The Timberyards

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

Mixed-use rental housing precinct.

State Significant Development Application (SSDA)

SSDA Submission

12th December 2024

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

Collaborating Design Team

TURNER

Architecture AND

Tribe Studio Architects

Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTLco

Project Title

The Timberyards by RTL Co.

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

Drawing Title

General

Cover Page

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale: NTS

Dwg No.: DA-001-000

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OLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6606, ABN 86 064 084 911

Series	Drawing No.	Drawing Name	Scale
General			
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Series	Drawing No.	Drawing Name	Scale
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	DA-910-007	View 7 - Farr Steet Pocket Park_'The Deck'	NTS
	DA-910-008	View 8 - 'Timberyard Commons'	NTS
	DA-910-009	View 9 - Communal Rooftop	NTS

DA Ref.	ABBREVIATIONS Description
	A
(A)	Acoustic
AC	Air Conditioning
ACU	Air Conditioning Condenser Unit
ACC	Accessible
AD	Access Deck
ADP	Adaptable
AHD	Australian Height Datum
AL	Aluminium
A/L	Air Lock
AMB	Ambulant
ART	Artwork
AV	Articulated Vehicle
AWN	Awning
	B
B	Bathroom
B1,2...	Bedroom 1, Bedroom 2, etc.
BAL	Balustrade
BG	Box Gutter
BGS	Boom Gate System
BH	Bulkhead
BKP	Bicycle Parking
BKR	Bicycle Rack
BKS	Bicycle Storage
BL	Bollard
BOH	Back of House
BWK	Brickwork
BY	Balcony
	C
CFC	Compressed Fibre Cement
CHS	Circular Hollow Section
CL	Centre Line
CLD	Cladding
CLK	Cloak Room
CLNR	Cleaner Store
CNR	Corner
COF	Concrete Off-Form Finish
COL	Column
COM	Commercial
COMS	Communications Services
CONC	Concrete
COS	Check on Site
CP	Carparking Space
CPC	Concrete Precast
CPD	Cupboard
CPE	Car Park Exhaust
CSMR	Convex Safety Mirror
CTFF	Ceramic Tile Floor Finish
CTLP	Control Panel
CTWF	Ceramic Tile Wall Finish
CWB	Car Wash Bay
CWS	Cold Water Supply
CY	Courtyard
	D
D	Dining
DB	Distribution Board
DF	Decorative Finish
DG	Drip Groove
DH	Door Hardware
DJ	Dummy Joint
DP	Down Pipe
DWF	Decorative Wall Finish
	E
E	Entry
EFF	Epoxy Floor Finish
EJ	Expansion Joint
ELEC	Electrical Services
EM	Entry Mat
EN	Ensuite
(EX)	Existing
EXJ	Express Joint
EXH	Exhaust
(EXP)	Exposed
	F
F	Fire Services
FCC	Fire Control Centre
FCL	Finish Ceiling Level
FCR	Fire Control Room
FCU	Fan Coil Unit (AC)
FEP_01,02.	Fire Egress Passage No.01, 02, etc.
FEX	Fire Extinguisher
FF	Floor Finish
FFL	Finished Floor Level
FG	Fixed Glass
FGL	Finished Ground Level
FH	Fire Hydrant
FHR	Fire Hose Reel
FIP	Fire Indicator Panel
FMP	Fire Mimic Panel
FOH	Front of House
FRL	Fire Resistance Level
FS_01,02...	Fire Stair No.1, 2, etc.
FW	Floor Waste
	G
GA_01,02..	Grease Arrestor No.01, 02, etc.
GAL	Galvanised
GBC	Garbage Chute
GBR	Garbage Room
GC	Glass Clear
GD	Glass, Decorative
GDR	Grated Drain
GE	Grooved Edge
GHR	Garbage Holding Room
GL	Ground Line
GLS	Glass
GT	Glass, Translucent
GVL	Gravel
	H
H	Hydraulic Services
HD	Hand Dryer
HP	High Point
HR	Handrail
HRV	Heavy Rigid Vehicle
HWS	Hot Water Service
HWU	Hot Water Unit
	I
IL	Invert Level
INS	Insulation
	J,K
K	Kitchen
KB	Kerb
KE	Kitchen Exhaust
	L
L_01,02...	Lift No.1, 2, etc.
L	Living
LG	Lower Ground
LP	Low Point
LRA	Lobby Relief Air
LSA	Lobby Supply Air
LV	Louvre
LY	Laundry
	M
M	Mechanical Services
MBP	Motor Bike Parking
MBX	Mail Box Assembly
MDR	Metal Deck Roofing
MGB	Mobile Garbage Bin
MR	Mirror
MRV	Medium Rigid Vehicle
MSB	Main Switch Board Services incl. Main Distribution Board & Frame.
MTR	Meter
MV	Mechanical Vent
MVJ	Movement Joint
	N
NGL	Natural Ground Level
NOM	Nominal
	O
(O)	Operable
OBJ	Object (Decorative)
OSD	On Site Detention Tank
OSR	On Site Retention Tank
	P
P	Pantry
PB	Plasterboard
PCF	Powder Coat Finish
PD	Pivot Door
PDR	Powder Room
PEL	Pelmet
PF	Paint Finish
PLD	Panel Lift Door
PV	Paving
	R
R	Robe
(R)	Recessed
RA	Return Air
RD	Roller Door
RES	Residential
RF	Refrigerator
RHS	Rectangular Hollow Section
RL	Relative Level to AHD
RTL	Retail
RWH	Rain Water Head
RWO	Rainwater Outlet
	S
S	Storage
SA	Supply Air
SB	Splash Back
SCN	Screen
SCOL	Steel Column
SD	Sliding Door
SDH	Soap Dish Holder
SDO	Spoon Drain Outlet
SDSP	Soap Dispenser
SEC	Security Services
SFF	Stone Floor Finish
SGN	Signage
SHF	Shelf
SHS	Square Hollow Section
SHP	Speed Hump
SHR	Shower
SHRR	Shower Rose
SHRS	Shower Seat
SIM	Similar
SJ	Silicon Joint
SKL	Skylight
SKT	Skirting
SNK	Sink
SOP	Set Out Point
SP	Stair Pressurisation
SPD	Spoon Drain
SRV	Small Ridged Vehicle
SS	Stainless Steel
SSCN	Shower Screen
SSD	Sub-Surface Drainage System
SSL	Structural Slab Level
ST_01,02...	Stair No.1, 2, etc.
STL	Steel
STN	Stair Nosing
STY	Study
SWD	Stormwater Drain
SWF	Stone Wall Finish
SWP	Stormwater Pit
	T
(T)	Thermal
TCE	Terrace
TD	Timber Deck
TDSP	Towel Dispenser Unit
TFF	Timber Floor Finish
TFW	Trade Floor Waste
TGSi	Tactile Ground Surface Indicator
TH	Threshold
TOW	Top of Wall
TPS	Tapset
TRA	Tenant Return Air
TSA	Tenant Supply Air
TV	Television
TYP	Typical
	U
U/G	Underground
U/S	Underside
UA	Unequal Angle
UG	Upper Ground
UNO	Unless Noted Otherwise
UT	Utility Space
UR	Urinal
	V
V	Void
VIS	Visitor
VP	Vent Pipe
	W
WC	WC
WC_A	WC - Accessible
WC_F	WC - Female
WC_M	WC - Male
WC_P	WC - Parents
WC_U	WC - Unisex
WF	Wall Finish
WIR	Walk in Robe
WM	Washing Machine
WP	Weather Proof
WPM	Waterproof Membrane System
WS	Wheel Stop
End.	

Notes

Certificate No. # J2L2JUCBDO
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Accreditation No. DMN/20/1972
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Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects **Aileen Sage**

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

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

Drawing Title

General

Drawing List & Abbreviations

Status	Project No.	Rev
For SSDA Submission	23068	1
Scale	Dwg No.	
NTS	DA-001-001	

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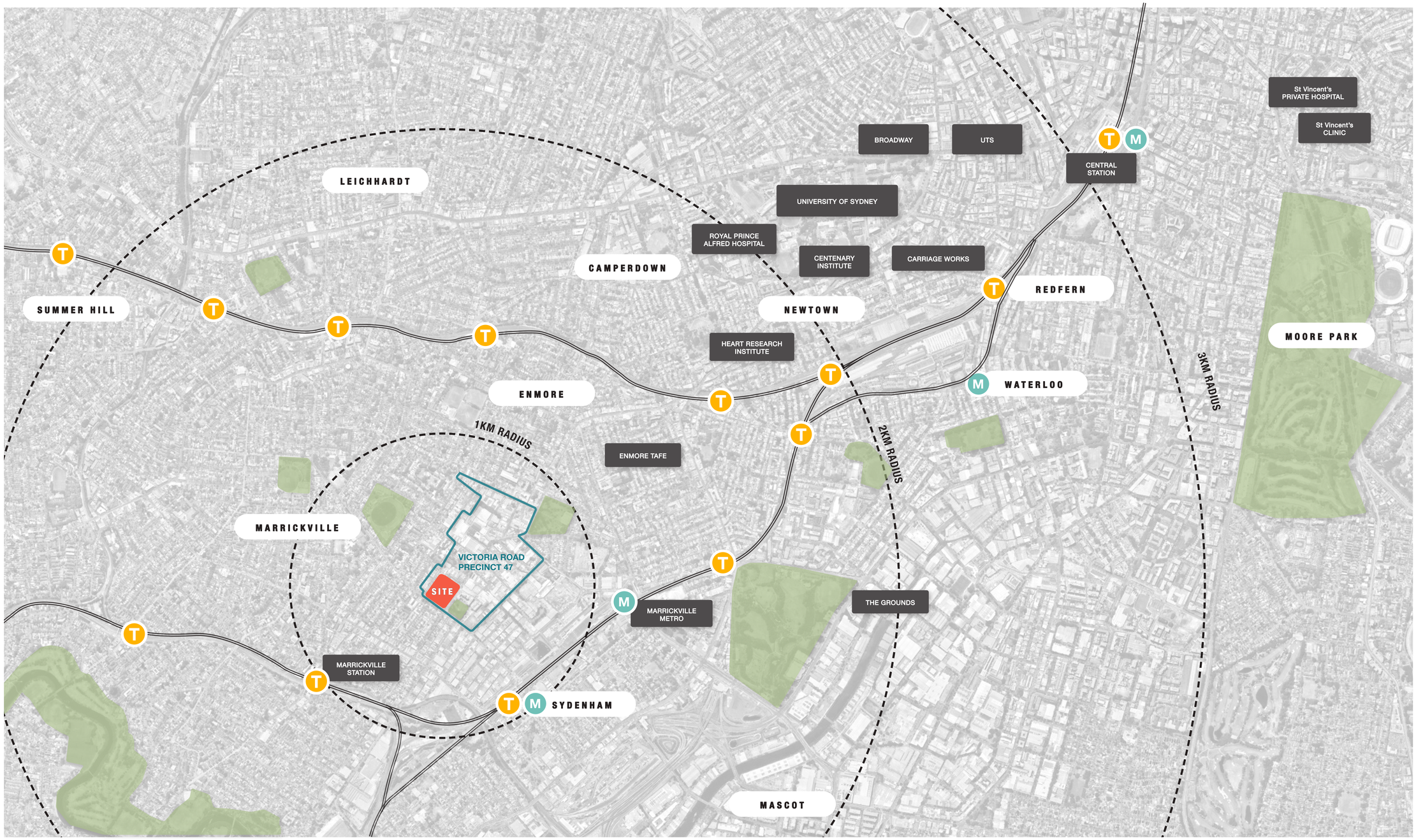
DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 4668, ABN 86 064 084 011



Key Plan

Notes

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Drawing Title

Context and Analysis

Context Plan

Status	Project No.	Rev
For SSDA Submission	23068	1

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

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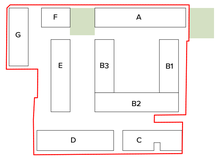
DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 4699, ABN 86 084 084 911

Key Plan



Notes

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Drawing Title

Context and Analysis

Site Plan

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale: **1:500 @ B1**

Dwg No. DA-010-020

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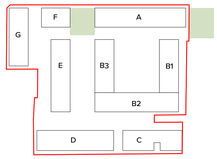
DLCG Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6689, ABN 86 064 084 911

Key Plan



Notes

Flood Depths and Extents (Refer to Flood Management Report for Further Information)

Noise Impact Zones - Heavy Traffic

Noise Impact Zones - Light to Moderate Traffic

OLS Height, RL Varies

SP2 Zone

Certificate No. # J2L2JUCBDO

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Drawing Title

Context and Analysis

Site Analysis

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:500 @ B1	DA-010-030

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

FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

A/ DP 101986

B/ DP 101986

1/ DP 900275

1/DP 983709

A/ DP 176842

B/ DP 176842

101/DP 808619

2/SEC 2/ DP 4590

2/DP 551480

(A)

(B)

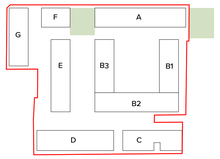
(E)

SP2 Zone

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

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

Key Plan



Notes

Legend:

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

Notes:

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

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Drawing Title

Context and Analysis
Demolition Plan

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale **1:250 @ B1**

Dwg No. DA-010-100

Certificate No. # J2L2JUCBDO

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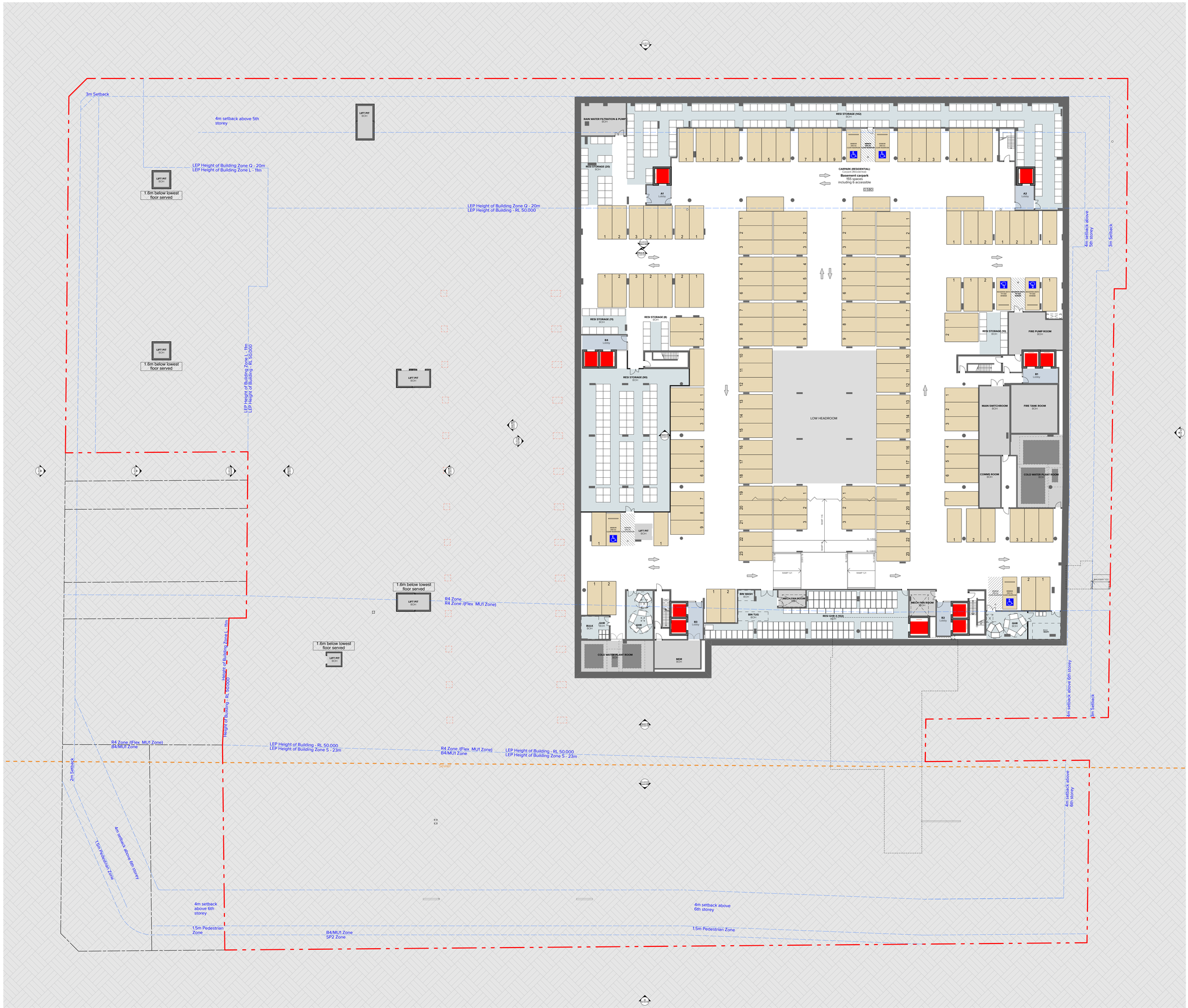
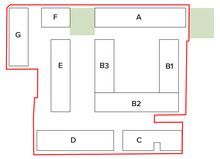


Key Plan



Notes

Certificate No. # J2L2JUCBDO

Scan QR code or follow website link for rating details.

Assessor name	E-LAB Consulting
Accreditation No.	DMN/20/1972
Property Address	Victoria Road and Mitchell Street, Marrickville , NSW, 2204

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

Collaborating Design Team

TURNER

Architecture AND

Tribe Studio Architects

Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans

Basement 01

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-110-006

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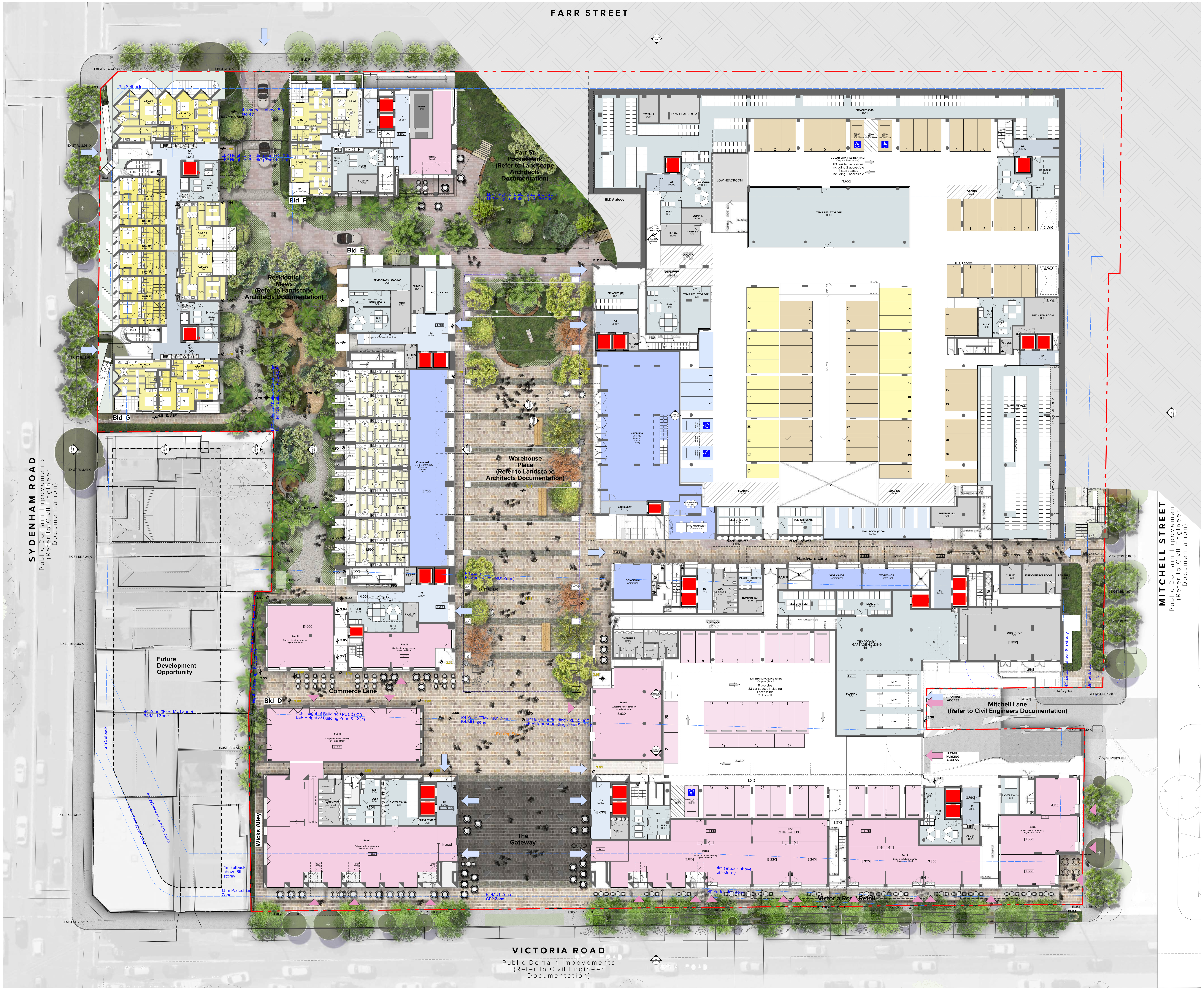
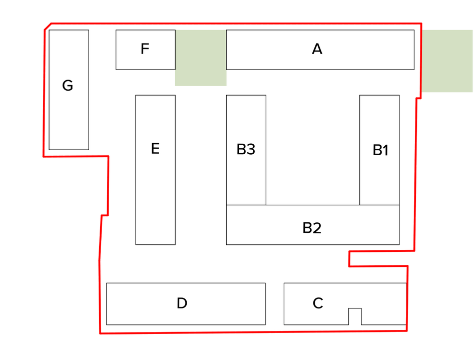
DLCS Quality Endorsed Company ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6606, ABN 86 064 084 911



Key Plan



Notes

Certificate No. # J2L2JUCBDO

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Assessor name	E-LAB Consulting
Accreditation No.	DMN/20/1972
Property Address	Victoria Road and Mitchell Street, Marrickville , NSW, 2204

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

Collaborating Design Team

TURNER
Architecture AND
Tribe Studio Architects
Aileen Sage
MATTHEW PULLINGER ARCHITECT
ARCADIA
YERRABINGIN

Project Manager

neoscape

Client

RTLco

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans
Ground Level - Victoria Road

Status	Project No.	Rev
For SSDA Submission	23068	1

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

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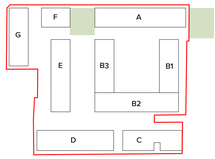
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

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

Bld G
2m Setback
4m setback above 9th storey
LEP Height of Building Zone Q - 20m
LEP Height of Building Zone L - 15m
Bld F
Farr St
Pocket Park
(Refer to Landscape
Architects
Documentation)
5.86m (1% AEP)
6.42m (1% AEP)
LEP Height of Building Zone Q - 20m
LEP Height of Building - RL 50.000
Bld A
Future
'Mitchell Street
Pocket Park'
Refer to DA
2023/00201791
3m Setbacks
Bld E
Residential
Mews
Below
Bld B
Warehouse
Place
Below
Mitchell Street
Place
(Refer to Landscape
Architects Documentation)
SYDENHAM ROAD
MITCHELL STREET
Future
Development
Opportunity
Commerce Lane
Below
R4 Zone (Flex MUI Zone)
B4/MUI Zone
2m Setback
4m setback above 6th storey
1.5m Pedestrian Zone
4m setback
above 6th
storey
Landscaped Roof
(Refer to Landscape Architect
Documentation)
Landscaped Roof
(Refer to Landscape Architect
Documentation)
External Parking
Area Below
Landscaped Roof
(Refer to Landscape Arch
Documentation)
Mitchell Lane
Wicks Alley
The
Gateway
4m setback above
6th storey
B4/MUI Zone
SP2 Zone
Bld D
Bld C
VICTORIA ROAD

Key Plan



Notes

Certificate No. # J2L2JUCBDO
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Assessor name	E-LAB Consulting
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Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans

Upper Ground Level - Farr Street

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale **1:250 @ B1**

Dwg No. DA-110-008

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DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6688, ABN 86 064 084 811

FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

Bld G

Bld F

Bld A

Bld E

Bld B

Bld D

Bld C

Farr Street Pocket Park Below

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

Residential Mews Below

Warehouse Place Below

Timberyard Commons Below

Mitchell Street Place Below

Hardware Lane

Landscaped Roof (Refer to Landscape Architect Documentation)

Future Development Opportunity

Commerce Lane

Landscaped Roof Below

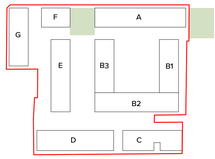
Landscaped Roof Below

Landscaped Roof Below

Wicks Alley

The Gateway

Key Plan



Notes

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Assessor name	E-LAB Consulting
Accreditation No.	DMN/20/1972
Property Address	Victoria Road and Mitchell Street, Marrickville , NSW, 2204

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

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans

Level 01

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale: **1:250 @ B1**

Dwg No.: DA-110-010

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DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 4668. ABN 88 064 084 811

FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

Bld G
3m Setback

Bld F

Bld A

Farr Street Pocket Park

4m setback above 5th storey

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

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

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

4m setback above 5th storey

3m Setback

Residential Mews

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

Bld E

Bld B

Warehouse Place

Timberyard Commons

Mitchell Street Place

R4 Zone
R4 Zone (Flex MUI Zone)

Landscaped Roof Below

Commerce Lane

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

R4 Zone (Flex MUI Zone)
B4/MUI Zone

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

Bld D

Bld C

2m Setback

Future Development Opportunity

4m setback above 6th storey

1.5m Pedestrian Zone

Wicks Alley

4m setback above 6th storey

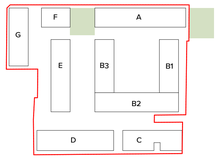
1.5m Pedestrian Zone

B4/MUI Zone
SP2 Zone

Victoria Road Retail

4m setback above 6th storey

Key Plan



Notes

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Accreditation No.	DMN/20/1972
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Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTLco

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans
Level 02

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale
1:250 @ B1

Dwg No.
DA-110-020

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9600, ABN 86 064 084 911

FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

Bld G
3m Setback

4m setback above 5th storey

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

Bld F

Farr Street Pocket Park

Bld A

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

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

4m setback above 5th storey

3m Setback

Residential Mews

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

Bld E

Warehouse Place

Bld B

Timberyard Commons

Mitchell Street Place

R4 Zone
R4 Zone (Flex MU1 Zone)

Commerce Lane

Height of Building - RL 50.000

R4 Zone (Flex MU1 Zone)
B4/MU1 Zone

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

2m Setback

Future Development Opportunity

4m setback above 6th storey

1.5m Pedestrian Zone

Wicks Alley

Bld D

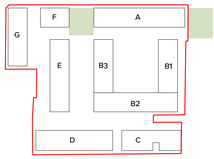
Bld C

4m setback above 6th storey

B4/MU1 Zone
SP2 Zone

Victoria Road Retail

Key Plan



Notes

Certificate No. # J2L2JUCBDO

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Accreditation No.	DMN/20/1972
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Rev	Date	Approved by	Change Note
1	12.12.24	DS	For SSDA Submission

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans
Level 03

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale **1:250 @ B1**

Dwg No. DA-110-030

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

FARR STREET

SYDENHAM ROAD

MITCHELL STREET

VICTORIA ROAD

Bld G
3m Setback

4m setback above 5th storey

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

Bld F

Farr Street Pocket Park

Bld A

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

4m setback above 5th storey

3m Setback

Futu
'Mitchell
Pocket
Refer t
2023/00

Residential Mews

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

Bld E

Bld B

Warehouse Place

Timberyard Commons

Mitchell Street Place

R4 Zone
R4 Zone (Flex MU1 Zone)

Height of Building - RL 50.000

Commerce Lane

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

R4 Zone (Flex MU1 Zone)
B4/MU1 Zone

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

2m Setback

Future Development Opportunity

4m setback above 6th storey

1.5m Pedestrian Zone

Bld D

Bld C

Wicks Alley

4m setback above 6th storey

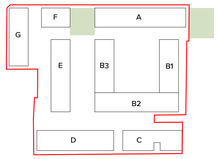
4m setback above 6th storey

B4/MU1 Zone
SP2 Zone

1.5m Pedestrian Zone

Victoria Road Retail

Key Plan



Notes

Certificate No. # J2L2JUCBDO

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Accreditation No.	DMN/20/1972
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Rev	Date		
1	12.12.24	DS	For SSDA Submission
Rev	Date	Approved by	Change Note

Collaborating Design Team

TURNER

Architecture AND

Tribe Studio Architects

Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTLco

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans
Level 04

Status	Project No.	Rev
For SSDA Submission	23068	1

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

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QLD3 Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6699, ABN 86 064 084 911

FARR STREET

Bld G
3m Setback

4m setback above 5th storey

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

Bld F

Farr Street Pocket Park

Bld A

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

4m setback above 5th storey

3m Setback

Futu
'Mitchell
Pocket
Refer t
2023/00

Bld E

Residential Mews

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

Warehouse Place

Bld B

Timberyard Commons

Mitchell Street Place

SYDENHAM ROAD

MITCHELL STREET

R4 Zone
R4 Zone (Flex MU1 Zone)

Commerce Lane

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

R4 Zone (Flex MU1 Zone)
B4/MU1 Zone

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

R4 Zone (Flex MU1 Zone)
B4/MU1 Zone

2m Setback

Future Development Opportunity

4m setback above 6th storey

1.5m Pedestrian Zone

Height of Building - RL 50.000

Bld D

Wicks Alley

4m setback above 6th storey

1.5m Pedestrian Zone

B4/MU1 Zone
SP2 Zone

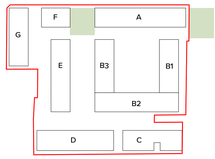
Bld C

4m setback above 6th storey

Victoria Road Retail

VICTORIA ROAD

Key Plan



Notes

Certificate No. # J2L2JUCBDO

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

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

The Timberyards by RTL Co.

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

Drawing Title

GA Plans
Level 05

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale **1:250 @ B1**

Dwg No. DA-110-050

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