outlined through the Sustainability Axonometric Diagram by Atelier Ten featured in the next page.

