

Communal Indoor Space Summary

| Site                                                              |                      |
|-------------------------------------------------------------------|----------------------|
| Site area                                                         | 22,771m <sup>2</sup> |
| Site area excluding SP2 Zone                                      | 22,564m <sup>2</sup> |
| R4 Zone site area                                                 | 18,138m <sup>2</sup> |
| MU1 Zone site area                                                | 4,426m <sup>2</sup>  |
| BTR apartments                                                    | 599                  |
| Co-Living Private Rooms within the R4 zone                        | 209                  |
| Co-Living Private Rooms within the MU1 zone                       | 35%                  |
| Co-Living Private Rooms within the MU1 zone                       | 380                  |
| Co-Living Private Rooms within the MU1 zone                       | 64%                  |
| Total                                                             | 589                  |
| Housing SEPP Co-Living Communal Indoor Living Space Requirements* | 1,195m <sup>2</sup>  |

| Communal Indoor Space                     |                                                                                                                                                   |
|-------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------|
| Shared BTR & Co-Living within the R4 Zone | 451m <sup>2</sup><br>< Min 3m dimension 1,630m <sup>2</sup><br>> Min 3m dimension 2,081m <sup>2</sup> combined<br>424m <sup>2</sup> minimum area* |
| Co-Living Communal within the MU1 Zone    | 772m <sup>2</sup><br>> Min 3m dimension 771m <sup>2</sup> minimum area*                                                                           |
| Total                                     | 2,853m <sup>2</sup>                                                                                                                               |

Notes

\* Housing SEPP Chapter 3, Part 3 Co-Living Housing Communal Indoor Living Space definition: "a total of at least 30m<sup>2</sup> of communal living area plus at least a further 2m<sup>2</sup> for each private room in excess of 6 private rooms, minimum dimensions of 3m for each communal living area"



1 Ground Level



2 Upper Ground Level



3 Level 01



4 Level 02



5 Level 03



6 Level 04



7 Level 05



8 Level 06



9 Level 07

Key Plan

Notes

BTR & Co-Living Shared

BTR & Co-Living Shared (Note 1)

Co-Living

Note:  
1. Communal Space less than 3m dimension  
2. Area measured to inside face of walls

**Certificate No. # J2L2JUCBDO**  
Scan QR code or follow website link for rating details.

Assessor name  
Accreditation No.  
Property Address

E-LAB Consulting  
DMV2019172  
Victoria Road and Mitchell Street,  
Marrickville , NSW, 2204

<https://www.frs.com.au/QRCodeLanding?PublicId=J2L2JUCBDO&GrpCert=1>

112.12.24 DS  
Rev Date Approved by For SSDA Submission  
Change Note

Collaborating Design Team

TURNER

Architecture AND

Tribe Studio Architects

Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscope

Client

RTL<sup>co</sup>

Project Title

The Timberyards by RTL Co.

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

Drawing Title

Communal Space Diagrams  
Communal Indoor GL- L7

Status  
For SSDA Submission

Project No.  
23068

Rev  
1

Scale  
1:1000 @ B1

Dwg No.  
DA-730-301



-  BTR & Co-Living Shared
-  BTR & Co-Living Shared (Note 1)
-  Co-Living



## Certificate No. # J2L2JUCBDO

Scan QR code or follow website link for rating details.

|                          |                                                               |                                                                                     |
|--------------------------|---------------------------------------------------------------|-------------------------------------------------------------------------------------|
| <b>Assessor name</b>     | E-LAB Consulting                                              |  |
| <b>Accreditation No.</b> | DMIN/20/1972                                                  |                                                                                     |
| <b>Property Address</b>  | Victoria Road and Mitchell Street,<br>Marrickville, NSW, 2204 |                                                                                     |

<https://www.f15.com.au/QRCodeLanding?PublicId=J2L2JUCBDO&GrpCerts=1>

Collaborating Design Team

**Tribe Studio Architects** Aileen Sage

MATTHEW PULLINGER ARCHITECT

# ARCADIA



Project Manager

**neoscape**

Client

**RTL<sup>co</sup>**

Project Title

# The Timberyards by RTL Co.

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

Drawing Title

Communal Space Diagrams  
**Communal Indoor L8-L12**

|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| <b>1:1000 @ B1</b>  | DA-730-302  |     |



## Landscape Summary

| Site                         |                      |
|------------------------------|----------------------|
| Site area                    | 22,771m <sup>2</sup> |
| Site area excluding SP2 Zone | 22,564m <sup>2</sup> |
| R4 Zone site area            | 18,138m <sup>2</sup> |
| MU1 Zone site area           | 4,426m <sup>2</sup>  |

**Landscaped Area (ADG)**

|                                                                          |                           |
|--------------------------------------------------------------------------|---------------------------|
| Landscape at Ground / Podium Level within the R4 Zone                    | 2,654m <sup>2</sup>       |
| 'Shared' Landscape at Ground / Podium Level within the R4 Zone           | 1,280m <sup>2</sup>       |
| Landscape at Upper Levels & Rooftop Levels within the R4 Zone            | 1,144m <sup>2</sup>       |
| Landscape at Ground / Podium Level within the MU1 Zone                   | 30m <sup>2</sup>          |
| Co-Living Landscape at Upper Levels & Rooftop Levels within the MU1 Zone | 775m <sup>2</sup>         |
| <b>Total</b>                                                             | <b>5,883m<sup>2</sup></b> |
| <b>26% overall site coverage</b>                                         |                           |

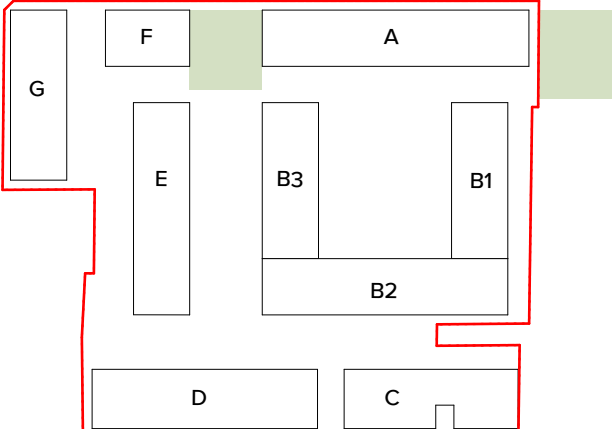
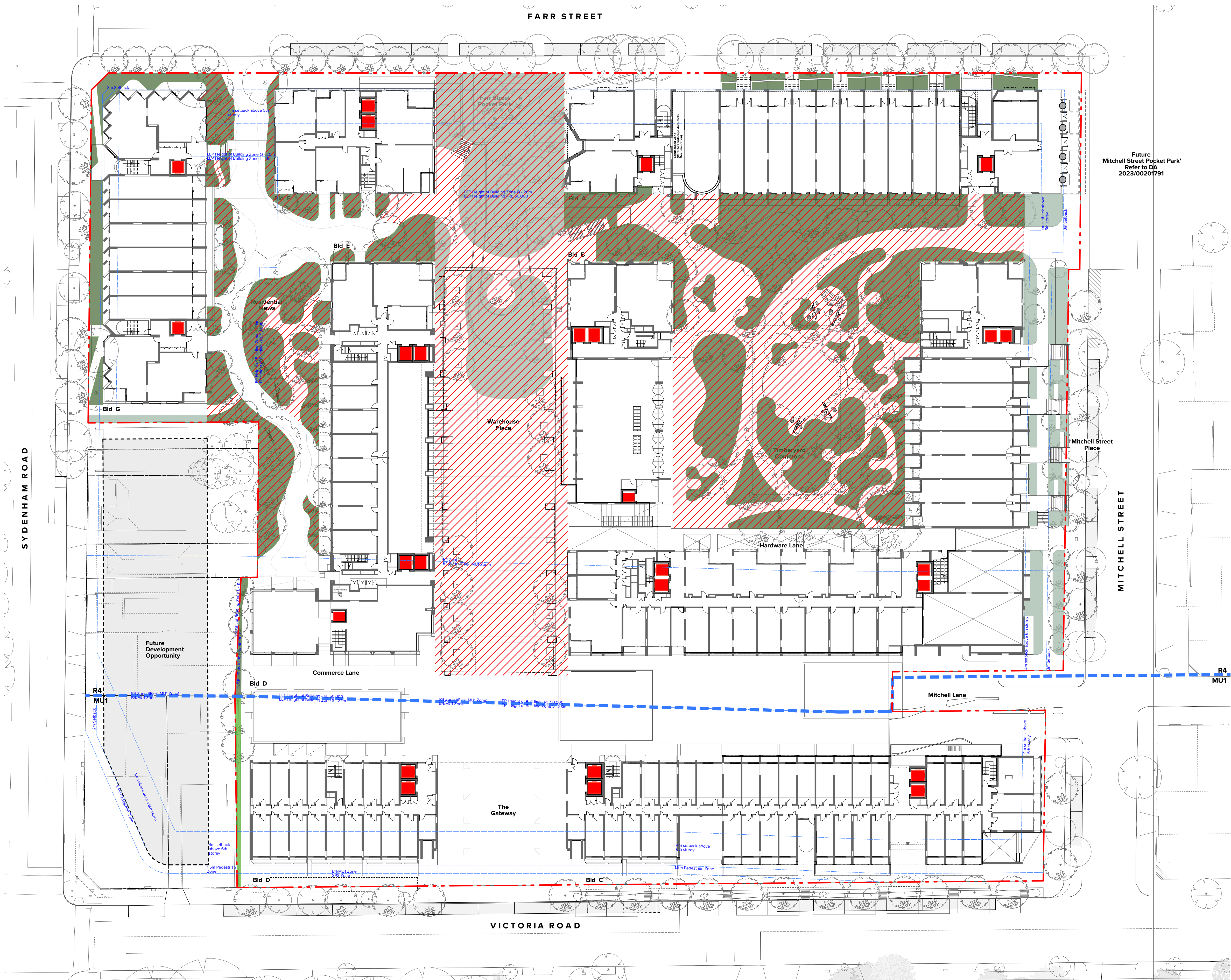
**Landscaped Area (Housing/SEPP)**

|                                            |                                                               |
|--------------------------------------------|---------------------------------------------------------------|
| Landscape at Ground / Podium Level         | 6,386m <sup>2</sup>                                           |
| Landscape at Upper Levels & Rooftop Levels | 2,364m <sup>2</sup>                                           |
| <b>Total</b>                               | <b>8,750m<sup>2</sup></b>                                     |
|                                            | <b>39% overall site coverage</b><br>(30% minimum requirement) |

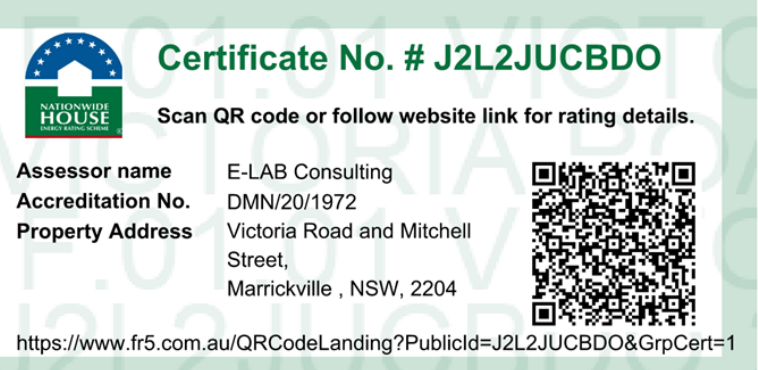
## Notes

## Housing SEPP Landscaped Area Definition for Co-Living

Landscaped area means the part of the site area not occupied by a building and includes a part used or intended to be used for a rainwater tank, swimming pool or open-air recreation facility, but does not include a part used or intended to be used for a driveway or parking area.



- |                                                                                     |                                                                      |
|-------------------------------------------------------------------------------------|----------------------------------------------------------------------|
|  | Landscape at Ground & Podium level within R4 Zone                    |
|  | 'Shared' Landscape at Ground & Podium level within R4 Zone           |
|  | Landscape at Upper levels & Rooftop levels within R4 Zone            |
|  | Landscape at Ground & Podium level within MU1 Zone                   |
|  | Co-Living Landscape at Upper levels & Rooftop levels within MU1 Zone |
|  | Co-Living Housing SEPP Landscaped                                    |



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

Collaborating Design Team

## Architecture AND

**Tribe Studio Architects**

## Aileen Sage

**MATTHEW PULLINGER** ARCHITECT

# ARCADIA



Project Manager

**neoscape**

Client

**RTL<sup>co</sup>**

Project Title

# The Timberyards by RTL Co.

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

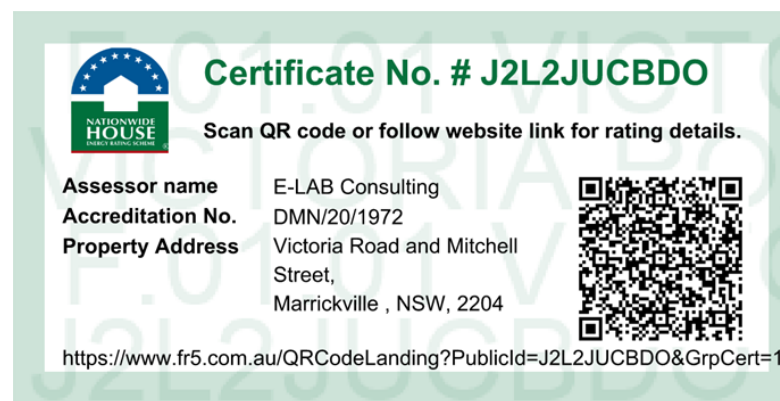
Drawing Title

## Communal Space Diagrams

### **Landscape Diagram GL & Podium**

|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| 1:350 @ B1          | DA-730-401  |     |





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

**TURNER** Architecture AND

**Tribe Studio Architects**      **Aileen Sage**

**MATTHEW PULLINGER** ARCHITECT

ARCADIA



Project Manager

**neoscape**

Client

**RTL<sup>CO</sup>**

Project Title

# The Timberyards by RTL Co.

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

Drawing Title

### Communal Space Diagrams

#### **Landscape Diagram Upper Levels & Rooftop Levels**

|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| <b>1:350 @ B1</b>   | DA-730-402  |     |

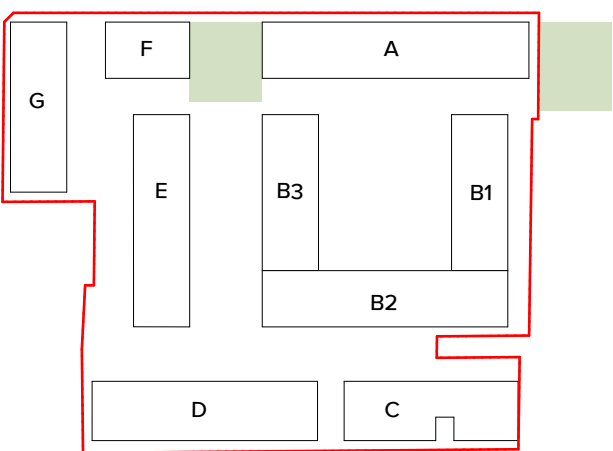


## Deep Soil Zones

| Site                                               |                                         |
|----------------------------------------------------|-----------------------------------------|
| Site area                                          | 22,771m <sup>2</sup>                    |
| Site area excluding SP2 Zone                       | 22,564m <sup>2</sup>                    |
| R4 Zone site area                                  | 18,138m <sup>2</sup>                    |
| MU1 Zone site area                                 | 4,426m <sup>2</sup>                     |
| ADG Objective 3E-1*                                | 7% minimum<br>1,580m <sup>2</sup>       |
| Deep Soil                                          |                                         |
| Deep Soil Zones within R4 Zone*<br>> 6m dimension  | 1,821m <sup>2</sup><br><b>10%</b>       |
| Permeable Paving over Deep Soil<br>within R4 Zone* | 182m <sup>2</sup><br>10%<br>10% maximum |
| Additional Deep Soil Zones<br>< 6m dimension       | 738m <sup>2</sup><br>4%                 |
| <b>Total</b>                                       | <b>2,559m<sup>2</sup></b><br><b>14%</b> |

**Notes:**

ADG Objective 3E-1 Definition:  
Design Criteria  
"Deep soil zones are to meet the following minimum requirements:  
Greater than 1,500m<sup>2</sup>, 6m minimum dimension and 7% (deep soil zone) of the site area  
Design Guidance  
"On some sites it may be possible to provide larger deep soil zones, depending on the site area and context:  
15% of the site as deep soil on sites greater than 1,500m<sup>2</sup>  
Figure 3E.4  
Pedestrian pathways and paving which is specifically designed for tree root growth can occupy up to 10% of the deep soil zone

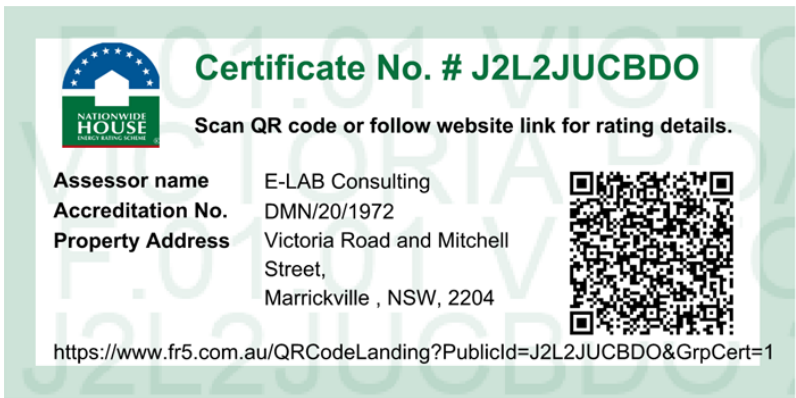


## Notes

Deep Soil Zones  
greater than 6m dimension

Permeable Paving over Deep Soil

Additional Deep Soil Zones  
less than 6m dimension



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

Collaborating Design Team

## Architecture AND

**Tribe Studio Architects**

**Aileen Sage**

MATTHEW PULLINGER ARCHITECT

# ARCADIA



Project Manager

**neoscape**

Client

**RTL<sup>co</sup>**

Project Title

# The Timberyards by RTL Co.

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

Drawing Title

## Deep Soil Diagrams

### Deep Soil Zones

|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| 1:350               | DA-740-001  |     |



THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE TO THE COMPLETION OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. DWG, IFC AND BIMX FILES ARE UNCONTROLLED. DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476  
 Neopros Architects, Nicolas Turner, 0606, ABN 68 064 884 811



GFA Summary

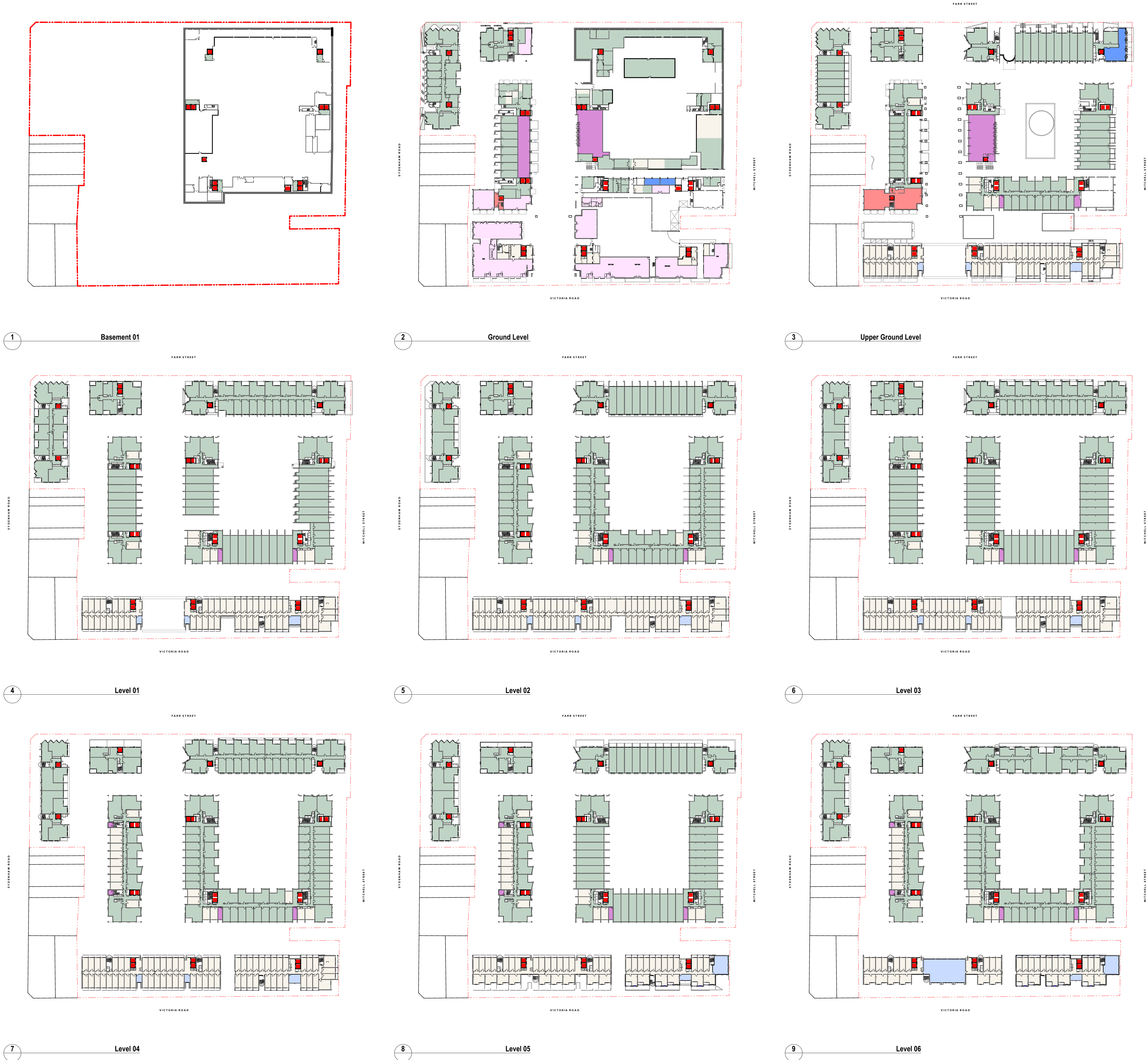
| Site                                       |          |
|--------------------------------------------|----------|
| Site Area:                                 | 22,564m2 |
| Site Area excluding SP2 Zone:              | 22,333m2 |
| FSR:                                       | 3:0:1    |
| Infill Affordable Housing Bonus:           | 20%      |
| Maximum Allowable FSR:                     | 3:6:1    |
| Maximum Allowable GFA:                     | 80,398m2 |
| GFA Distribution                           |          |
| Retail:                                    | 2,041m2  |
| Commercial:                                | 353m2    |
| Co-Living:                                 | 18,329m2 |
| Co-Living Communal:                        | 784m2    |
| BTR:                                       | 53,021m2 |
| BTR Communal:                              | 202m2    |
| BTR & Co-Living Communal (Shared): 1,904m2 |          |

Total: 76,634m2

Gross Floor Area (GFA) calculations based on site area excluding SP2 zone. Gross Floor Area has been calculated as per Inner West Council Standard Definition

"Gross Floor Area" means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes--

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes--
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement--
  - (i) storage, and
  - (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.



Key Plan

Notes

- BTR
- BTR Communal
- Co-Living
- Co-Living Communal
- BTR & Co-Living Communal (Shared)
- Retail
- Commercial

Certificate No. # J2L2JUCBDO

Scan QR code or follow website link for rating details.

Assessor name  
Accreditation No.  
Property Address

E-LAB Consulting  
DMN2019172  
Victoria Road and Mitchell Street,  
Marrickville - NSW, 2204

19/09/2021 11:11

<https://www.f15.com.au/QRCodeLanding?PublicId=J2L2JUCBDO&GrpCert=1>

12.12.24  
Rev Date  
DS Approved by  
For SSDA Submission  
Change Note

Collaborating Design Team

TURNER  
Architecture AND

Tribe Studio Architects  
Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager  
neoscope

Client  
RTL<sup>co</sup>

Project Title  
The Timberyards  
by RTL Co.

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

Drawing Title  
GFA Diagrams  
Basement to Level 6

Status  
For SSDA Submission

Project No.  
23068

Rev  
1

Scale  
1:1000 @ B1

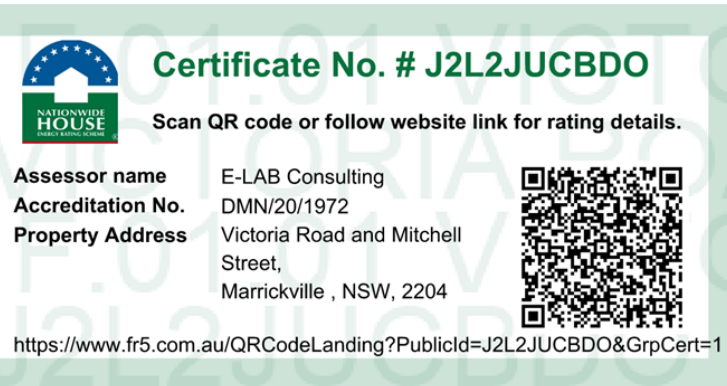
Dwg No.  
DA-770-001

THIS DRAWING IS COPYRIGHT © OF TURNER AND NEOSCOPE/TURNER ARCHITECTURE. UNLESS NOTICED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL INFORMATION AND ILLUSTRATIONS ARE TO BE CHECKED FOR USE PRIOR TO THE COMMENCEMENT OF WORK. NEOSCOPE/TURNER ARCHITECTURE AND ILLUSTRATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TURNER AND NEOSCOPE/TURNER ARCHITECTURE. TURNER AND NEOSCOPE/TURNER ARCHITECTURE AND ILLUSTRATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TURNER AND NEOSCOPE/TURNER ARCHITECTURE. TURNER AND NEOSCOPE/TURNER ARCHITECTURE AND ILLUSTRATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TURNER AND NEOSCOPE/TURNER ARCHITECTURE. TURNER AND NEOSCOPE/TURNER ARCHITECTURE AND ILLUSTRATIONS ARE NOT TO BE USED FOR ANY OTHER PROJECT WITHOUT THE WRITTEN PERMISSION OF TURNER AND NEOSCOPE/TURNER ARCHITECTURE.

DLCS Quality Endorsed Company ISO 9001:2015 Registration Number 25419  
Notified Architect: Neoscope, Turner, 66/68, 68/70, 80/82, 84/86, 88/90, 90/92, 94/96, 96/98, 98/100, 100/102, 102/104, 104/106, 106/108, 108/110, 110/112, 112/114, 114/116, 116/118, 118/120, 120/122, 122/124, 124/126, 126/128, 128/130, 130/132, 132/134, 134/136, 136/138, 138/140, 140/142, 142/144, 144/146, 146/148, 148/150, 150/152, 152/154, 154/156, 156/158, 158/160, 160/162, 162/164, 164/166, 166/168, 168/170, 170/172, 172/174, 174/176, 176/178, 178/180, 180/182, 182/184, 184/186, 186/188, 188/190, 190/192, 192/194, 194/196, 196/198, 198/200, 200/202, 202/204, 204/206, 206/208, 208/210, 210/212, 212/214, 214/216, 216/218, 218/220, 220/222, 222/224, 224/226, 226/228, 228/230, 230/232, 232/234, 234/236, 236/238, 238/240, 240/242, 242/244, 244/246, 246/248, 248/250, 250/252, 252/254, 254/256, 256/258, 258/260, 260/262, 262/264, 264/266, 266/268, 268/270, 270/272, 272/274, 274/276, 276/278, 278/280, 280/282, 282/284, 284/286, 286/288, 288/290, 290/292, 292/294, 294/296, 296/298, 298/300, 300/302, 302/304, 304/306, 306/308, 308/310, 310/312, 312/314, 314/316, 316/318, 318/320, 320/322, 322/324, 324/326, 326/328, 328/330, 330/332, 332/334, 334/336, 336/338, 338/340, 340/342, 342/344, 344/346, 346/348, 348/350, 350/352, 352/354, 354/356, 356/358, 358/360, 360/362, 362/364, 364/366, 366/368, 368/370, 370/372, 372/374, 374/376, 376/378, 378/380, 380/382, 382/384, 384/386, 386/388, 388/390, 390/392, 392/394, 394/396, 396/398, 398/400, 400/402, 402/404, 404/406, 406/408, 408/410, 410/412, 412/414, 414/416, 416/418, 418/420, 420/422, 422/424, 424/426, 426/428, 428/430, 430/432, 432/434, 434/436, 436/438, 438/440, 440/442, 442/444, 444/446, 446/448, 448/450, 450/452, 452/454, 454/456, 456/458, 458/460, 460/462, 462/464, 464/466, 466/468, 468/470, 470/472, 472/474, 474/476, 476/478, 478/480, 480/482, 482/484, 484/486, 486/488, 488/490, 490/492, 492/494, 494/496, 496/498, 498/500, 500/502, 502/504, 504/506, 506/508, 508/510, 510/512, 512/514, 514/516, 516/518, 518/520, 520/522, 522/524, 524/526, 526/528, 528/530, 530/532, 532/534, 534/536, 536/538, 538/540, 540/542, 542/544, 544/546, 546/548, 548/550, 550/552, 552/554, 554/556, 556/558, 558/560, 560/562, 562/564, 564/566, 566/568, 568/570, 570/572, 572/574, 574/576, 576/578, 578/580, 580/582, 582/584, 584/586, 586/588, 588/590, 590/592, 592/594, 594/596, 596/598, 598/600, 600/602, 602/604, 604/606, 606/608, 608/610, 610/612, 612/614, 614/616, 616/618, 618/620, 620/622, 622/624, 624/626, 626/628, 628/630, 630/632, 632/634, 634/636, 636/638, 638/640, 640/642, 642/644, 644/646, 646/648, 648/650, 650/652, 652/654, 654/656, 656/658, 658/660, 660/662, 662/664, 664/666, 666/668, 668/670, 670/672, 672/674, 674/676, 676/678, 678/680, 680/682, 682/684, 684/686, 686/688, 688/690, 690/692, 692/694, 694/696, 696/698, 698/700, 700/702, 702/704, 704/706, 706/708, 708/710, 710/712, 712/714, 714/716, 716/718, 718/720, 720/722, 722/724, 724/726, 726/728, 728/730, 730/732, 732/734, 734/736, 736/738, 738/740, 740/742, 742/744, 744/746, 746/748, 748/750, 750/752, 752/754, 754/756, 756/758, 758/760, 760/762, 762/764, 764/766, 766/768, 768/770, 770/772, 772/774, 774/776, 776/778, 778/780, 780/782, 782/784, 784/786, 786/788, 788/790, 790/792, 792/794, 794/796, 796/798, 798/800, 800/802, 802/804, 804/806, 806/808, 808/810, 810/812, 812/814, 814/816, 816/818, 818/820, 820/822, 822/824, 824/826, 826/828, 828/830, 830/832, 832/834, 834/836, 836/838, 838/840, 840/842, 842/844, 844/846, 846/848, 848/850, 850/852, 852/854, 854/856, 856/858, 858/860, 860/862, 862/864, 864/866, 866/868, 868/870, 870/872, 872/874, 874/876, 876/878, 878/880, 880/882, 882/884, 884/886, 886/888, 888/890, 890/892, 892/894, 894/896, 896/898, 898/900, 900/902, 902/904, 904/906, 906/908, 908/910, 910/912, 912/914, 914/916, 916/918, 918/920, 920/922, 922/924, 924/926, 926/928, 928/930, 930/932, 932/934, 934/936, 936/938, 938/940, 940/942, 942/944, 944/946, 946/948, 948/950, 950/952, 952/954, 954/956, 956/958, 958/960, 960/962, 962/964, 964/966, 966/968, 968/970, 970/972, 972/974, 974/976, 976/978, 978/980, 980/982, 982/984, 984/986, 986/988, 988/990, 990/992, 992/994, 994/996, 996/998, 998/1000, 1000/1002, 1002/1004, 1004/1006, 1006/1008, 1008/1010, 1010/1012, 1012/1014, 1014/1016, 1016/1018, 1018/1020, 1020/1022, 1022/1024, 1024/1026, 1026/1028, 1028/1030, 1030/1032, 1032/1034, 1034/1036, 1036/1038, 1038/1040, 1040/1042, 1042/1044, 1044/1046, 1046/1048, 1048/1050, 1050/1052, 1052/1054, 1054/1056, 1056/1058, 1058/1060, 1060/1062, 1062/1064, 1064/1066, 1066/1068, 1068/1070, 1070/1072, 1072/1074, 1074/1076, 1076/1078, 1078/1080, 1080/1082, 1082/1084, 1084/1086, 1086/1088, 1088/1090, 1090/1092, 1092/1094, 1094/1096, 1096/1098, 1098/1100, 1100/1102, 1102/1104, 1104/1106, 1106/1108, 1108/1110, 1110/1112, 1112/1114, 1114/1116, 1116/1118, 1118/1120, 1120/1122, 1122/1124, 1124/1126, 1126/1128, 1128/1130, 1130/1132, 1132/1134, 1134/1136, 1136/1138, 1138/1140, 1140/1142, 1142/1144, 1144/1146, 1146/1148, 1148/1150, 1150/1152, 1152/1154, 1154/1156, 1156/1158, 1158/1160, 1160/1162, 1162/1164, 1164/1166, 1166/1168, 1168/1170, 1170/1172, 1172/1174, 1174/1176, 1176/1178, 1178/1180, 1180/1182, 1182/1184, 1184/1186, 1186/1188, 1188/1190, 1190/1192, 1192/1194, 1194/1196, 1196/1198, 1198/1200, 1200/1202, 1202/1204, 1204/1206, 1206/1208, 1208/1210, 1210/1212, 1212/1214, 1214/1216, 1216/1218, 1218/1220, 1220/1222, 1222/1224, 1224/1226, 1226/1228, 1228/1230, 1230/1232, 1232/1234, 1234/1236, 1236/1238, 1238/1240, 1240/1242, 1242/1244, 1244/1246, 1246/1248, 1248/1250, 1250/1252, 1252/1254, 1254/1256, 1256/1258, 1258/1260, 1260/1262, 1262/1264, 1264/1266, 1266/1268, 1268/1270, 1270/1272, 1272/1274, 1274/1276, 1276/1278, 1278/1280, 1280/1282, 1282/1284, 1284/1286, 1286/1288, 1288/1290, 1290/1292, 1292/1294, 1294/1296, 1296/1298, 1298/1300, 1300/1302, 1302/1304, 1304/1306, 1306/1308, 1308/1310, 1310/1312, 1312/1314, 1314/1316, 1316/1318, 1318/1320, 1320/1322, 1322/1324, 1324/1326, 1326/1328, 1328/1330, 1330/1332, 1332/1334, 1334/1336, 1336/1338, 1338/1340, 1340/1342, 1342/1344, 1344/1346, 1346/1348, 1348/1350, 1350/1352, 1352/1354, 1354/1356, 1356/1358, 1358/1360, 1360/1362, 1362/1364, 1364/1366, 1366/1368, 1368/1370, 1370/1372, 1372/1374, 1374/1376, 1376/1378, 1378/1380, 1380/1382, 1382/1384, 1384/1386, 1386/1388, 1388/1390, 1390/1392, 1392/1394, 1394/1396, 1396/1398, 1398/1400, 1400/1402, 1402/1404, 1404/1406, 1406/1408, 1408/1410, 1410/1412, 1412/1414, 1414/1416, 1416/1418, 1418/1420, 1420/1422, 1422/1424, 1424/1426, 1426/1428, 1428/1430, 1430/1432, 1432/1434, 1434/1436, 1436/1438, 1438/1440, 1440/1442, 1442/1444, 1444/1446, 1446/1448, 1448/1450, 1450/1452, 1452/1454, 1454/1456, 1456/1458, 1458/1460, 1460/1462, 1462/1464, 1464/1466, 1466/1468, 1468/1470, 1470/1472, 1472/1474, 1474/1476, 1476/1478, 1478/1480, 1480/1482, 1482/1484, 1484/1486, 1486/1488, 1488/1490, 1490/1492, 1492/1494, 1494/1496, 1496/1498, 1498/1500, 1500/1502, 1502/1504, 1504/1506, 1506/1508, 1508/1510, 1510/1512, 1512/1514, 1514/1516, 1516/1518, 1518/1520, 1520/1522, 1522/1524, 1524/1526, 1526/1528, 1528/1530, 1530/1532, 1532/1534, 1534/1536, 1536/1538, 1538/1540, 1540/1542, 1542/1544, 1544/1546, 1546/1548, 1548/1550, 1550/1552, 1552/1554, 1554/1556, 1556/1558, 1558/1560, 1560/1562, 1562/1564, 1564/1566, 1566/1568, 1568/1570, 1570/1572, 1572/1574, 1574/1576, 1576/1578, 1578/1580, 1580/1582, 1582/1584, 1584/1586, 1586/1588, 1588/1590, 1590/1592, 1592/1594, 1594/1596, 1596/1598, 1598/1600, 1600/1602, 1602/1604, 1604/1606, 1606/1608, 1608/1610, 1610/1612, 1612/1614, 1614/1616, 1616/1618, 1618/1620, 1620/1622, 1622/1624, 1624/1626, 1626/1628, 1628/1630, 1630/1632, 1632/1634, 1634/1636, 1636/1638, 1638/1640, 1640/1642, 1642/1644, 1644/1646, 1646/1648, 1648/1650, 1650/1652, 1652/1654, 1654/1656, 1656/1658, 1658/1660, 1660/1662, 1662/1664, 1664/1666, 1666/1668, 1668/1670, 1670/1672, 1672/1674, 1674/1676, 1676/1678, 1678/1680, 1680/1682, 1682/1684, 1684/1686, 1686/1688, 1688/1690, 1690/1692, 1692/1694, 1694/1696, 1696/1698, 1698/1700, 1700/1702, 1702/1704, 1704/1706, 1706/1708, 1708/1710, 1710/1712, 1712/1714, 1714/1716, 1716/1718, 1718/1720, 1720/1722, 1722/1724, 1724/1726, 1726/1728, 1728/1730, 1730/1732, 1732/1734, 1734/1736, 1736/1738, 1738/1740, 1740/1742, 1742/1744, 1744/1746, 1746/1748, 1748/1750, 1750/1752, 1752/1754, 1754/1756, 1756/1758, 1758/1760, 1760/1762, 1762/1764, 1764/1766, 1766/1768, 1768/1770, 1770/1772, 1772/1774, 1774/1776, 1776/1778, 1778/1780, 1780/1782, 1782/1784, 1784/1786, 1786/1788, 1788/1790, 1790/1792, 1792/1794, 1794/1796, 1796/1798, 1798/1800, 1800/1802, 1802/1804, 1804/1806, 1806/1808, 1808/1810, 1810/1812, 1812/1814, 1814/1816, 1816/1818, 1818/1820, 1820/1822, 1822/1824, 1824/1826, 1826/1828, 1828/1830, 1830/1832, 1832/1834, 1834/1836, 1836/1838, 1838/1840, 1840/1842, 1842/1844, 1844/1846, 1846/1848, 1848/1850, 1850/1852, 1852/1854, 1854/1856, 1856/1858, 1858/1860, 1860/1862, 1862/1864, 1864/1866, 1866/1868, 1868/1870, 1870/1872, 1872/1874, 1874/1876, 1876/1878, 1878/1880, 1880/1882, 1882/1884, 1884/1886, 1886/1888, 1888/1890, 1890/1892, 1892/1894, 1894/1896, 1896/1898, 1898/1900, 1900/1902, 1902/1904, 1904/1906, 1906/1908, 1908/1910, 1910/1912, 1912/1914, 1914/1916, 1916/1918, 1918/1920, 1920/1922, 1922/1924, 1924/1926, 1926/1928, 1928/1930, 1930/1932, 1932/1934, 1934/1936, 1936/1938, 1938/1940, 1940/1942, 1942/1944, 1944/1946, 1946/1948, 1948/1950, 1950/1952, 1952/1954, 1954/1956, 1956/1958, 1958/1960, 1960/1962, 1962/1964, 1964/1966, 1966/1968, 1968/1970, 1970/1972, 1972/1974, 1974/1976, 1976/1978, 1978/1980, 1980/1982, 1982/1984, 1984/1986, 1986/1988, 1988/1990, 1990/1992, 1992/1994, 1994/1996, 1996/1998, 1998/2000, 2000/2002, 2002/2004, 2004/2006, 2006/2008, 2008/2010, 2010/2012, 2012/2014, 2014/2016, 2016/2018, 2018/2020, 2020/2022, 2022/2024, 2024/2026, 2026/2028, 2028/2030, 2030/2032, 2032/2034, 2034/2036, 2036/2038, 2038/2040, 2040/2042, 2042/2044, 2044/2046, 2046/2048, 2048/2050, 2050/2052, 2052/2054, 2054/2056, 2056/2058, 2058/2060, 2060/2062, 2062/2064, 2064/2066, 2066/2068, 2068/2070, 2070/2072, 2072/2074, 2074/2076, 2076/2078, 2078/2080, 2080/2082, 2082/2084, 2084/2086, 2086/2088, 2088/2090, 2090/2092, 2092/2094, 2094/2096, 2096/2098, 2098/2100, 2100/2102, 2102/2104, 2104/2106, 2106/2108, 2108/2110, 2110/2112, 2112/2114, 2114



|                                            |
|--------------------------------------------|
| BTR                                        |
| BTR Communal                               |
| Co-Living                                  |
| Co-Living Communal                         |
| BTR & Co-Living Communal ( <i>Shared</i> ) |
| Retail                                     |
| Commercial                                 |



YERRABINGIN

neoscapes

**RTL**co

# The Timberyards by RTL Co.

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

## GFA Diagrams

### Level 07 to Level 12

|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| 1:1000 @ B1         | DA-770-002  |     |



# Infill Affordable Housing Summary

## Site

|                                      |                            |
|--------------------------------------|----------------------------|
| Site Area:                           | 22,564m <sup>2</sup>       |
| Site Area excluding SP2 Zone:        | 22,333m <sup>2</sup>       |
| FSR:                                 | 3.0:1                      |
| Infill Affordable Housing Bonus:     | 20%                        |
| Maximum Allowable FSR:               | 3.6:1                      |
| Maximum Allowable GFA:               | 80,398m <sup>2</sup>       |
| GFA Achieved                         | 76,634m <sup>2</sup>       |
| Infill Affordable Housing Provision: | 10% or 7,663m <sup>2</sup> |

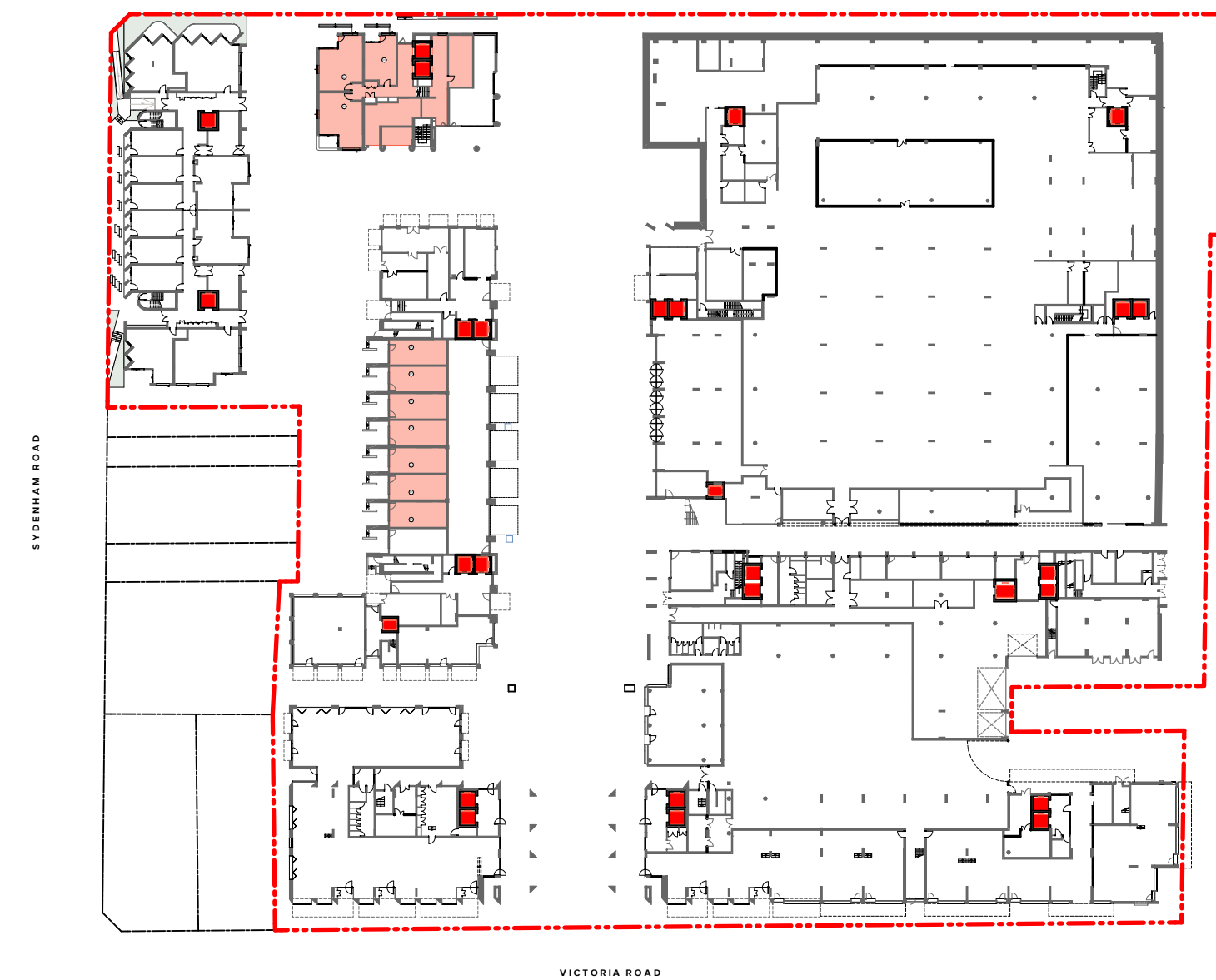
## Affordable Housing Mix and Yield

|               | Units      | Apt Mix %   |
|---------------|------------|-------------|
| Studio:       | 19         | 17%         |
| 1 Bed:        | 61         | 53%         |
| 2 Bed:        | 31         | 27%         |
| 3 Bed:        | 4          | 3%          |
| <b>TOTAL:</b> | <b>115</b> | <b>100%</b> |

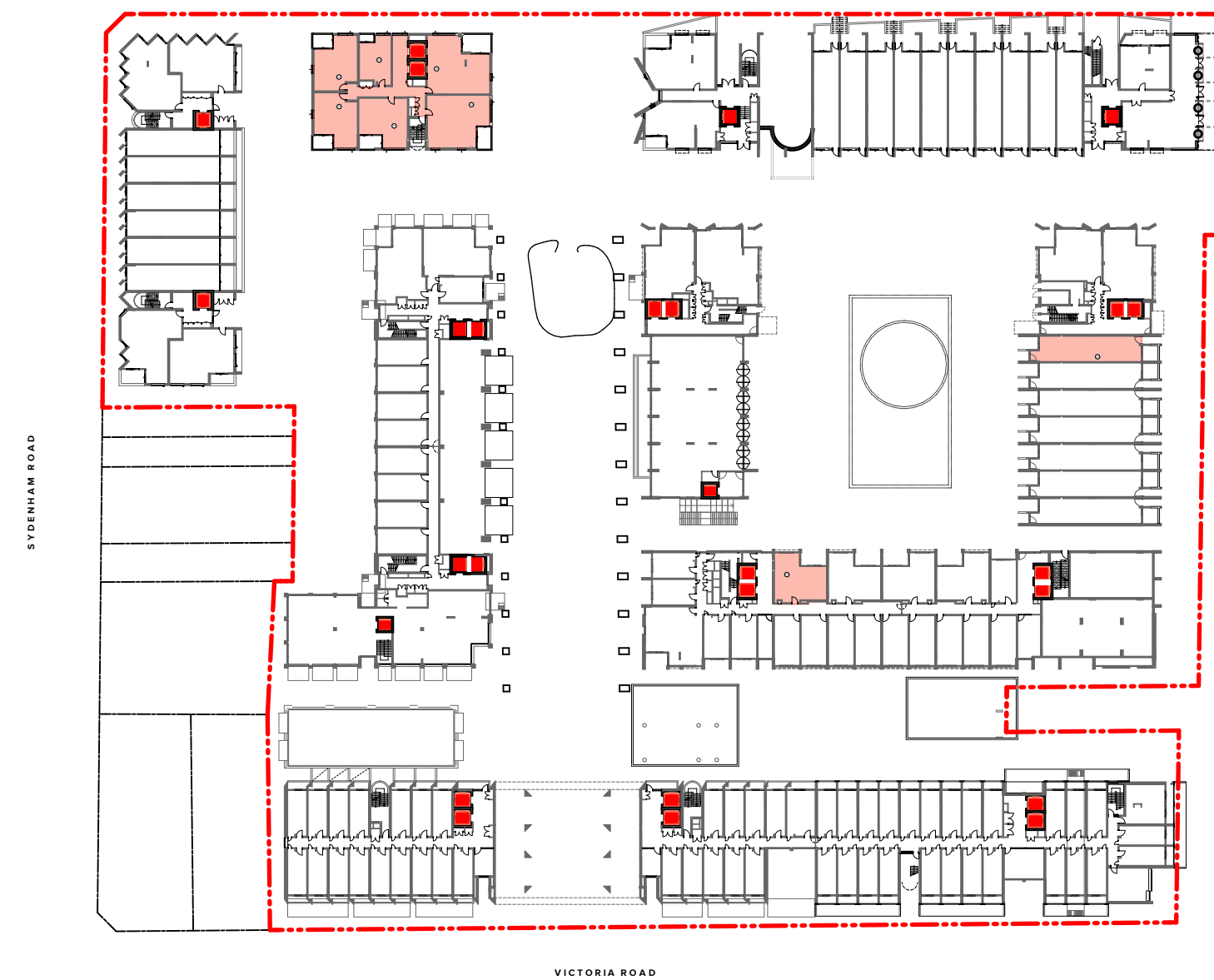
### Affordable Housing GFA Distribution

Building B : 2,405m<sup>2</sup>  
Building E : 2,527m<sup>2</sup>  
Building F : 2,947m<sup>2</sup>

**TOTAL: 7,879m<sup>2</sup>**  
**10.3%**



1 Ground Level



2 Upper Ground Level



3 Level 01



4 Level 02



**5** Level 02



6 Level 04



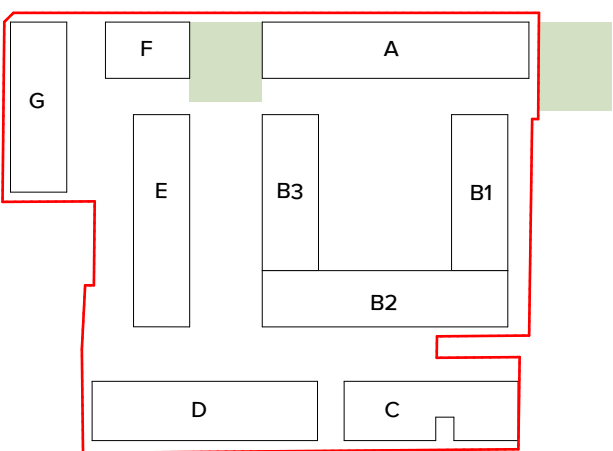
7 Level 05



8 Level 06

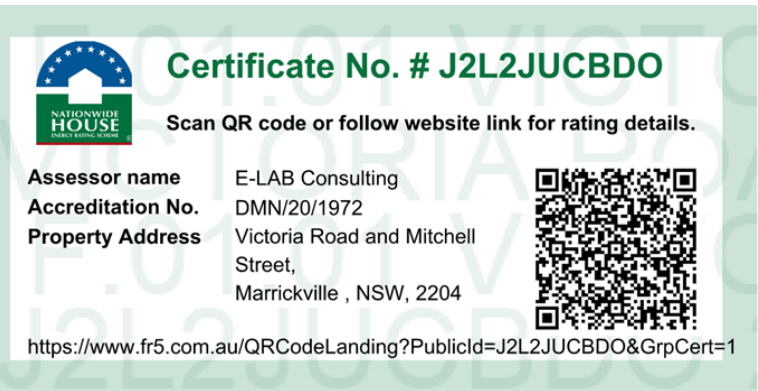


107



## Notes

 Nominated affordable housing unit and floor space



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

Collaborating Design Team

## Architecture AND

**Tribe Studio Architects**

## Aileen Sage

**MATTHEW PULLINGER** ARCHITECT

# ARCADIA



Project Manager

**neoscape**

Client

**RTL<sup>co</sup>**

Project Title

# The Timberyards by RTL Co.

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

Drawing Title

## Affordable Housing GL-L7

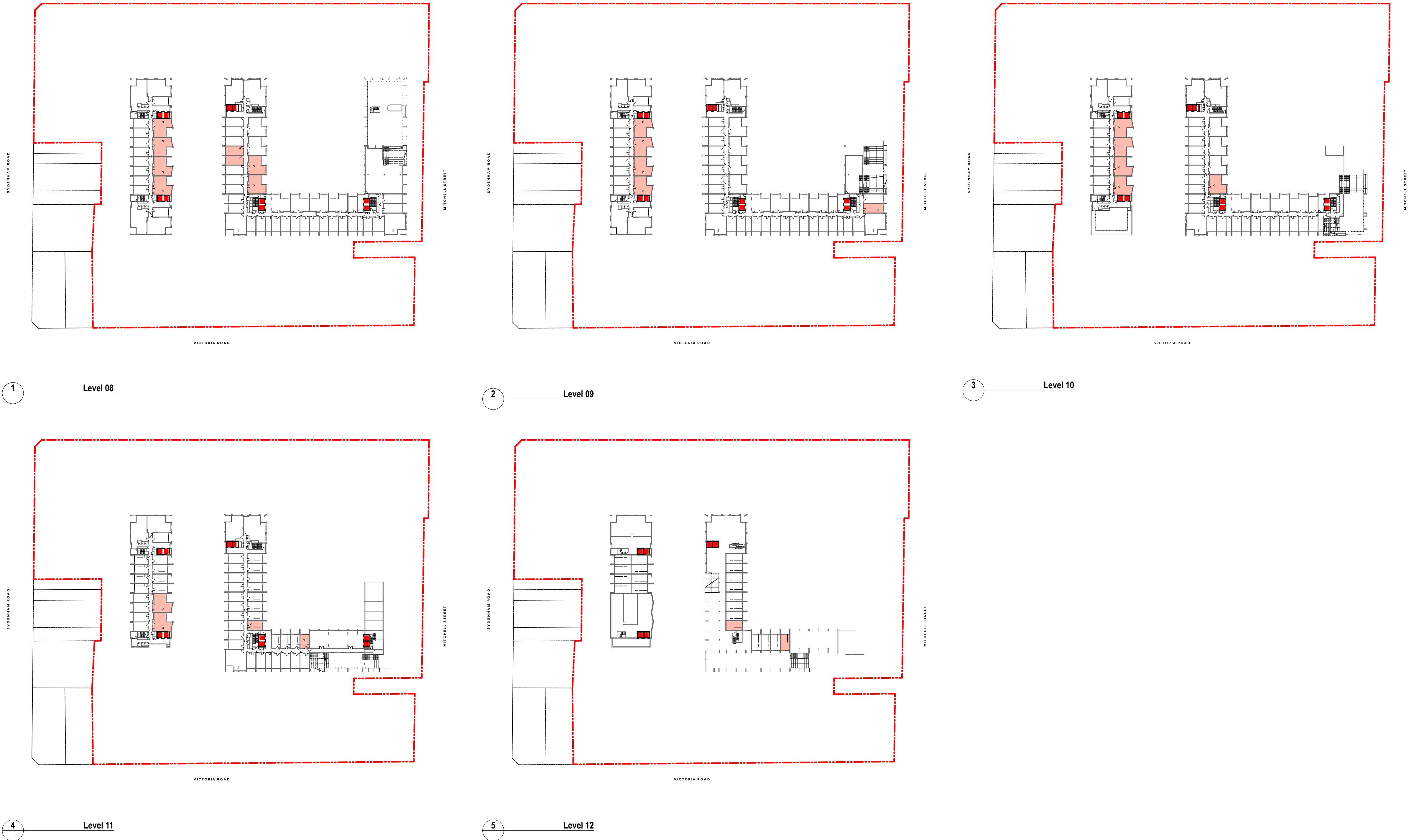
|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| 1:1000 @ B1         | DA-785-001  |     |

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. IN CASE OF ANY DISCREPANCIES FOR CLARIFICATION, THE DRAWING IS TO BE CONSIDERED AS THE FINAL DRAWING. IT IS TO BE SCALED SIZE ONLY. REQUIRED DIMENSIONS, REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION. Q&A, IFC AND BIDD FILES ARE UNCONTROLLED. DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLCS Quality Endorsed Company. ISO 9001:2015. Registration Number 20476  
 Notwithstanding to Nicholas Turner. 0606, ABN 66 061 084 911



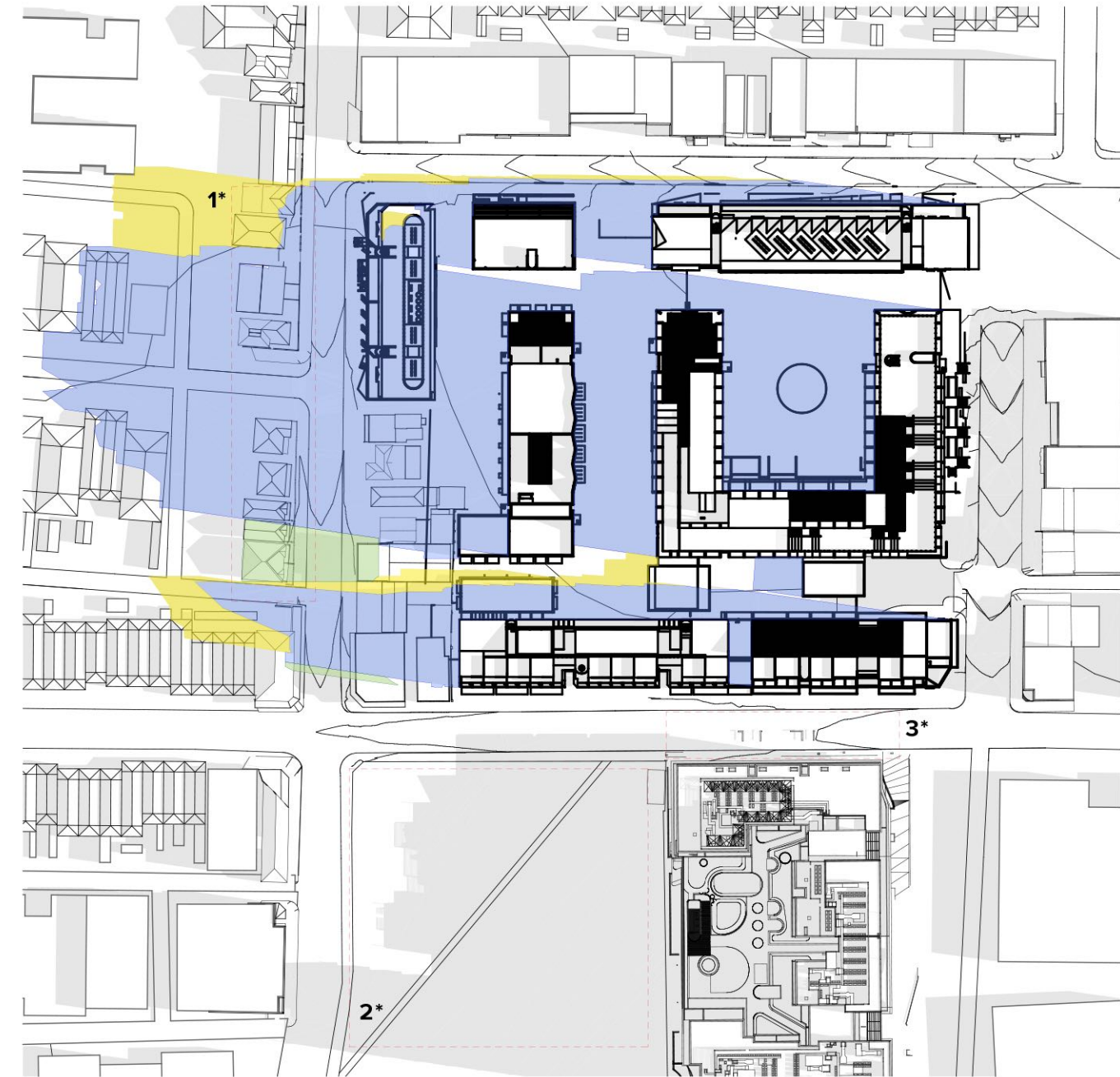
Nominated affordable housing unit and floor space



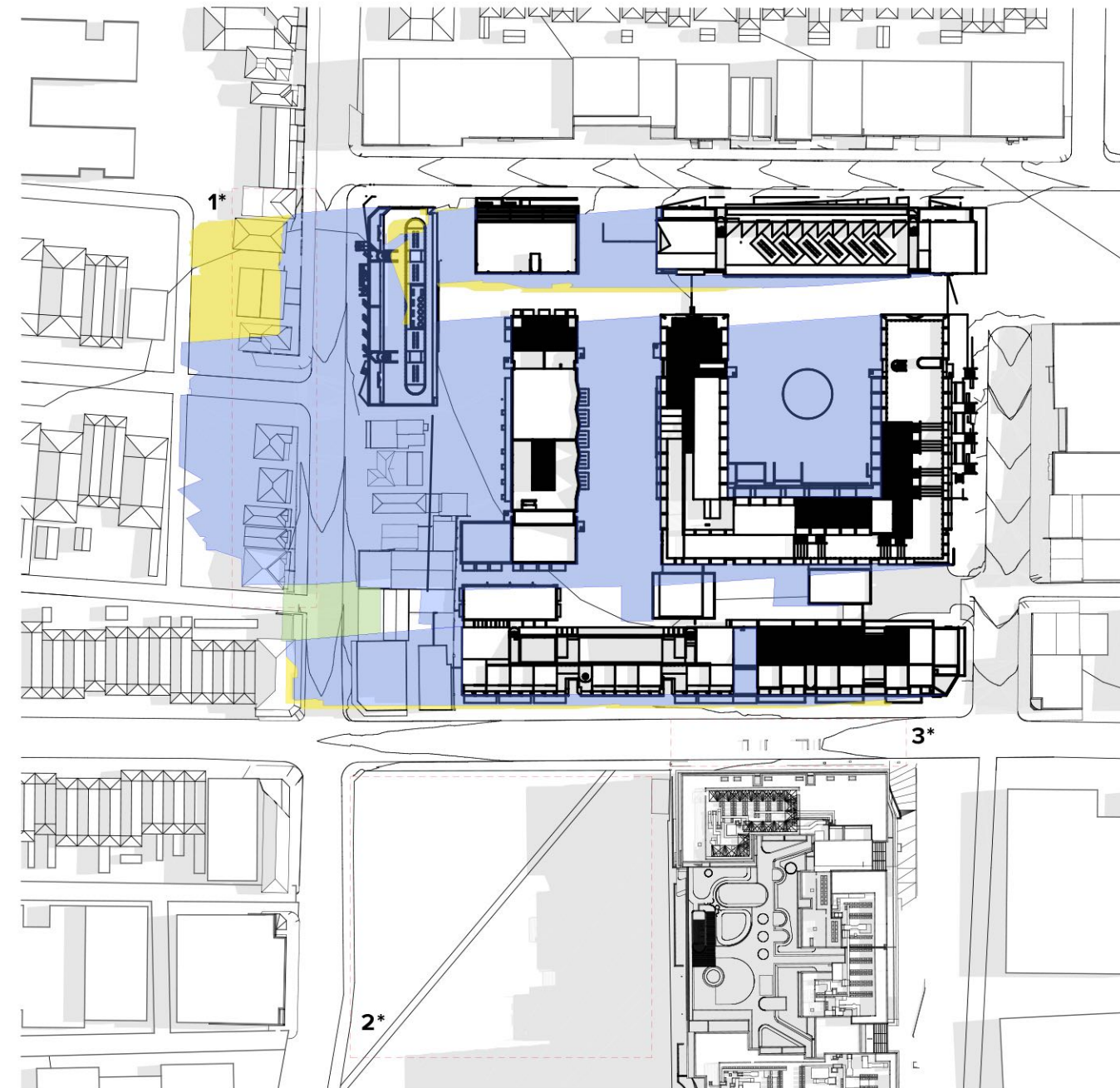


### Shadow Diagram

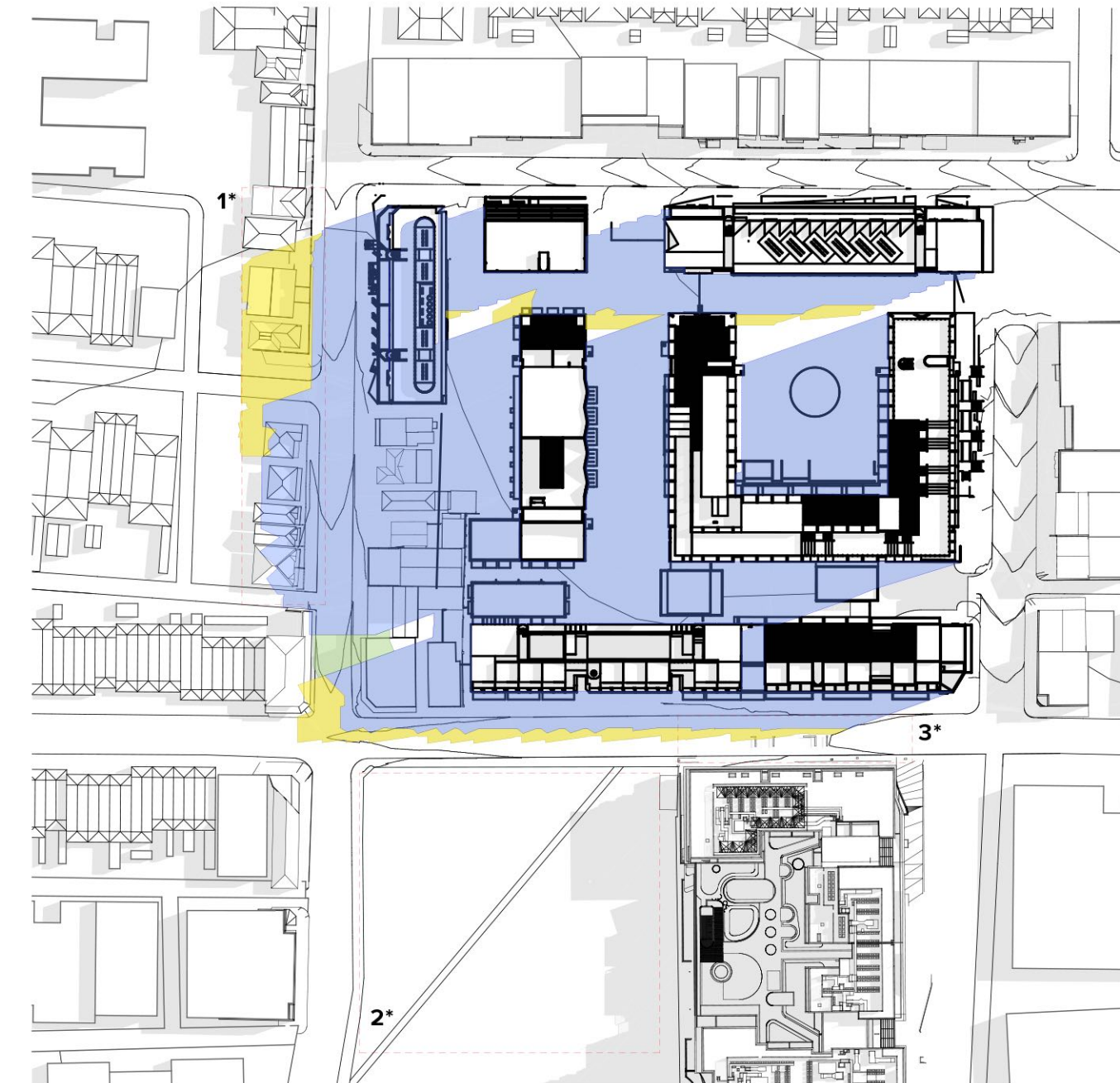
Winter Solstice



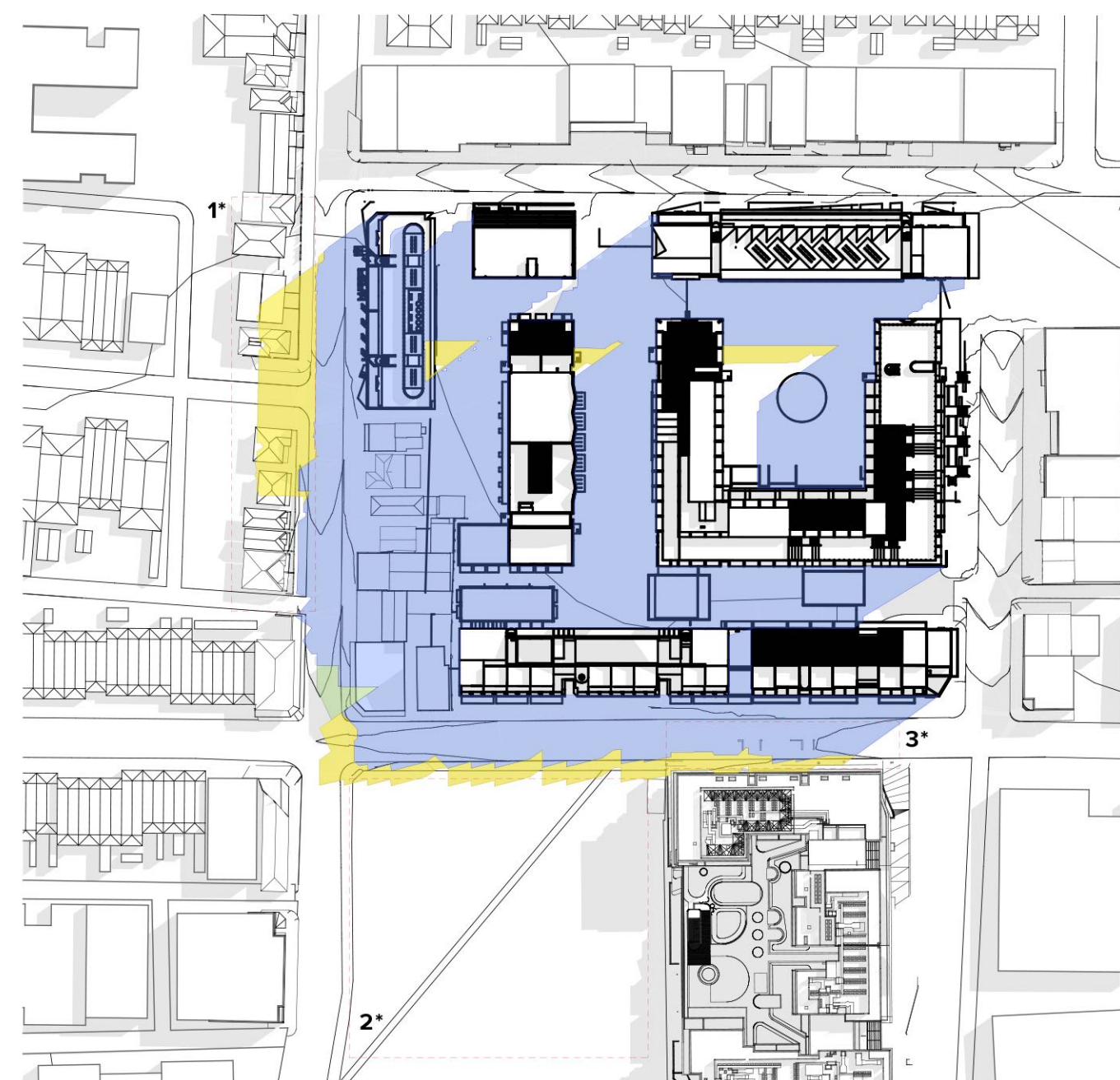
**9:00AM**



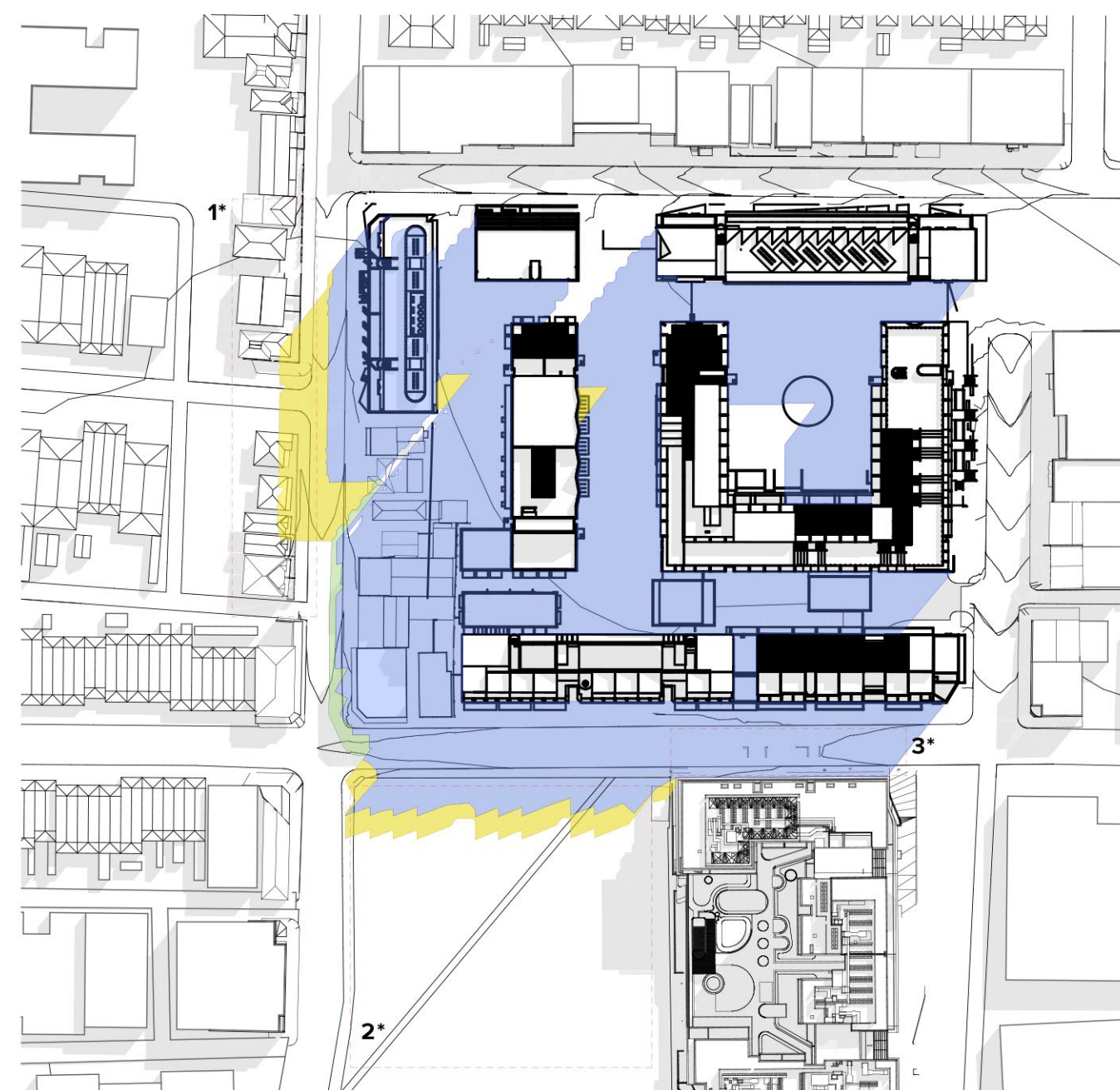
**10:00AM**



**11:00AM**



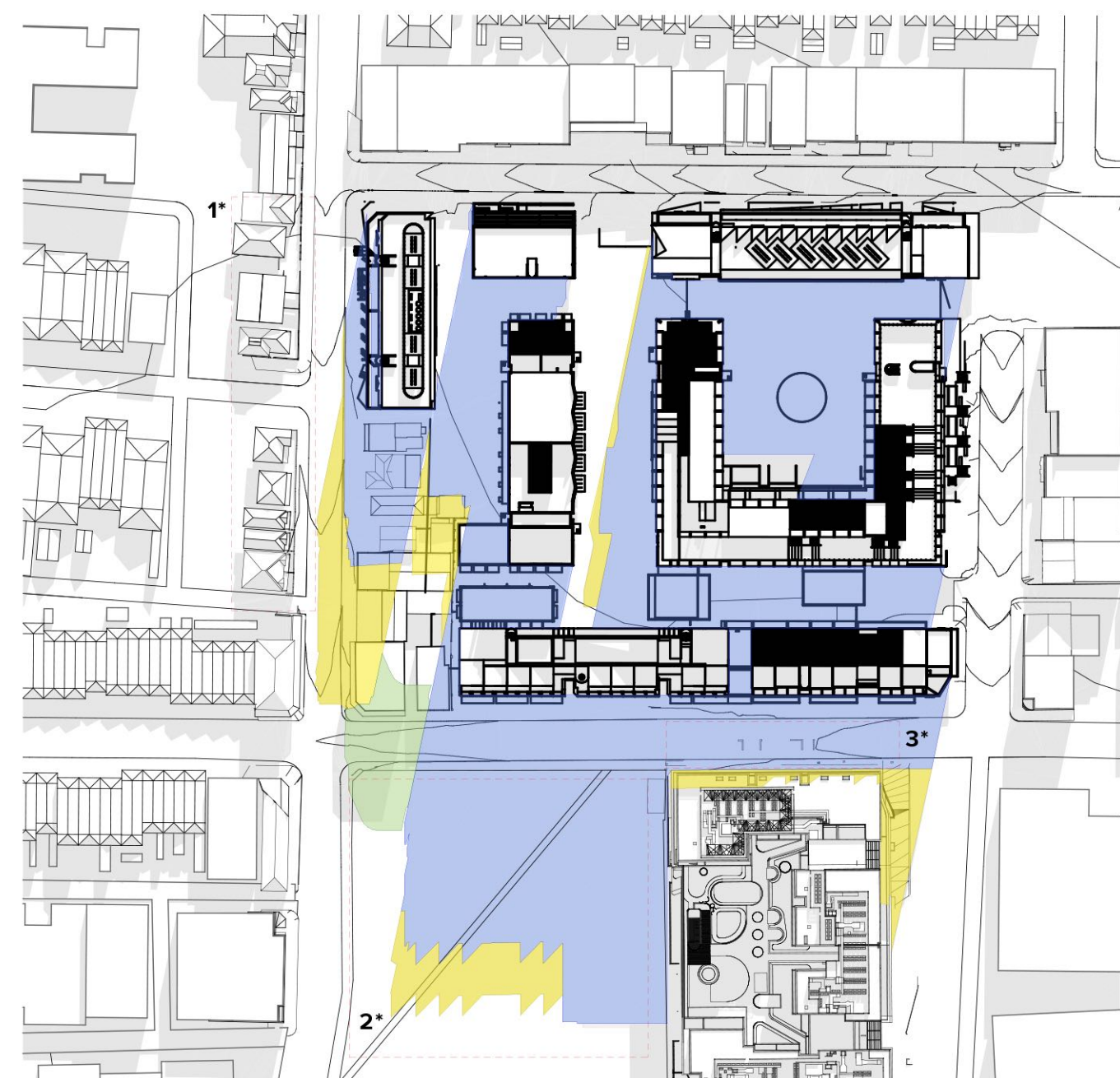
**12:00PM**



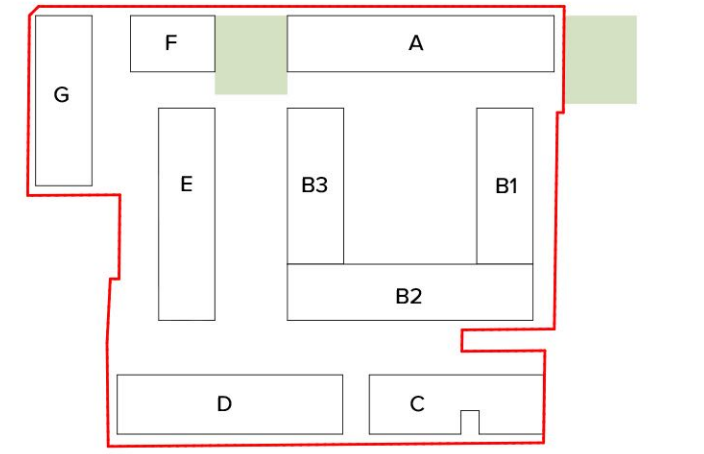
**1:00PM**



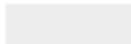
**2:00PM**

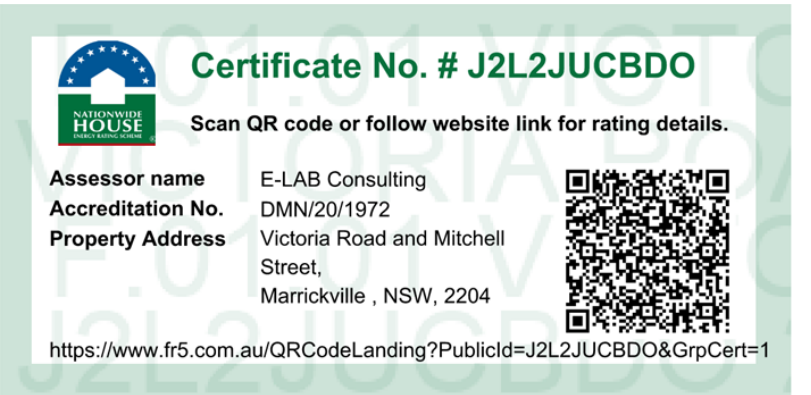


**3:00PM**



## Notes

- |                                                                                     |                           |
|-------------------------------------------------------------------------------------|---------------------------|
|  | Existing Shadow           |
|  | Compliant Shadow          |
|  | Proposed Shadow           |
|  | Future Development Shadow |
- 
- |           |                                                                                                                                      |
|-----------|--------------------------------------------------------------------------------------------------------------------------------------|
| <b>1*</b> | Please refer to Ethos Urban shadow analysis report for further information.                                                          |
| <b>2*</b> | Please refer to DA-790-401 Wicks Park Solar Analysis for further information.                                                        |
| <b>3*</b> | Please refer to DA-795-101 to DA-795-301 for Sun Eyes and shadowing to Wicks Place. Refer to design report for detailed solar study. |



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

Collaborating Design Team

## Architecture AND

**Tribe Studio Architects**

**Aileen Sage**

**MATTHEW PULLINGER** ARCHITECT

ARCADIA



Project Manager

**neoscape**

Client

**RTL<sup>co</sup>**

Project Title

# The Timberyards by RTL Co.

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

Drawing Title

## Shadow Diagrams

**Winter Solstice (21 June) 9am - 3pm**

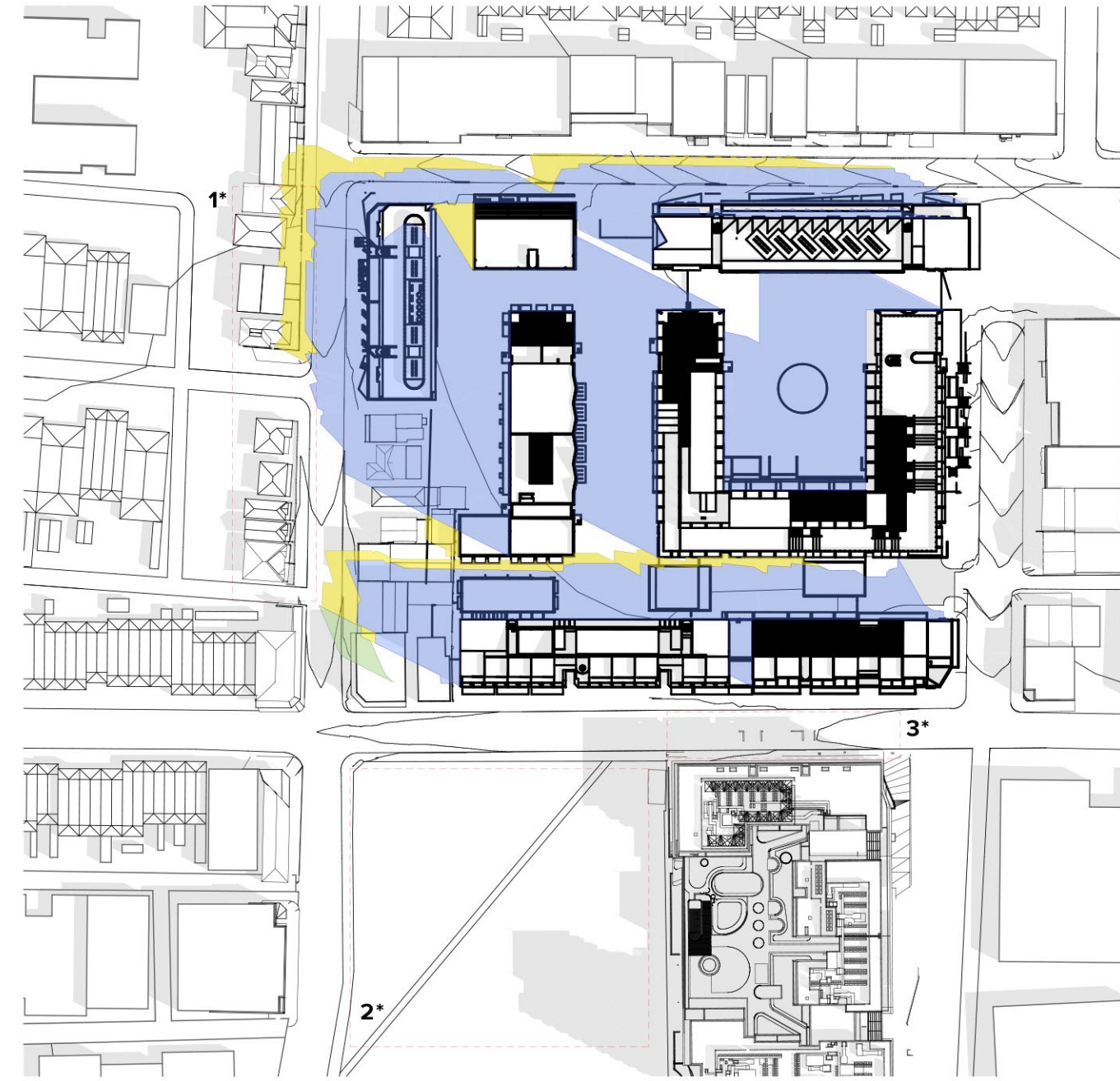
|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| <b>1:1500 @ B1</b>  | DA-790-101  |     |

THIS DRAWING IS COPYRIGHT © OF TURNER AND REPRODUCED WITHOUT PERMISSION, UNLESS NOTED OTHERWISE. THE DRAWING IS FOR CONSTRUCTION ONLY. DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO THE DRAWING DOCUMENTATION FOR FURTHER INFORMATION. LOGS, IFC AND BIM FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

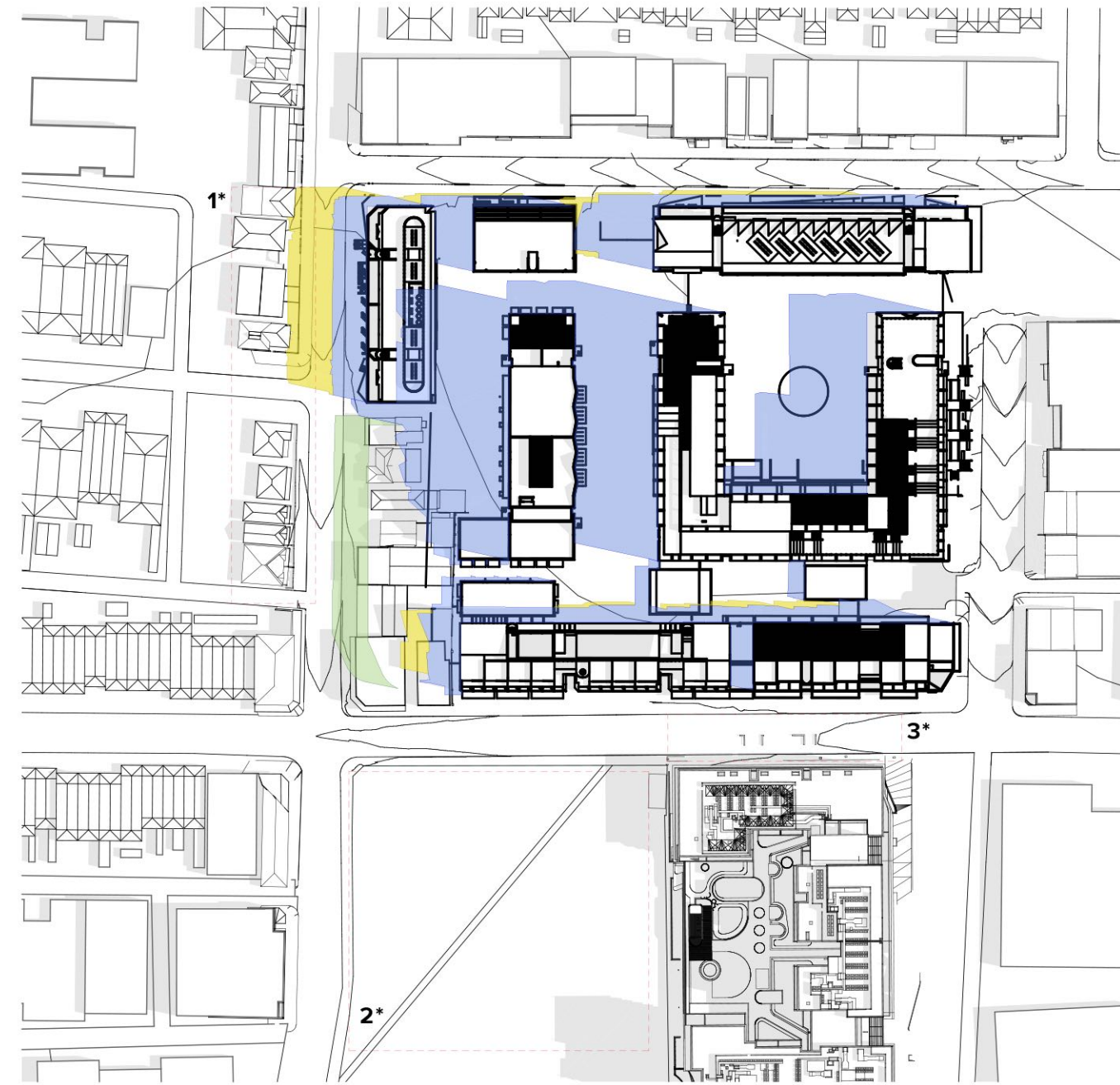
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 35476  
Notified Address: Nicholas Turner 8055, ABA 95 954 041 911



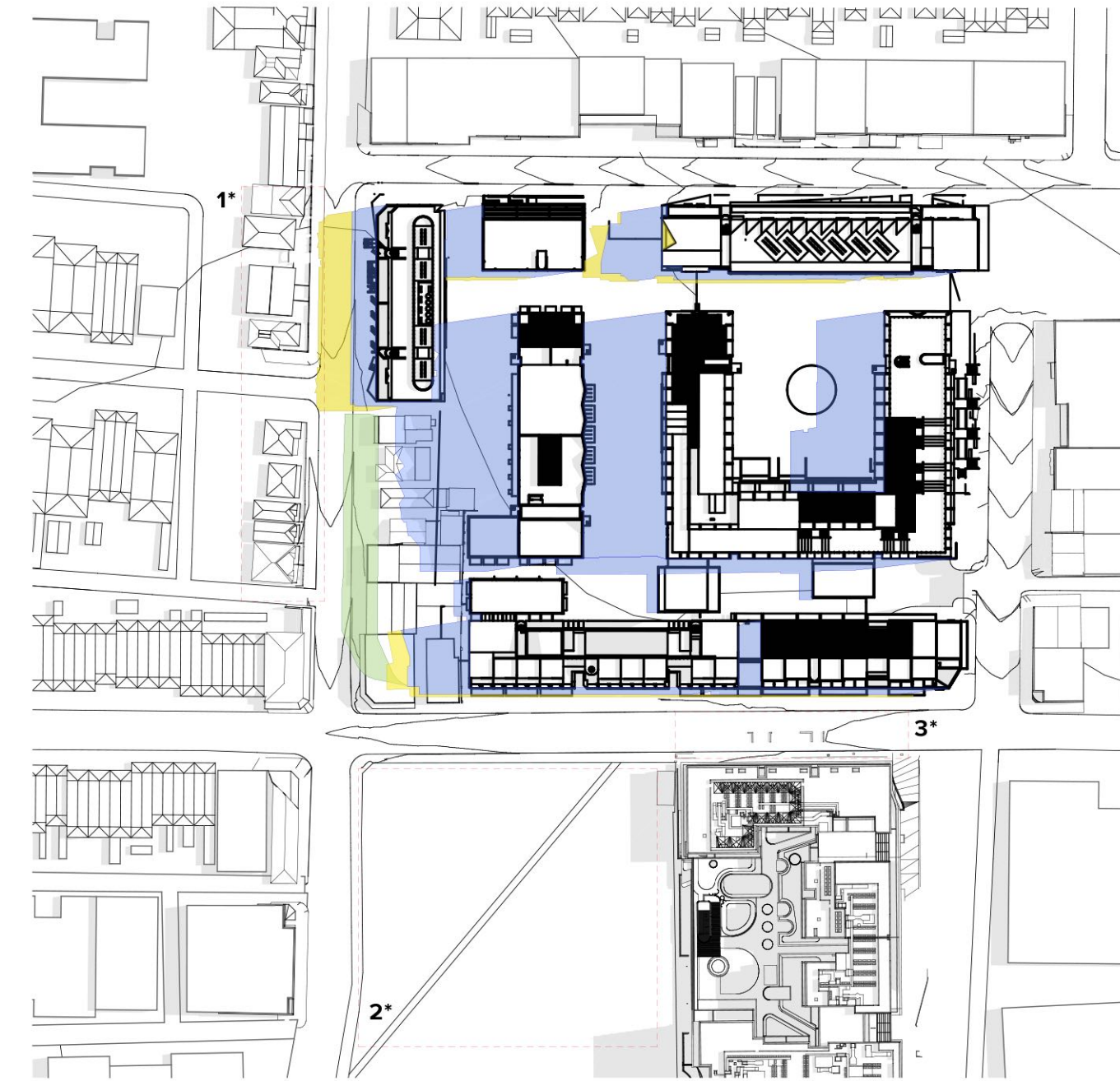
## Shadow Diagram



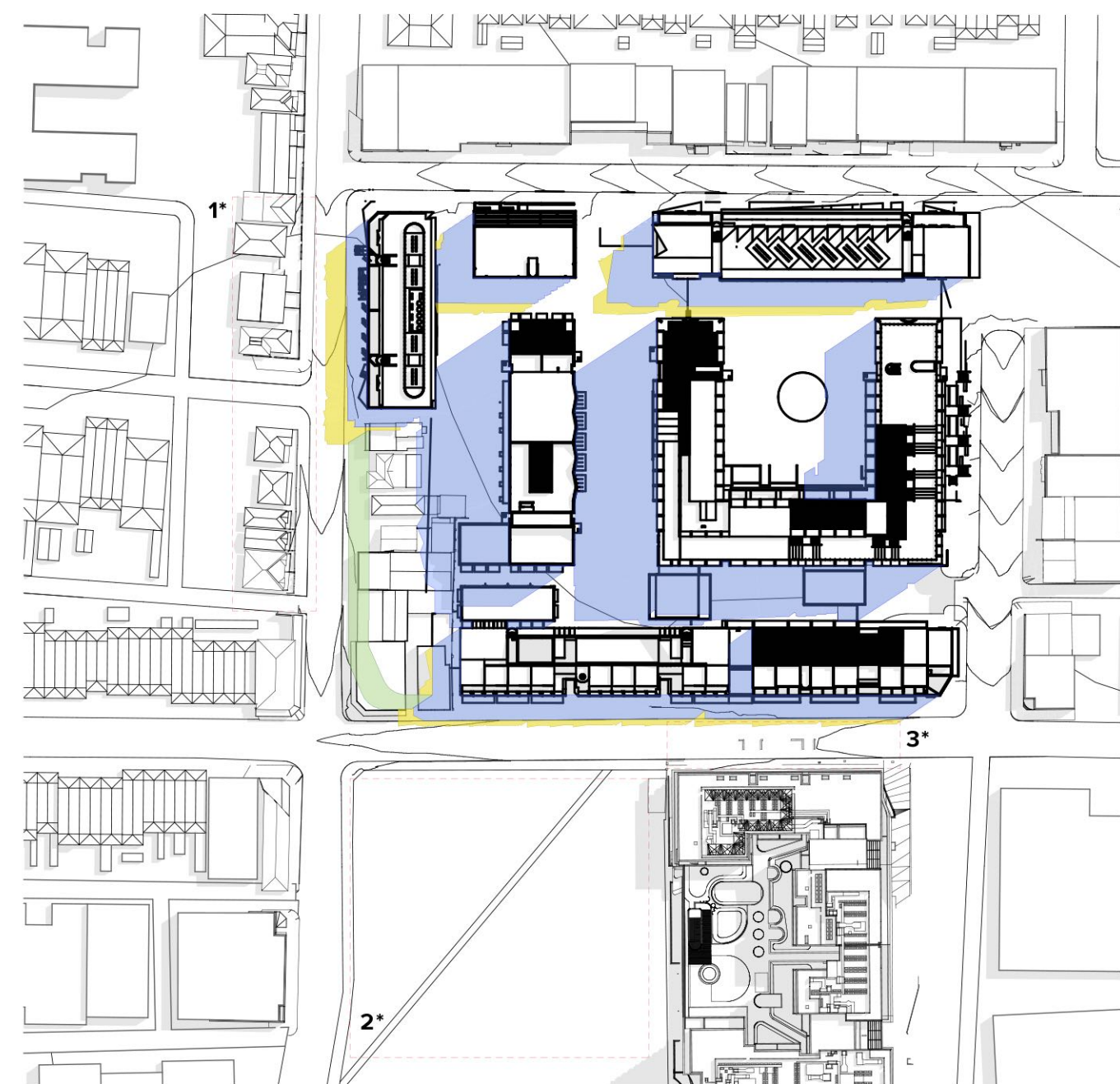
**9:00AM**



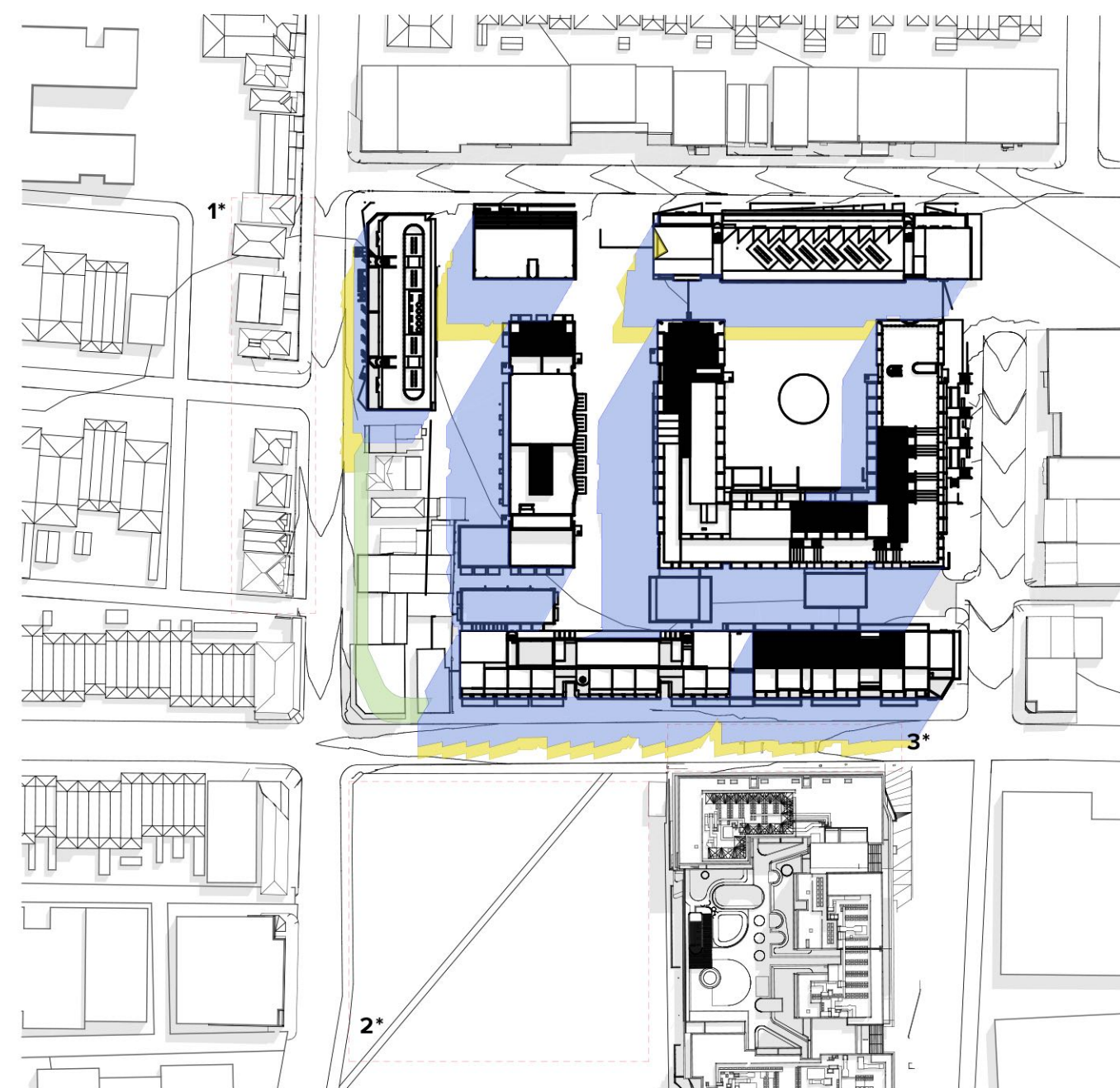
**10:00AM**



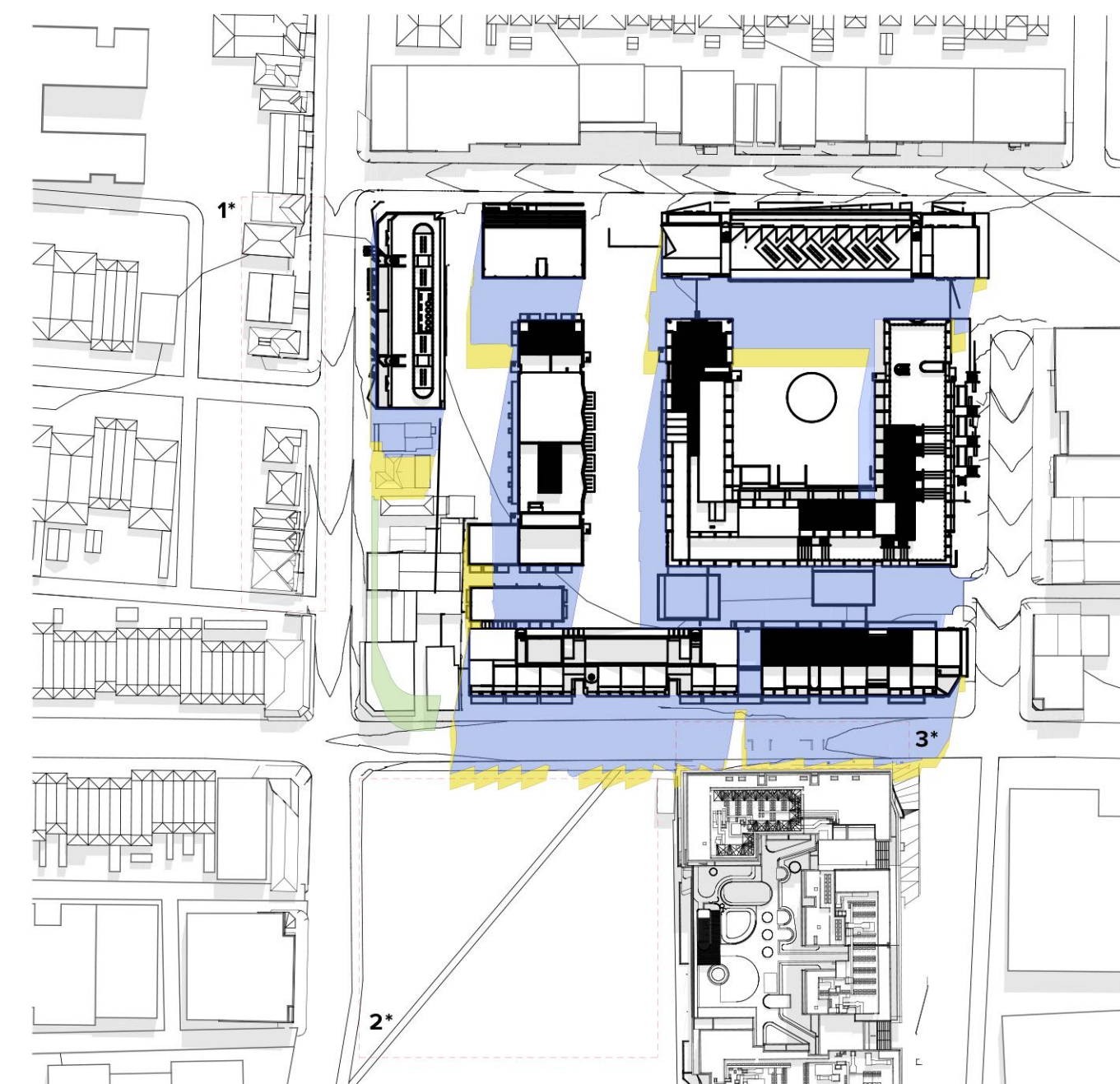
**11:00AM**



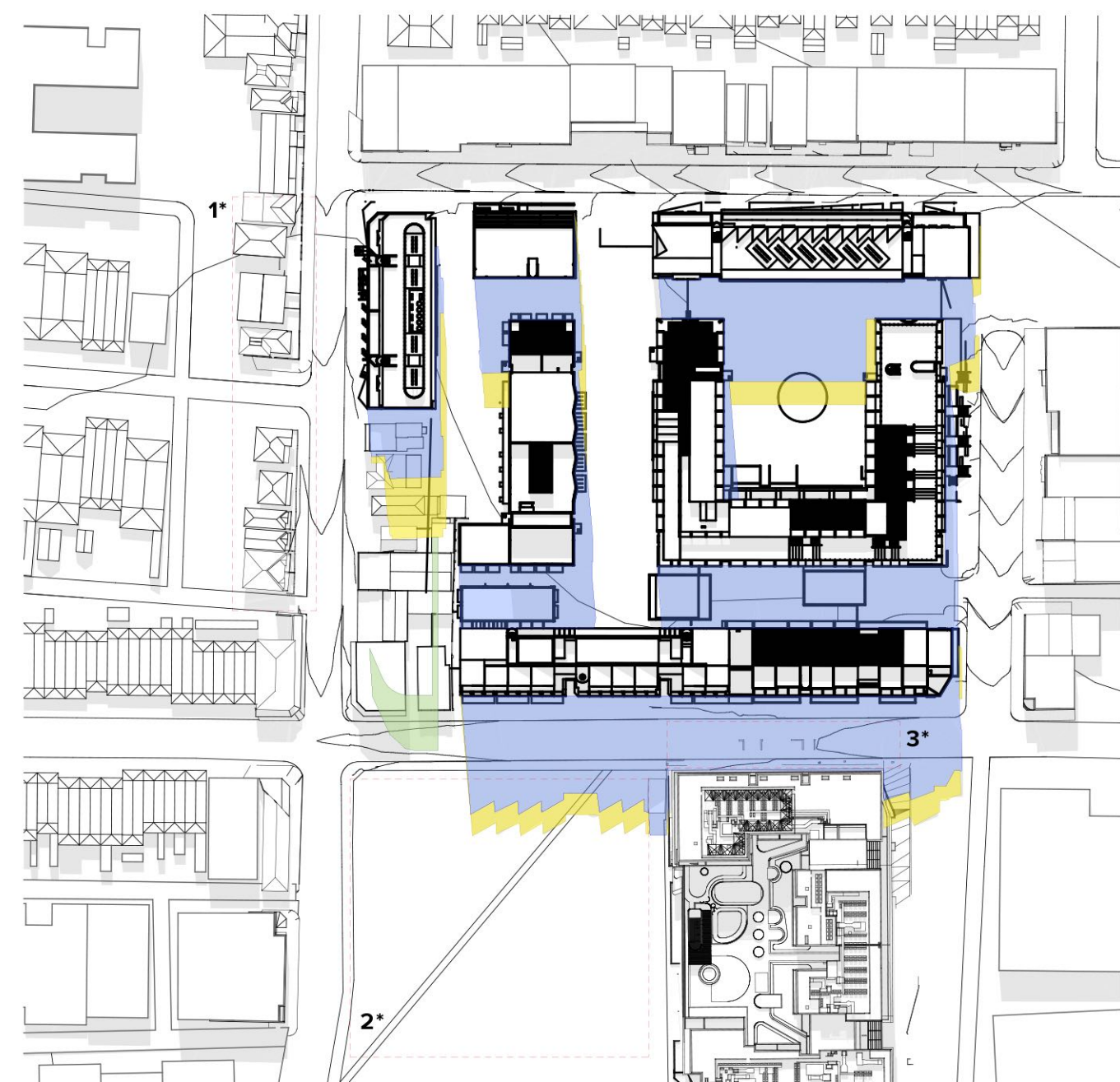
**12:00PM**



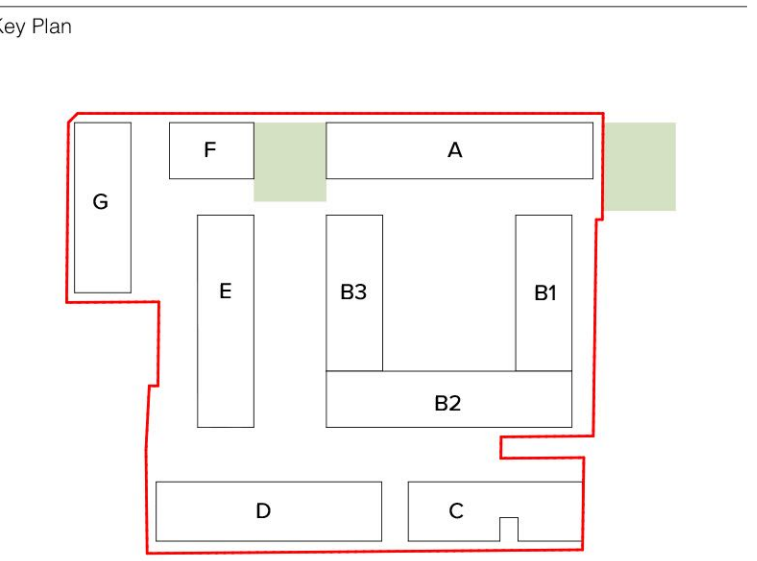
**1:00PM**



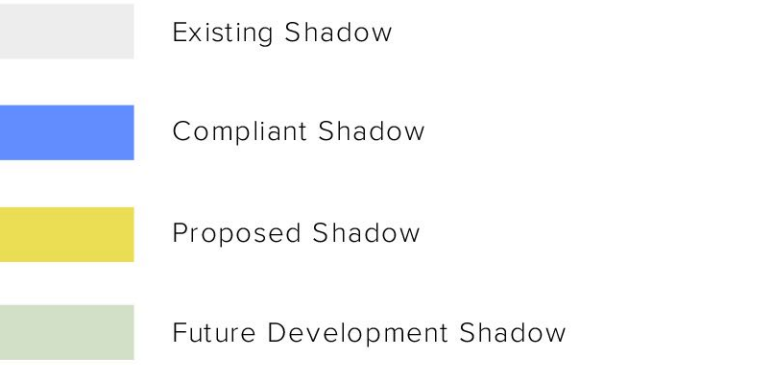
**2:00PM**



**3:00PM**



Notes



- |    |                                                                                                                                      |
|----|--------------------------------------------------------------------------------------------------------------------------------------|
| 1* | Please refer to Ethos Urban shadow analysis report for further information.                                                          |
| 2* | Please refer to DA-790-401 Wicks Park Solar Analysis for further information                                                         |
| 3* | Please refer to DA-795-101 to DA-795-301 for Sun Eyes and shadowing to Wicks Place. Refer to design report for detailed solar study. |

The image shows a sample Certificate of Assessment for a building. At the top left is the NSW House of Representatives logo. The title 'Certificate No. # J2L2JUCBDO' is prominently displayed in green. Below it, a QR code is shown with the text 'Scan QR code or follow website link for rating details.' To the left of the QR code, the assessor's details are listed: 'Assessor name: E-LAB Consulting', 'Accreditation No: DMN20/1972', and 'Property Address: Victoria Road and Mitchell Street, Marrickville, NSW, 2204'. To the right of the QR code, there are two checkboxes, both of which are checked. At the bottom, a URL is provided: 'https://www.fr5.com.au/QRCodeLanding?PublicId=J2L2JUCBDO&src=Cert-1'.

|     |          |             |                     |
|-----|----------|-------------|---------------------|
| 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



Project Manager

neospace

Client

**RTL<sup>CO</sup>**

Project Title \_\_\_\_\_

## The Timberyards by RTL Co.

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

### Shadow Diagrams

#### Equinox (20 March) 9am - 3pm

|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| <b>1:1500 @ B1</b>  | DA-790-201  |     |

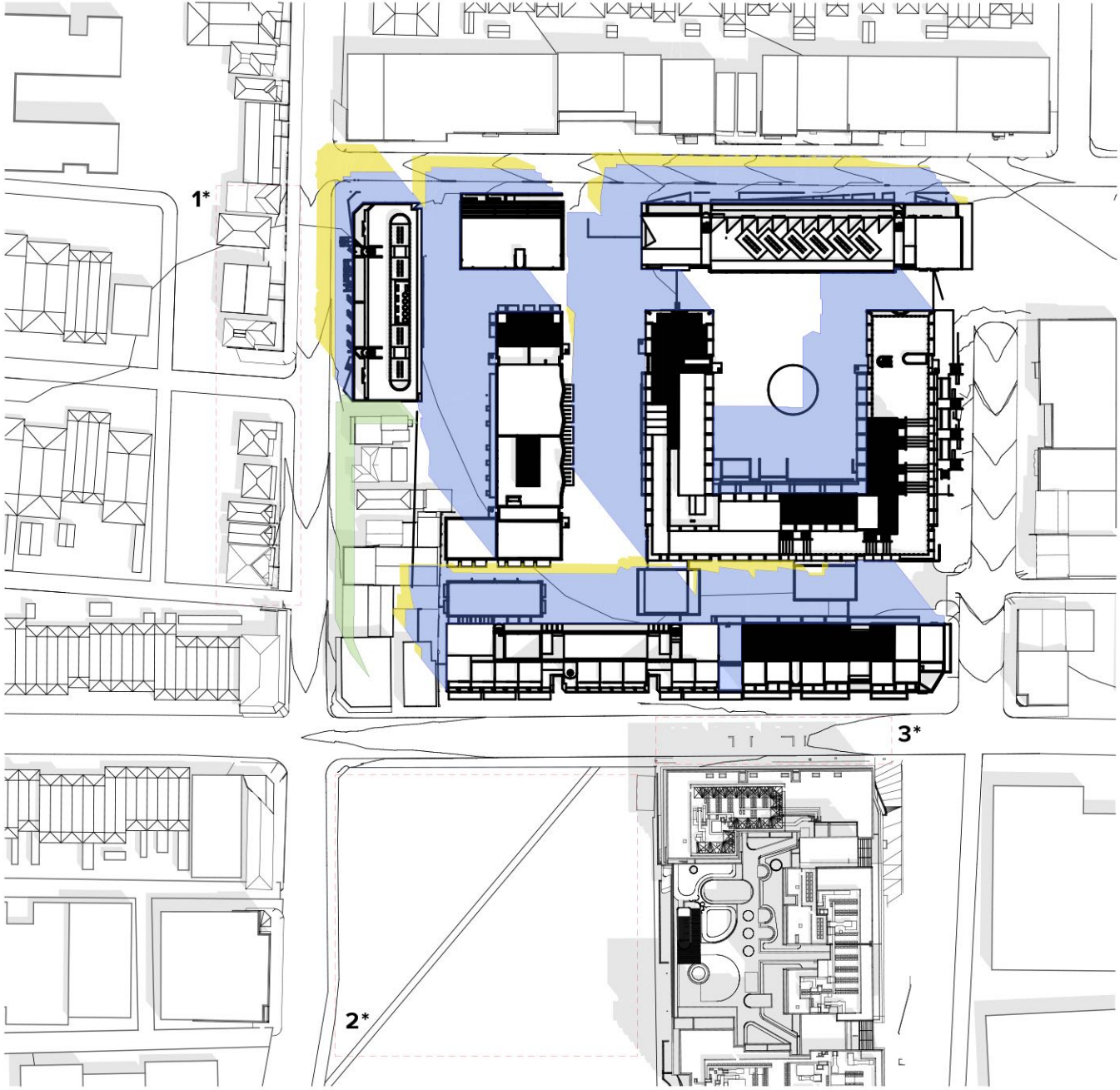


THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE, THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY FIGURED DIMENSIONS. REFER TO CONSULTANT DOCUMENTATION FOR FURTHER INFORMATION DWG, IFC AND BIMX FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

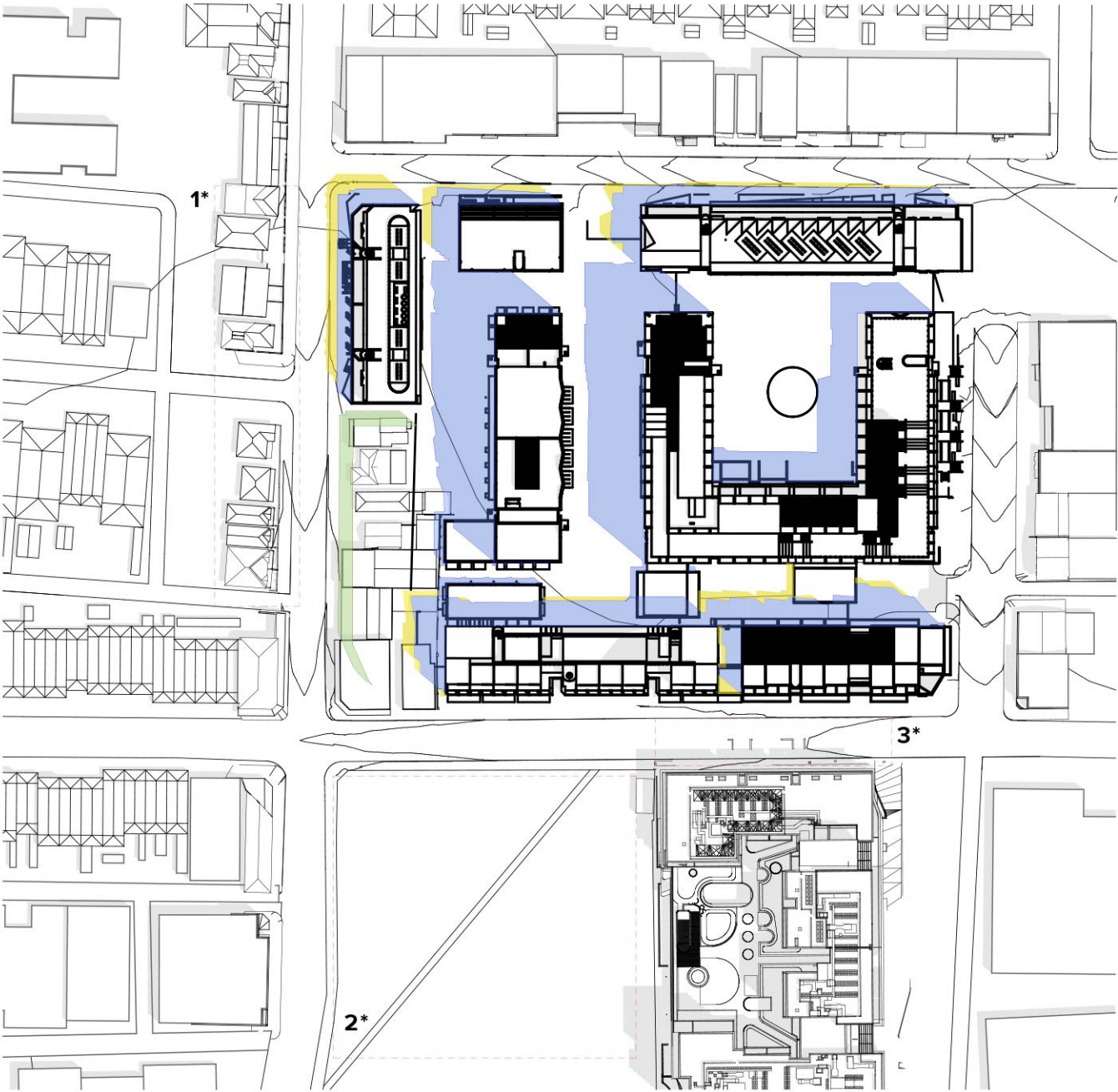
LCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476  
 Licensed Architect: Nicholas Turner 6695, ABN 88 064 084 911



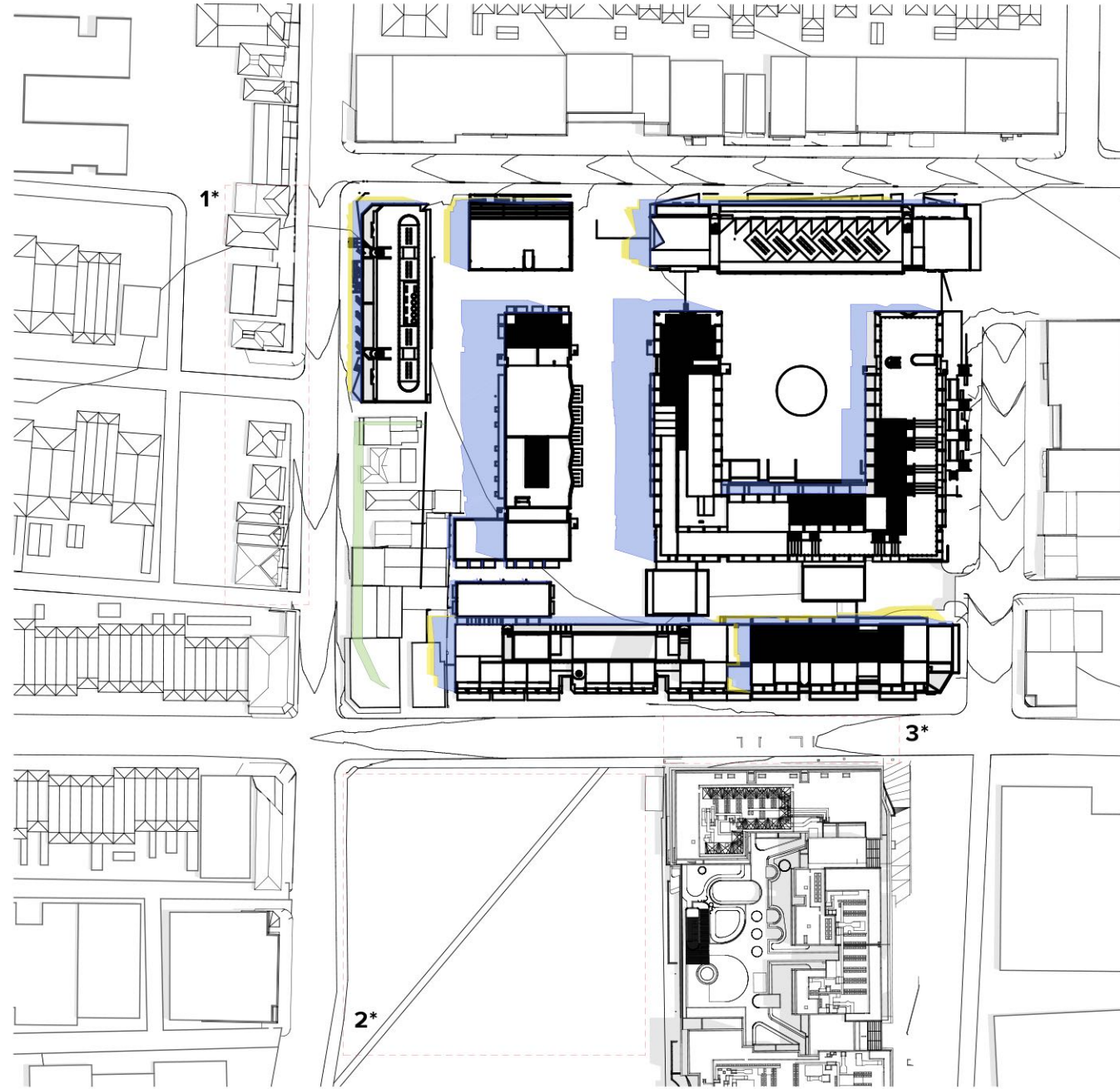
Shadow Diagram  
Summer Solstice



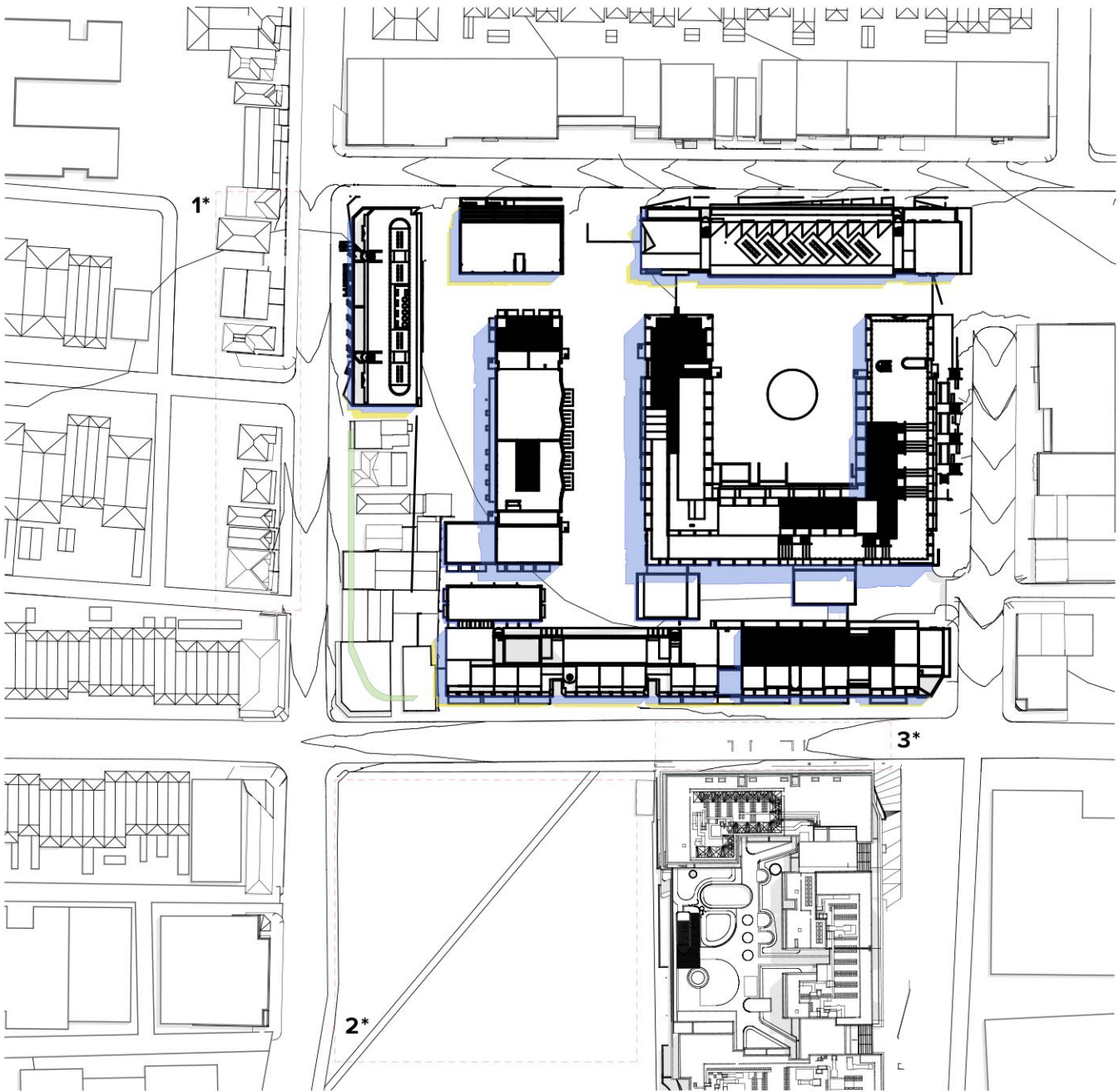
9:00AM



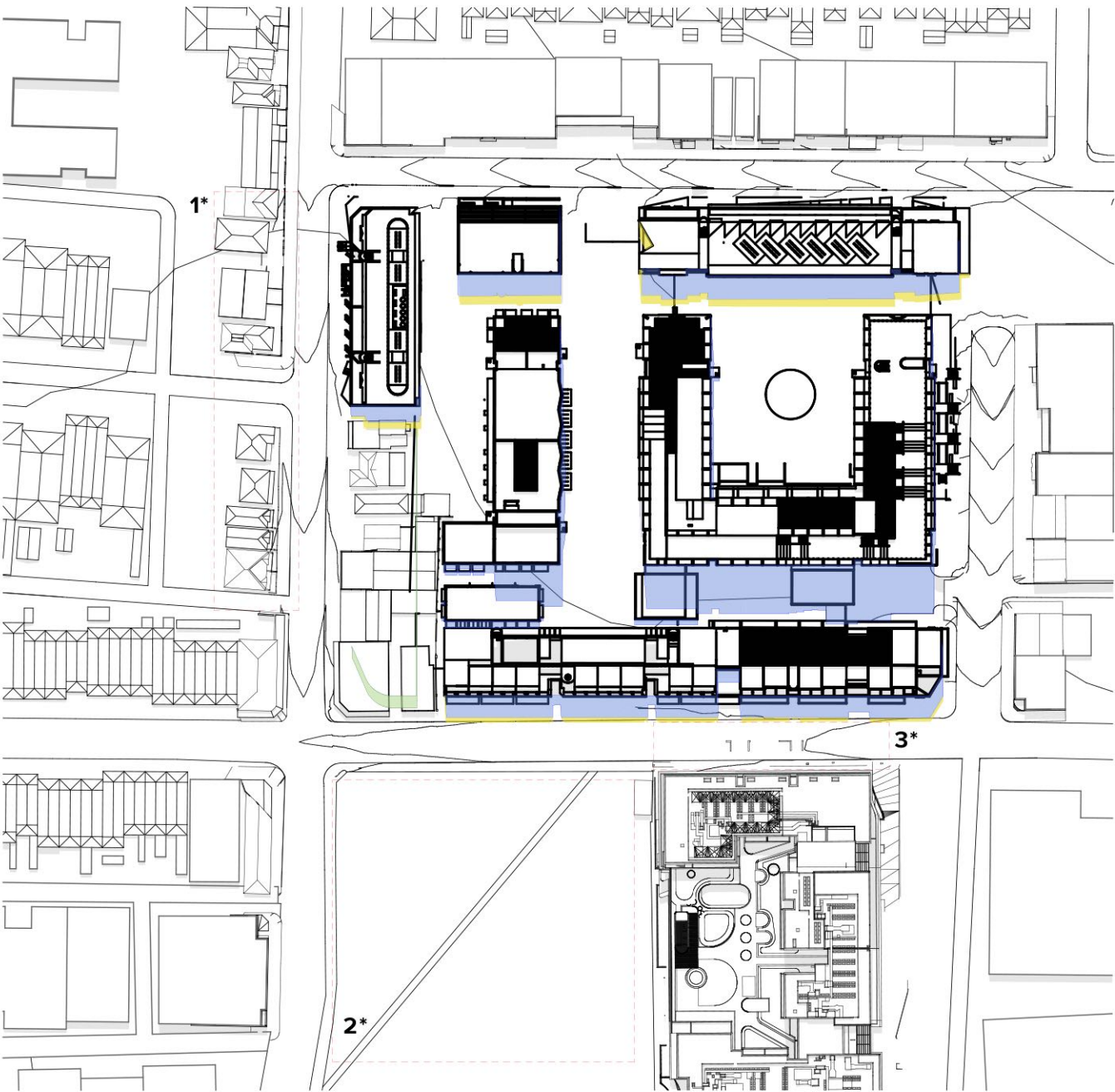
10:00AM



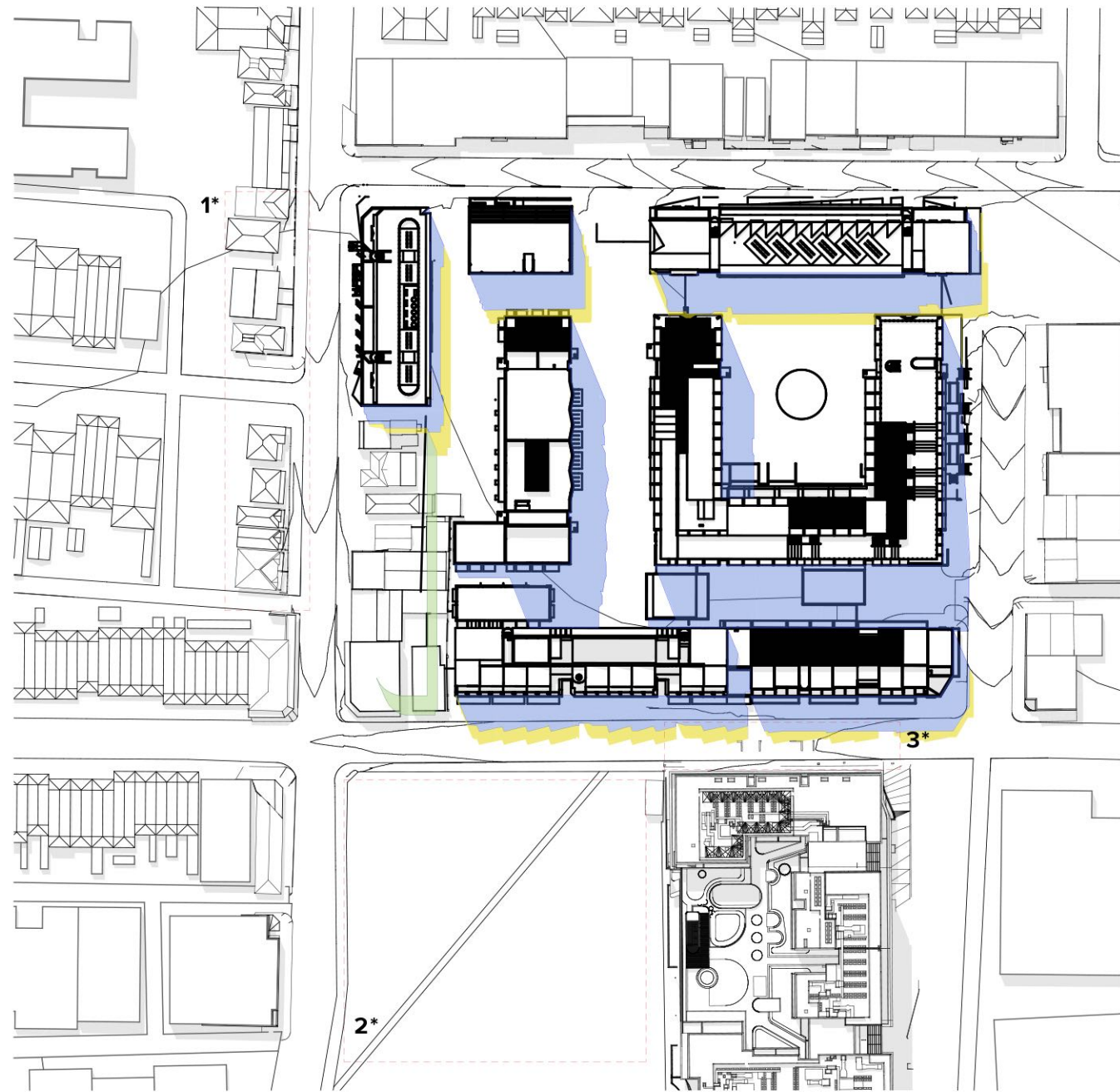
11:00AM



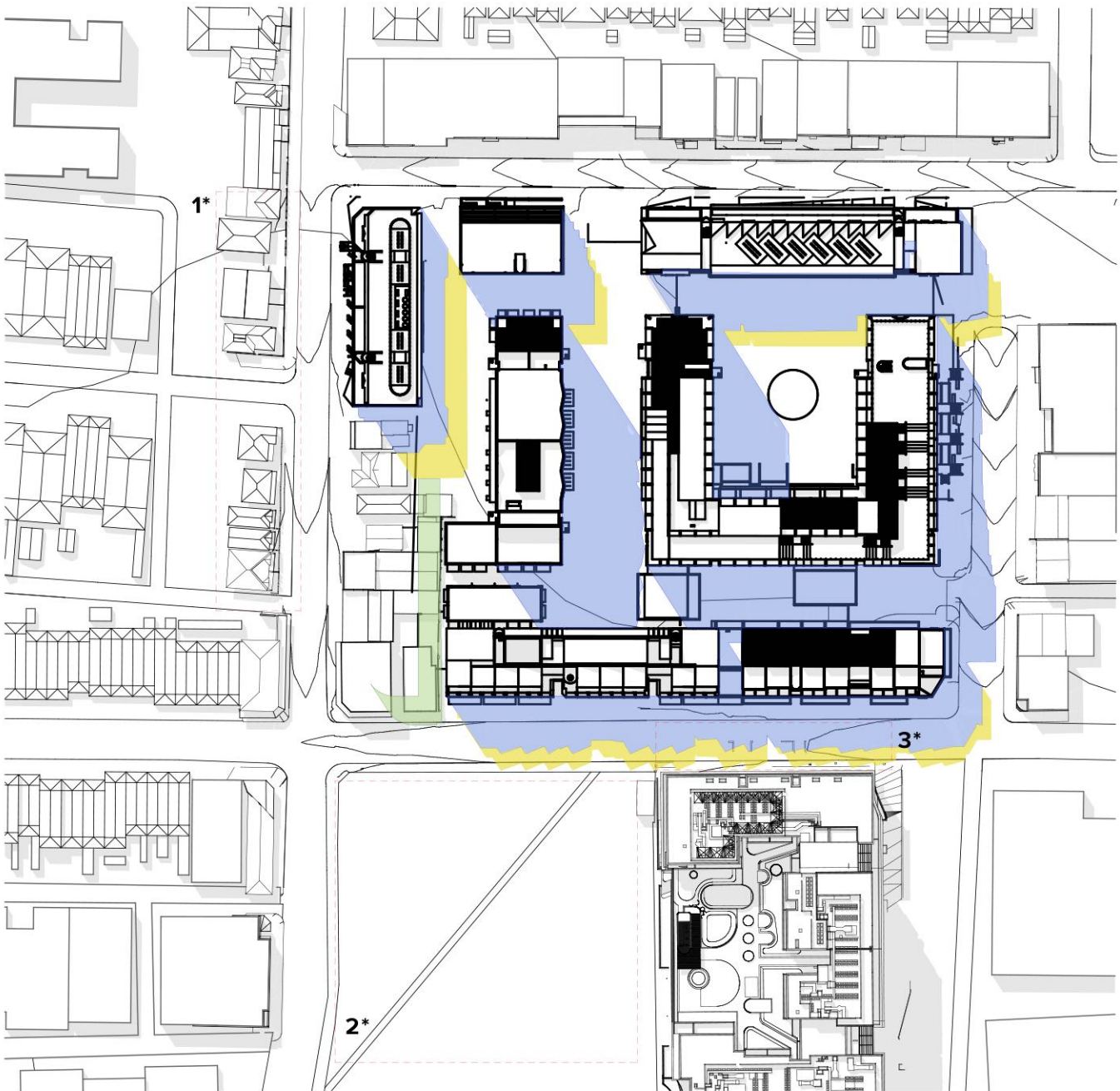
12:00PM



1:00PM

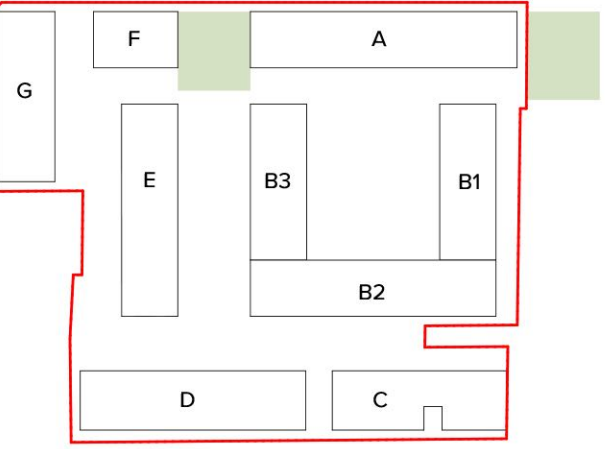


2:00PM



3:00PM

Key Plan



Notes

- Existing Shadow
- Compliant Shadow
- Proposed Shadow
- Future Development Shadow
- 1\* Please refer to Ethos Urban shadow analysis report for further information.
- 2\* Please refer to DA-790-401 Wicks Park Solar Analysis for further information.
- 3\* Please refer to DA-795-101 to DA-795-301 for Sun Eyes and shadowing to Wicks Place. Refer to design report for detailed solar study.



| Rev | Date | DS | Approved by | For SSDA Submission Change Note |
|-----|------|----|-------------|---------------------------------|
|-----|------|----|-------------|---------------------------------|

Collaborating Design Team

**TURNER** Architecture AND  
**Tribe Studio Architects** Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA



Project Manager

neoscope

Client

RTL<sup>co</sup>

Project Title

The Timberyards  
by RTL Co.

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

Drawing Title

Shadow Diagrams  
Summer Solstice (21 Dec) 9am - 3pm

| Status              | Project No. | Rev |
|---------------------|-------------|-----|
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| 1:1500 @ B1         | DA-790-301  |     |

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION, WITHOUT PERMISSION, SHALL BE MADE. THE DRAWING IS NOT TO BE USED FOR ANY OTHER PURPOSE. ANY REPRODUCTION OF THIS DRAWING WITHOUT PERMISSION SHALL BE AT THE USER'S RISK. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS FROM THE RELEVANT AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS FROM THE RELEVANT AUTHORITIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMISSIONS FROM THE RELEVANT AUTHORITIES.



## Wicks Park Solar Analysis

### Winter Solstice

#### Solar Analysis

Wicks Park receives more than 3 hours of direct sunlight to more then 50% of the park duiring Winter Solstice based on a "moving shadow"

#### Existing

|      |       |
|------|-------|
| 9AM  | 19.1% |
| 10AM | 47.1% |
| 11AM | 69.9% |
| 12PM | 82.2% |
| 1PM  | 87.9% |
| 2PM  | 90.8% |
| 3PM  | 92.3% |

**RESULT:** 4HRS OF DIRECT SUNLIGHT ACHIEVED

#### Compliant Development

|      |       |
|------|-------|
| 9AM  | 19.1% |
| 10AM | 47.1% |
| 11AM | 69.9% |
| 12PM | 82.2% |
| 1PM  | 79.7% |
| 2PM  | 69.3% |
| 3PM  | 54.0% |

**RESULT:** 4HRS OF DIRECT SUNLIGHT ACHIEVED

#### Proposed Development

|      |       |
|------|-------|
| 9AM  | 19.1% |
| 10AM | 47.1% |
| 11AM | 69.9% |
| 12PM | 80.0% |
| 1PM  | 74.1% |
| 2PM  | 61.8% |
| 3PM  | 38.8% |

**RESULT:** 3HRS OF DIRECT SUNLIGHT ACHIEVED

#### Proposed Development & Future Development

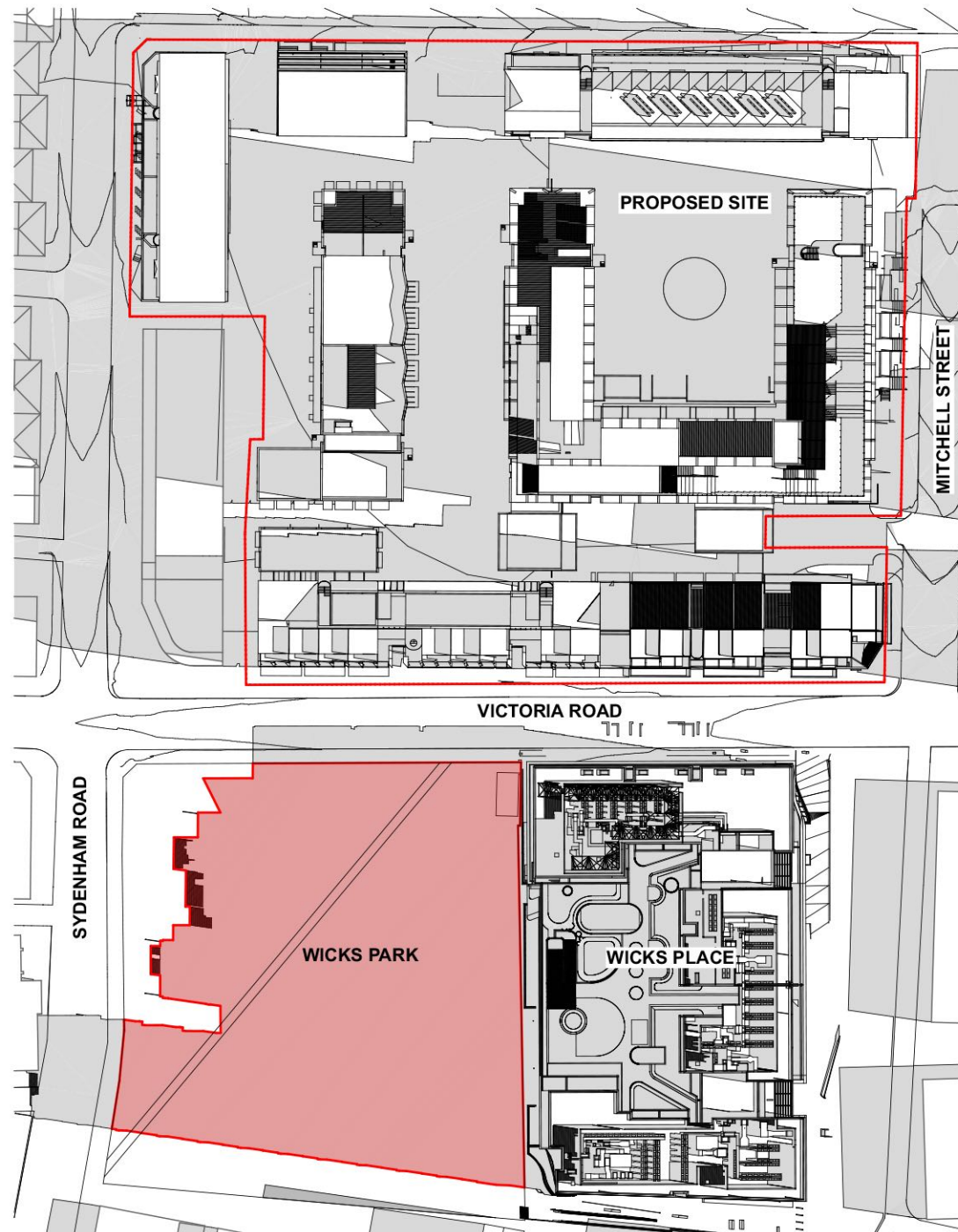
|      |       |
|------|-------|
| 9AM  | 19.1% |
| 10AM | 47.1% |
| 11AM | 69.9% |
| 12PM | 80.0% |
| 1PM  | 74.1% |
| 2PM  | 61.5% |
| 3PM  | 36.1% |

**RESULT:** 3HRS OF DIRECT SUNLIGHT ACHIEVED

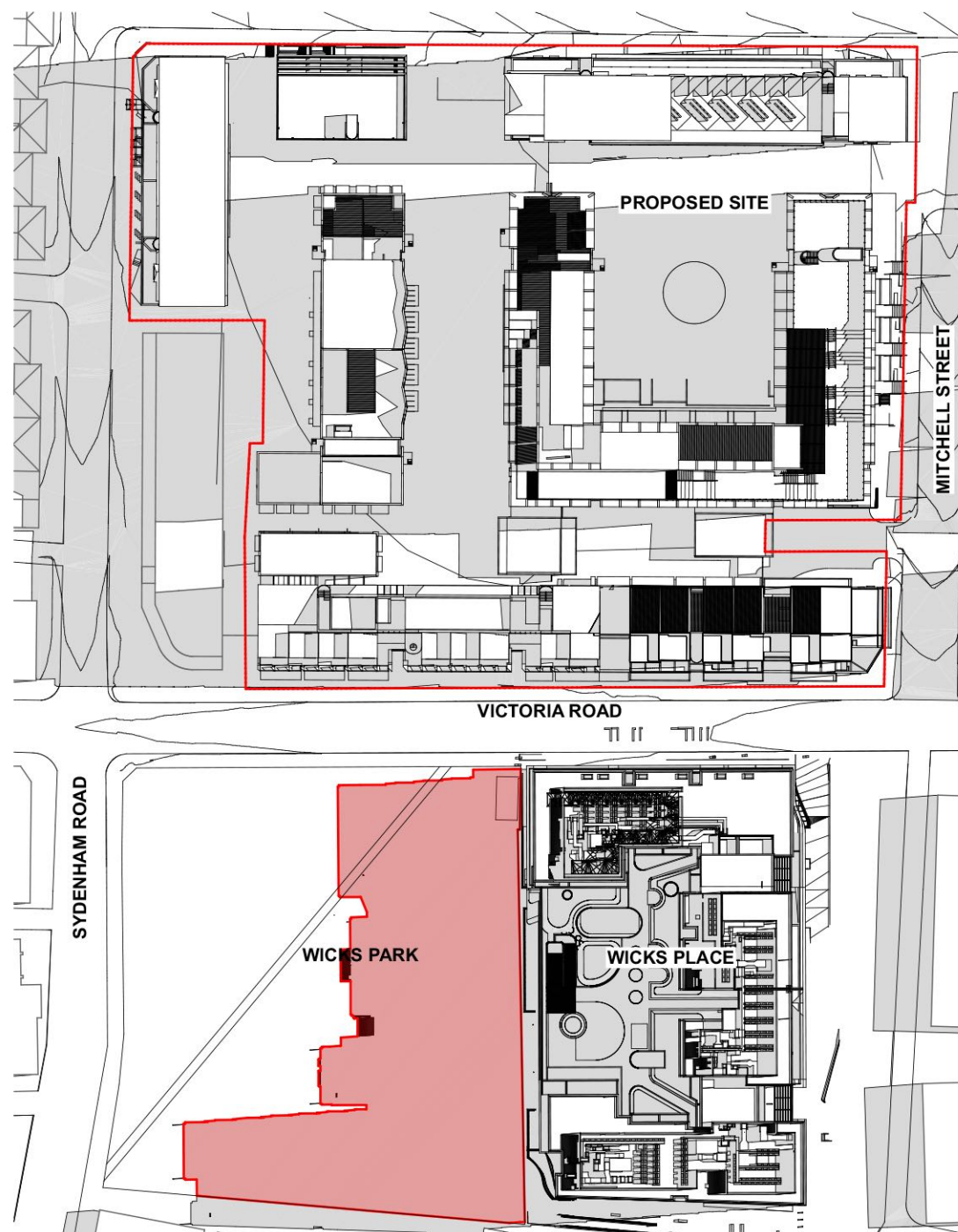
Solar Access to Wicks Park is derived and calculatied based on Inner West Council DCP methods:

Design Criteria:

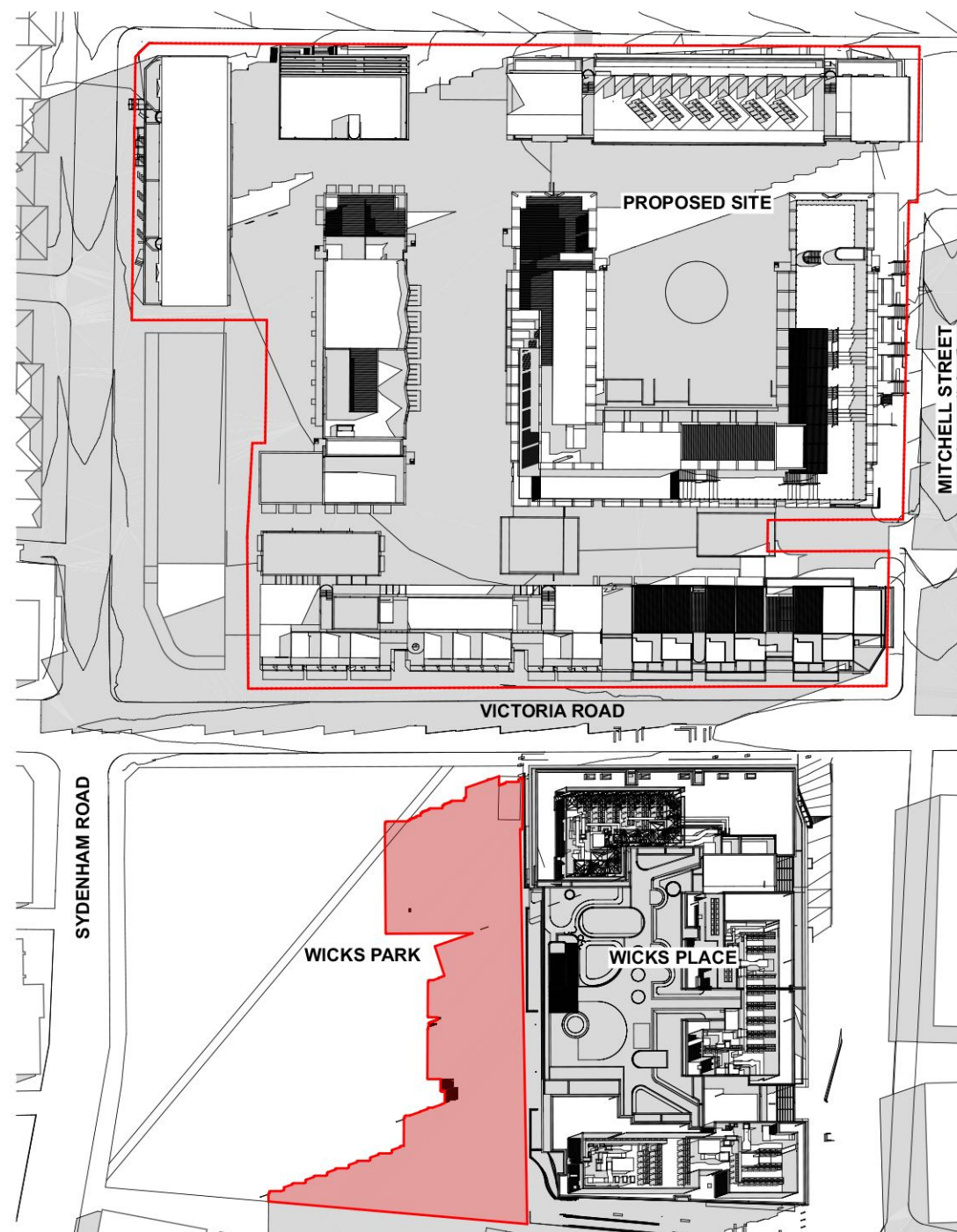
1. DCP Clause 9.47.11.1  
(C41) Building height ensured 50% of total area of Wicks Park receives a minimum of 3 hours sunlight from 9am to 3pm on June 21



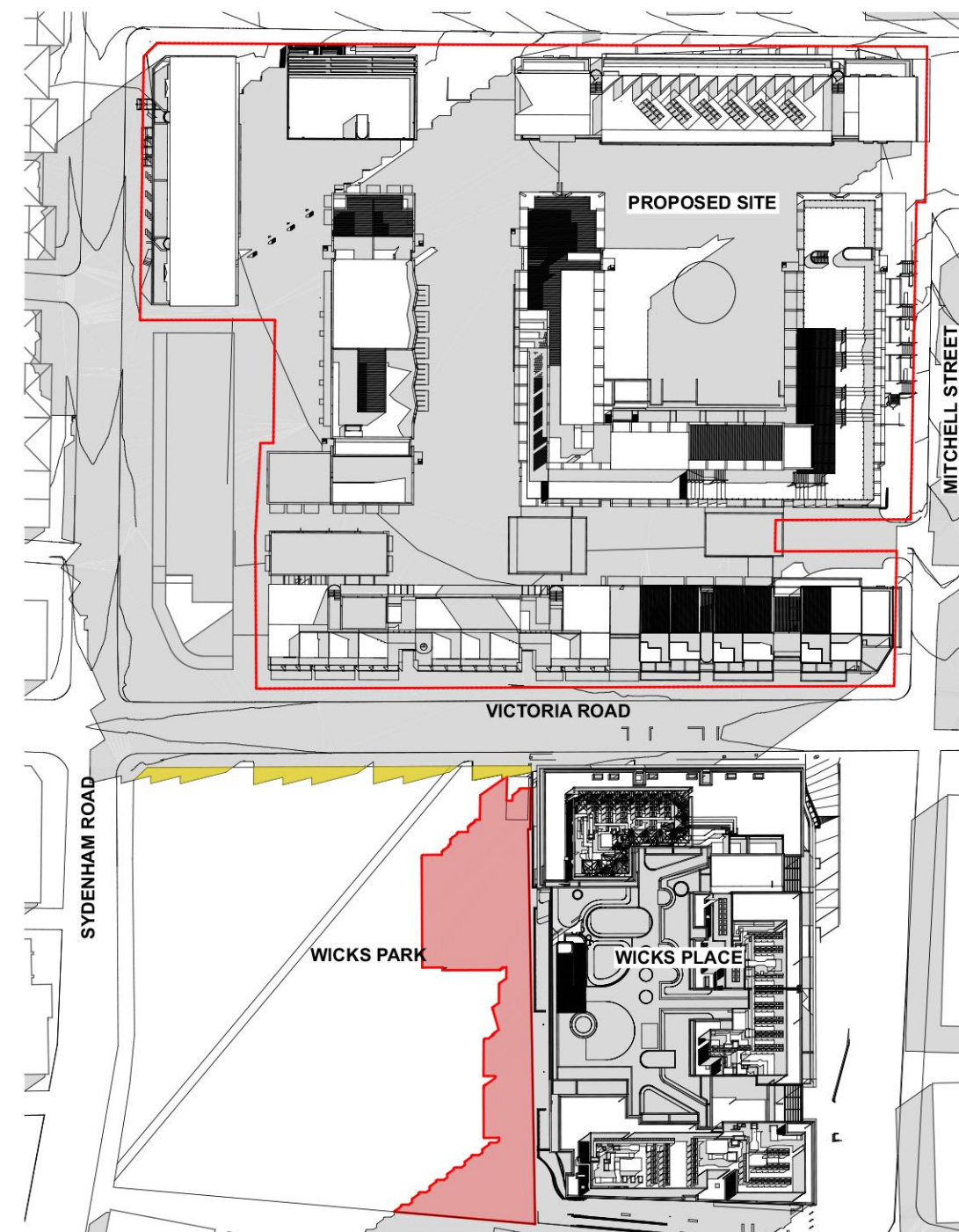
**9:00AM**  
Wicks Park Area: 8850m<sup>2</sup>  
Shaded Area: 7167m<sup>2</sup>  
Direct Sunlight: 1683m<sup>2</sup>



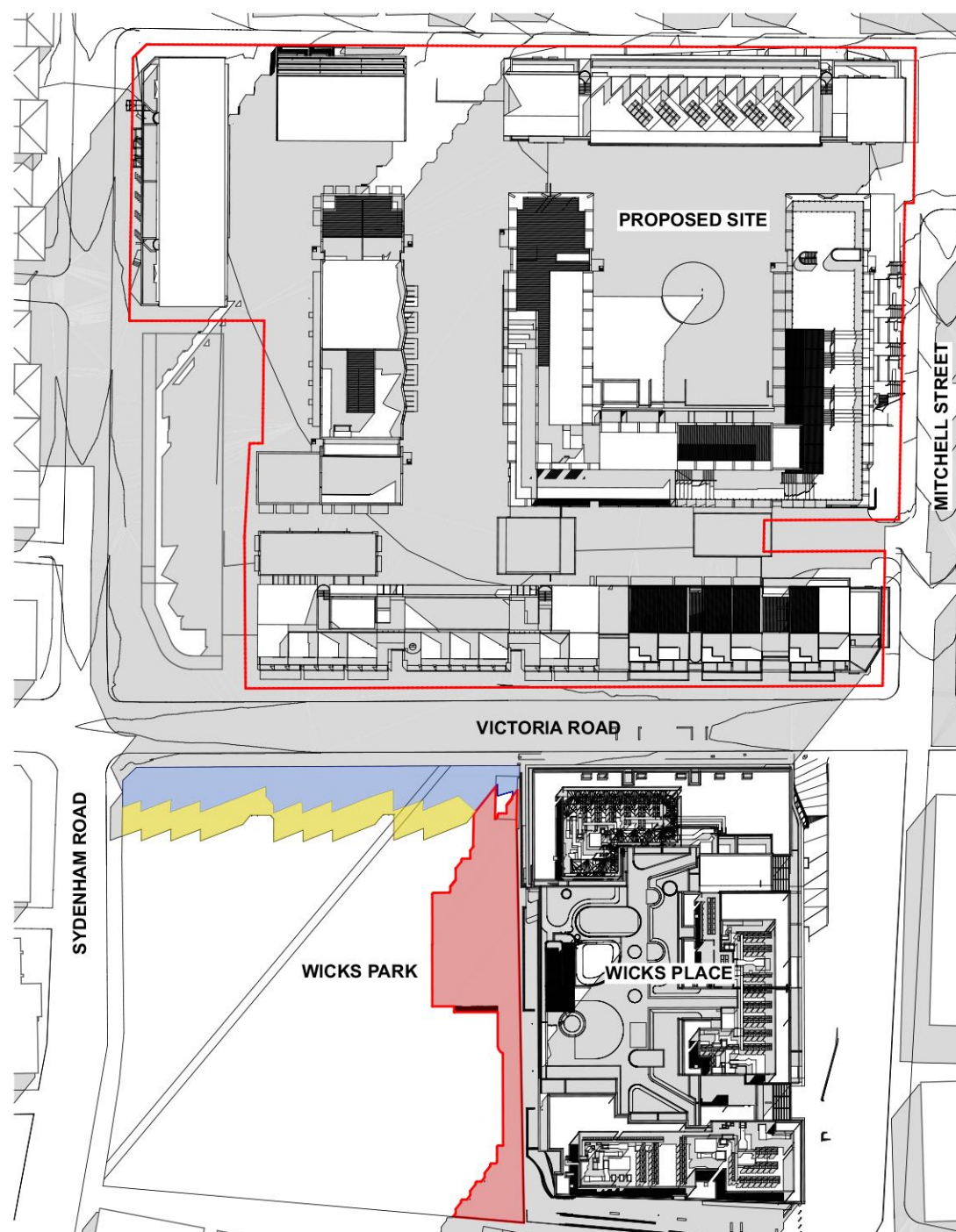
**10:00AM**  
Wicks Park Area: 8850m<sup>2</sup>  
Shaded Area: 4675m<sup>2</sup>  
Direct Sunlight: 4175m<sup>2</sup>



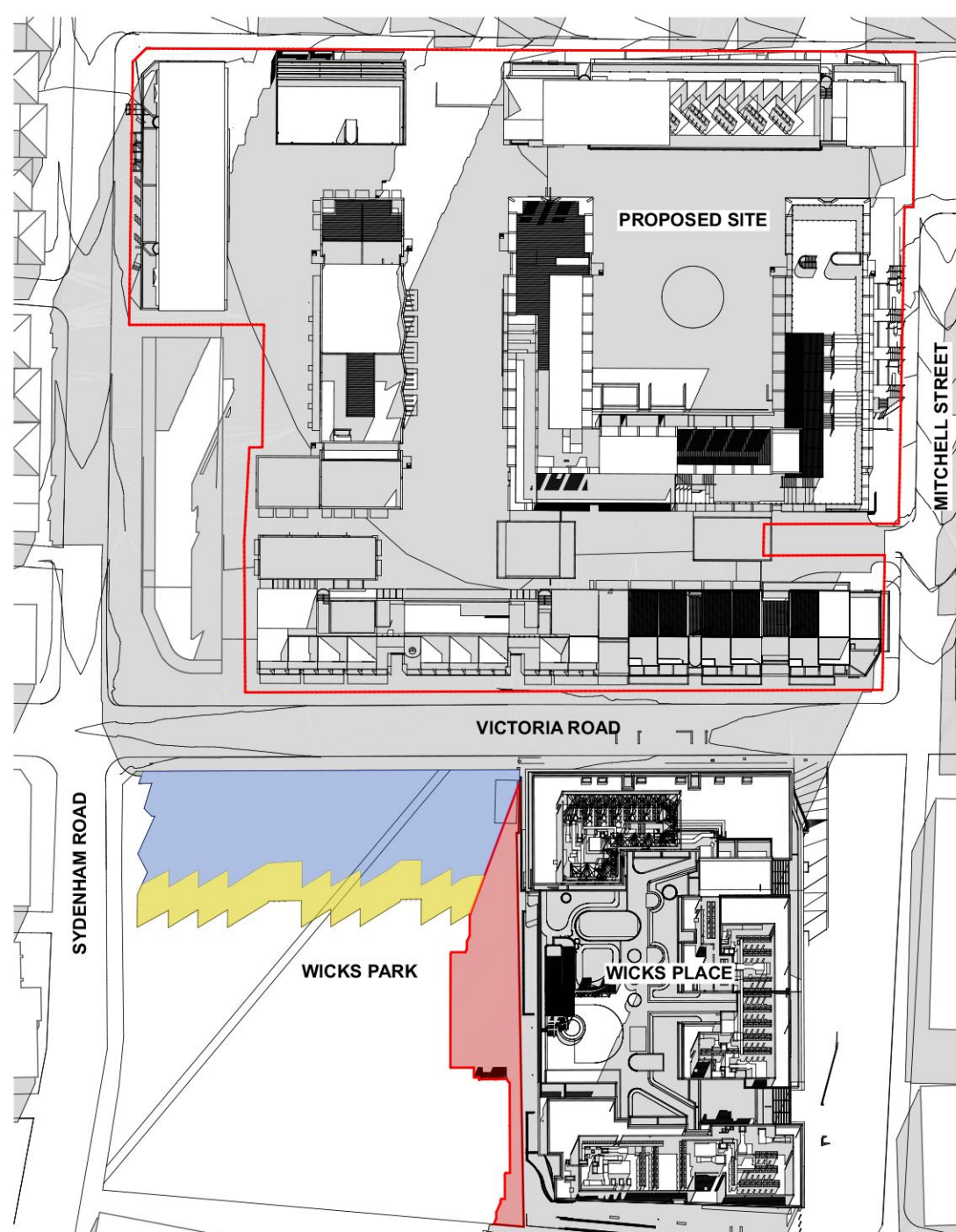
**11:00AM**  
Wicks Park Area: 8850m<sup>2</sup>  
Shaded Area: 2661m<sup>2</sup>  
Direct Sunlight: 6189m<sup>2</sup>



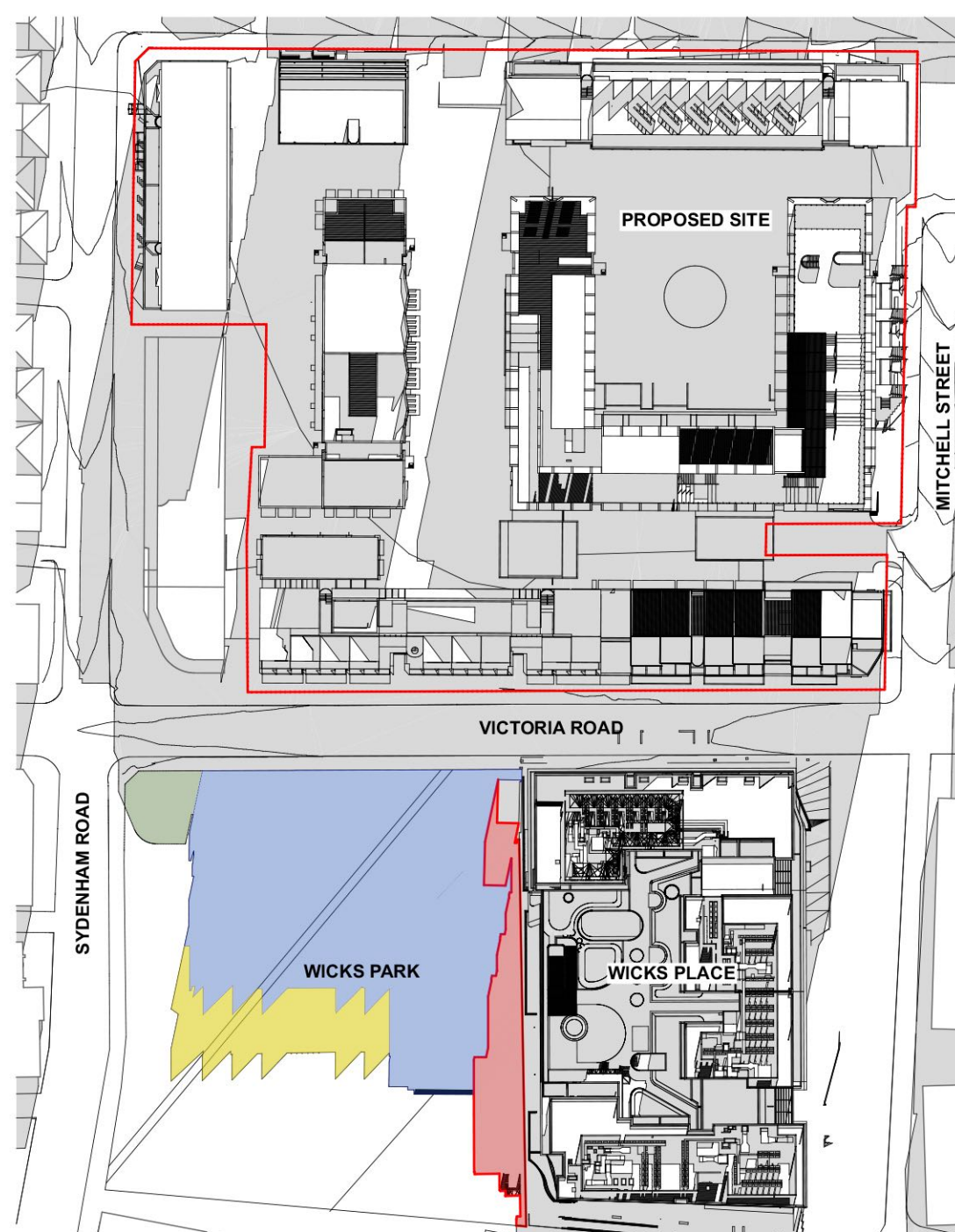
**12:00PM**  
Wicks Park Area: 8850m<sup>2</sup>  
Shaded Area: 1764m<sup>2</sup>  
Direct Sunlight: 7086m<sup>2</sup>



**1:00PM**  
Wicks Park Area: 8850m<sup>2</sup>  
Shaded Area: 2287m<sup>2</sup>  
Direct Sunlight: 6563m<sup>2</sup>

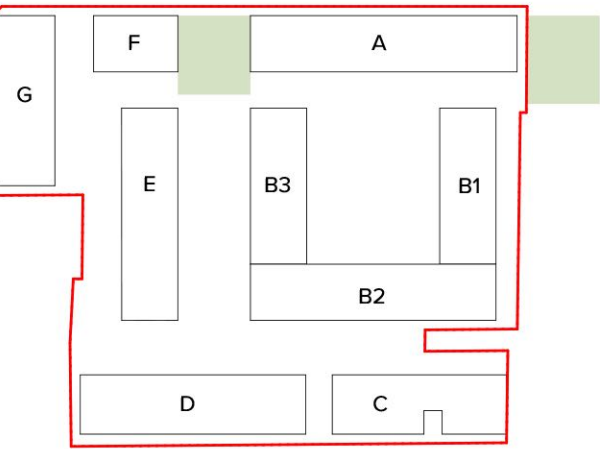


**2:00PM**  
Wicks Park Area: 8850m<sup>2</sup>  
Shaded Area: 3404m<sup>2</sup>  
Direct Sunlight: 5486m<sup>2</sup>



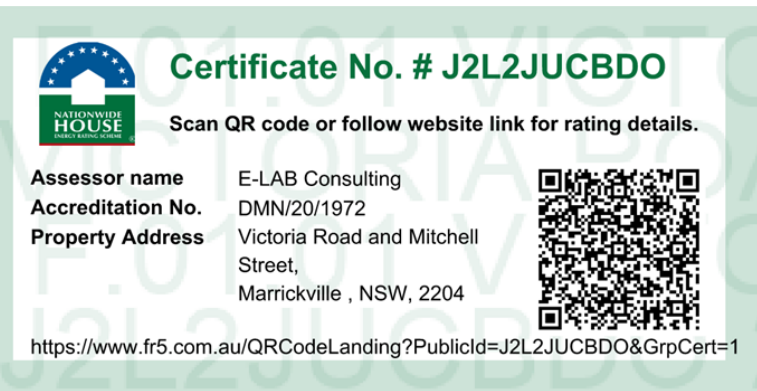
**3:00PM**  
Wicks Park Area: 8850m<sup>2</sup>  
Shaded Area: 5651m<sup>2</sup>  
Direct Sunlight: 3199m<sup>2</sup>

Key Plan



Notes

- Approximate extent of shadowing on site including proposed development
- Approximate extent of existing shadowing to Wicks Park
- Approximate extent of compliant development shadowing to Wicks Park
- Approximate extent of proposed development shadowing to Wicks Park
- Approximate extent of future development shadowing to Wicks Park



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

neoscope

Client

RTL<sup>CO</sup>

Project Title

The Timberyards

by RTL Co.

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

Drawing Title

Shadow Diagrams

Wicks Park Solar Analysis

Status

For SSDA Submission

Scale

1:1500 @ B1

Project No.

23068

Dwg No.

DA-790-401

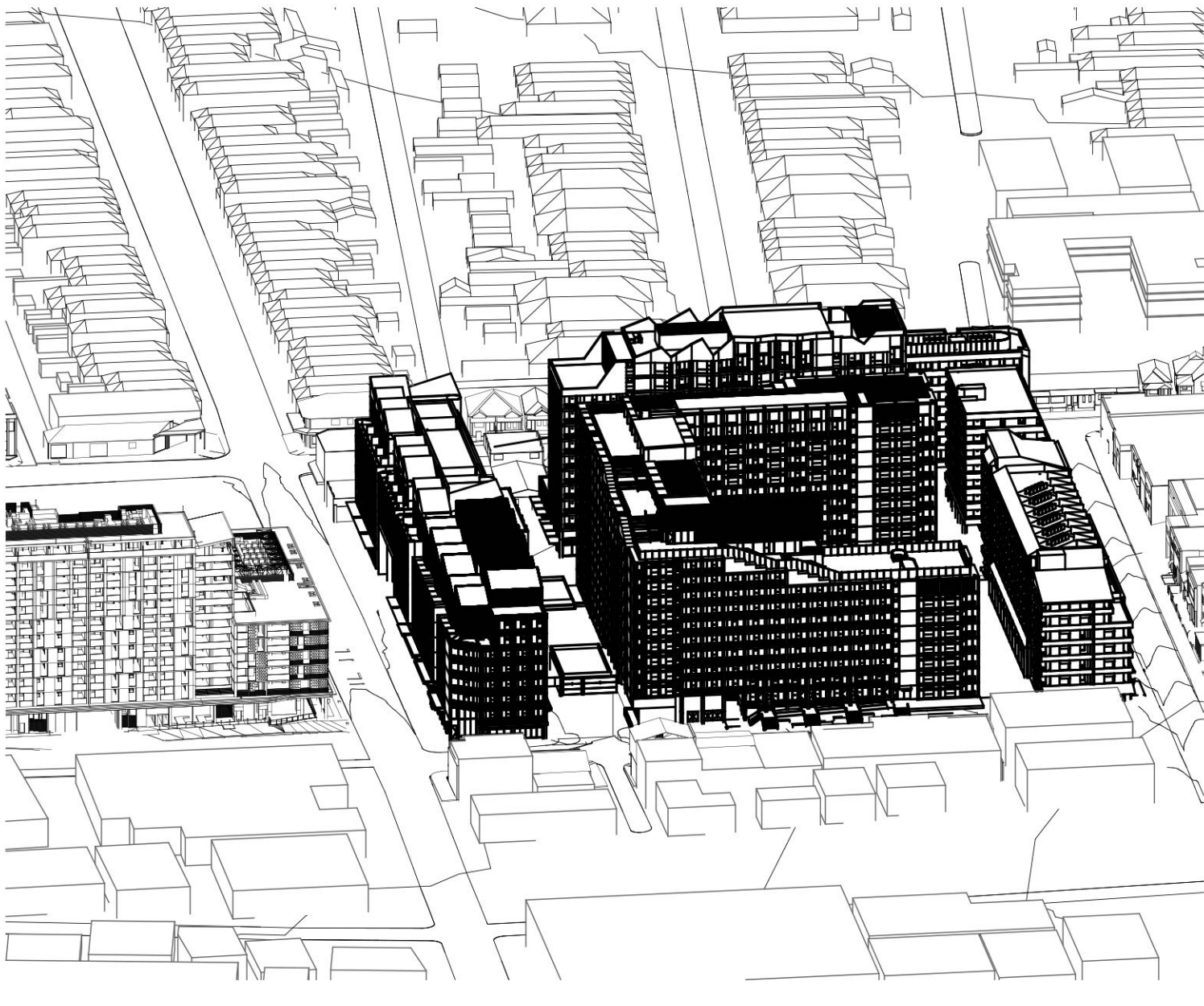
Rev

1

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. ALL RIGHTS RESERVED. THE DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT. THE DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT. THE DRAWING IS FOR INFORMATIONAL PURPOSES ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT.



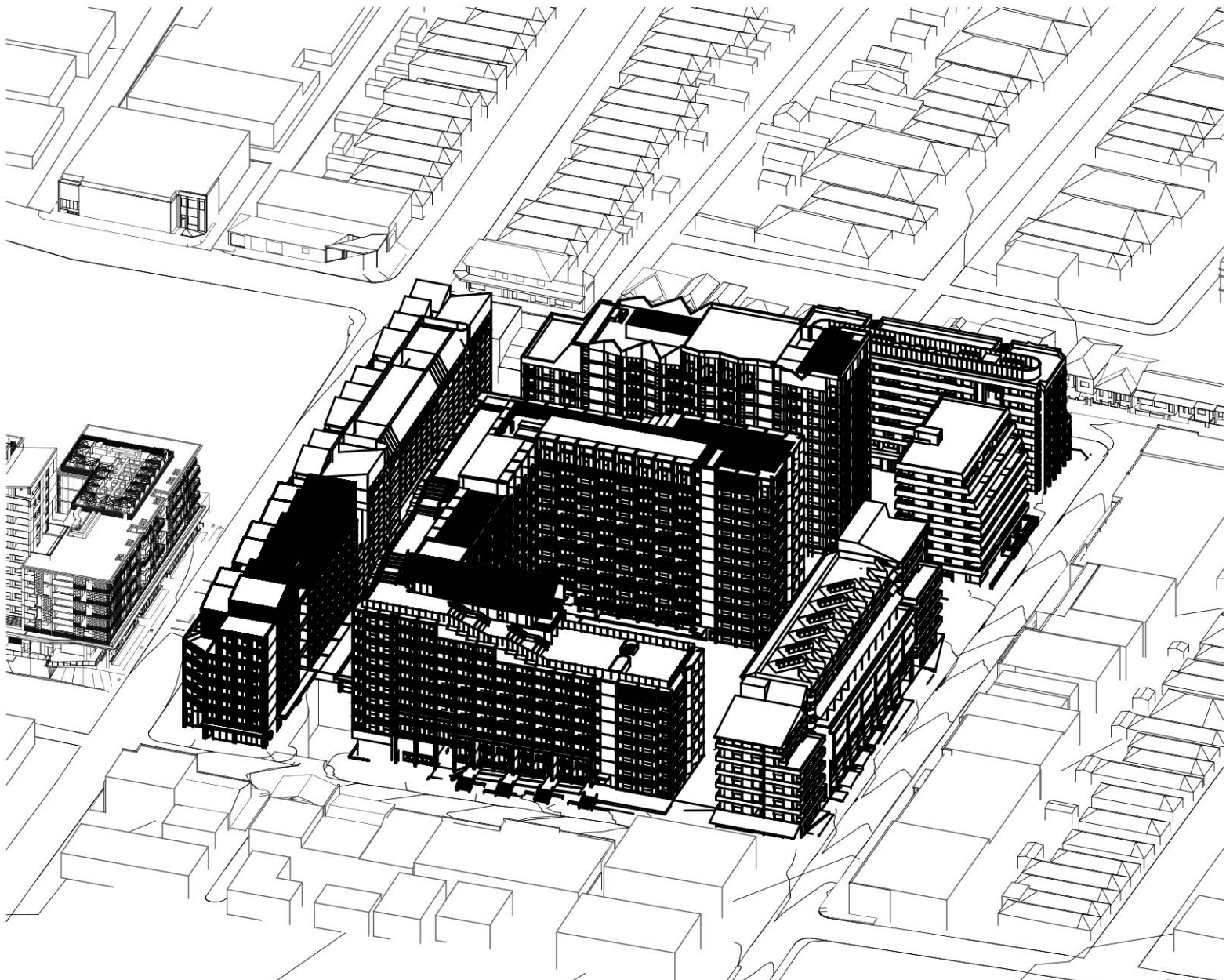
Winter Solstice Sun Eye Diagram



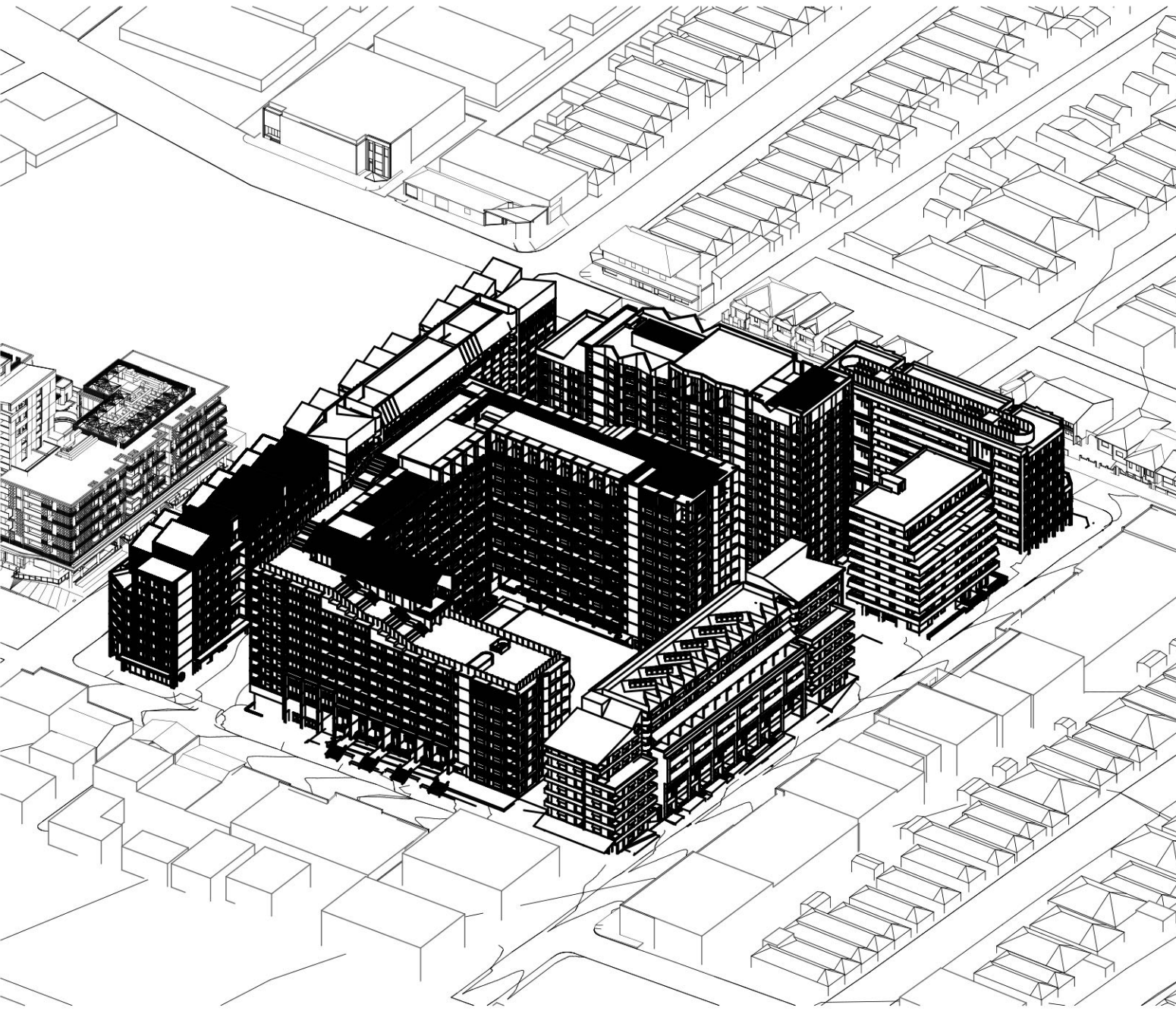
9:00am



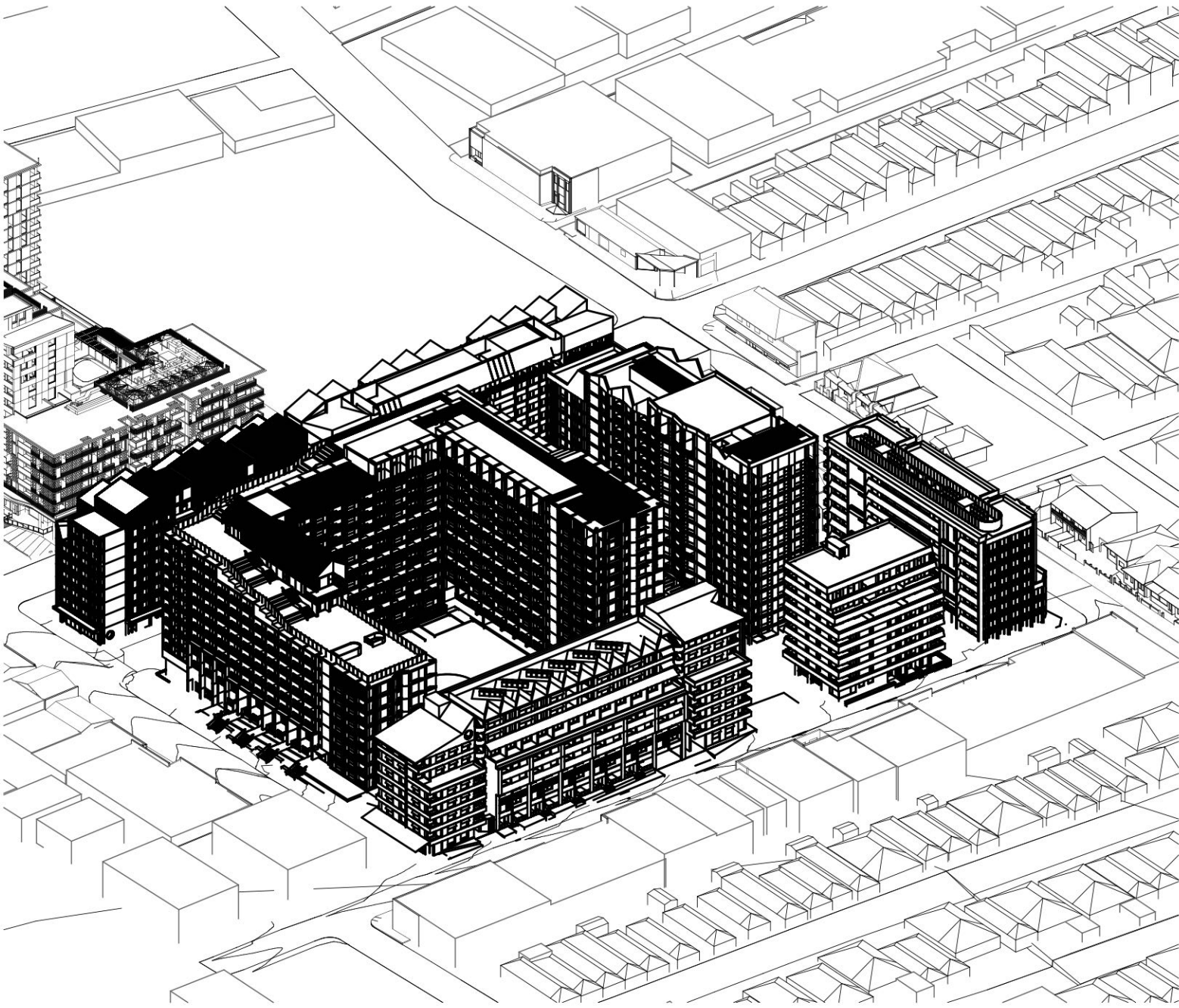
10:00am



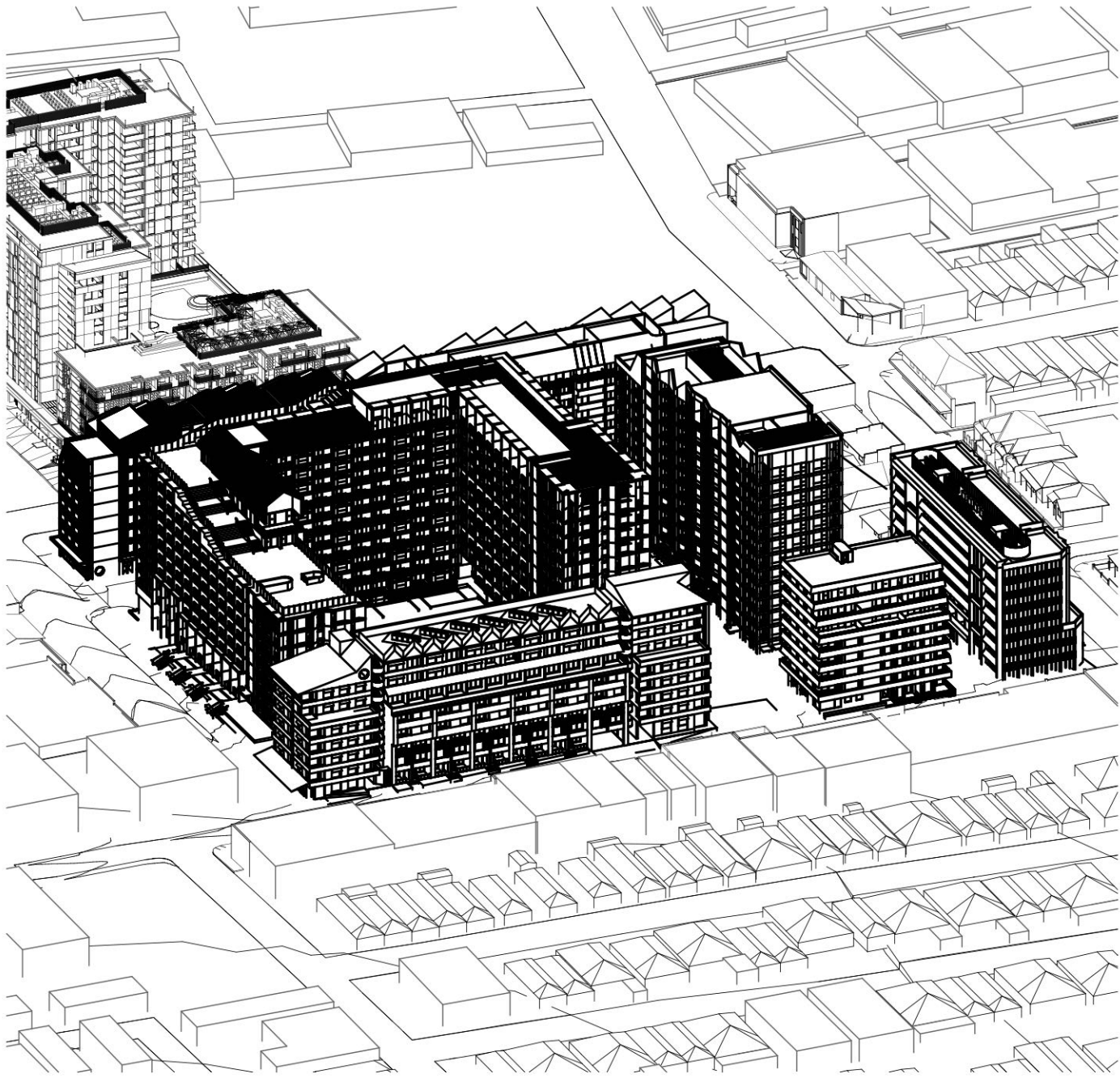
11:00am



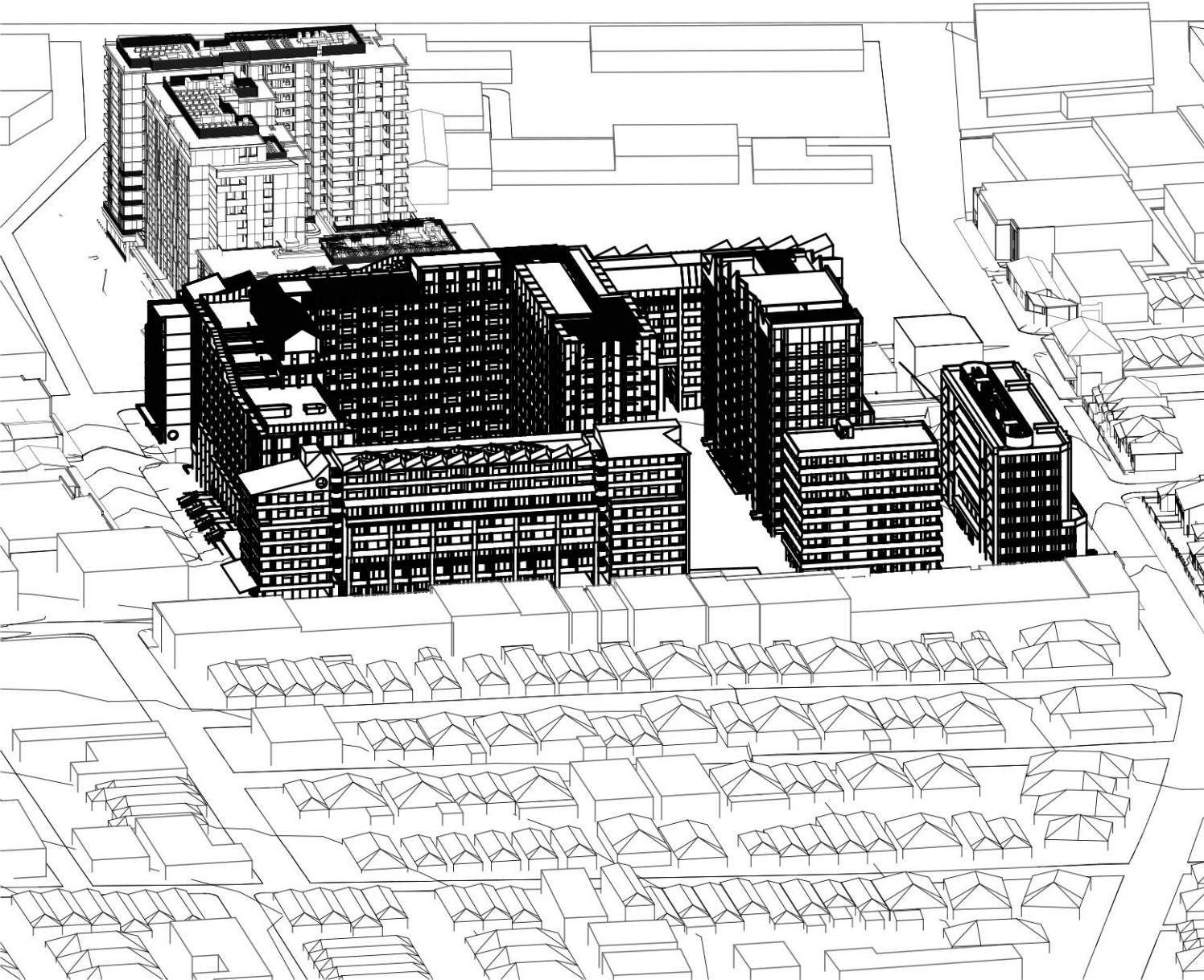
12:00pm



1:00pm

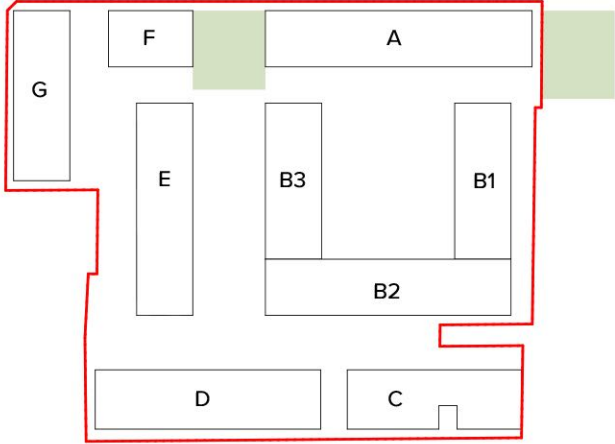


2:00pm



3:00pm

Key Plan



Notes

**Certificate No. # J2L2JUCBDO**  
Scan QR code or follow website link for rating details.

Assessor name E-LAB Consulting  
Accreditation No. DMN/201972  
Property Address Victoria Road and Mitchell Street,  
Marrickville , NSW, 2204



<https://www.frs.com.au/QRCode/andmg?PublicId=J2L2JUCBDO&GryCart=1>

|     |          |             |                     |
|-----|----------|-------------|---------------------|
| 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



Project Manager

neoscope

Client

RTL<sup>co</sup>

Project Title

The Timberyards  
by RTL Co.

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

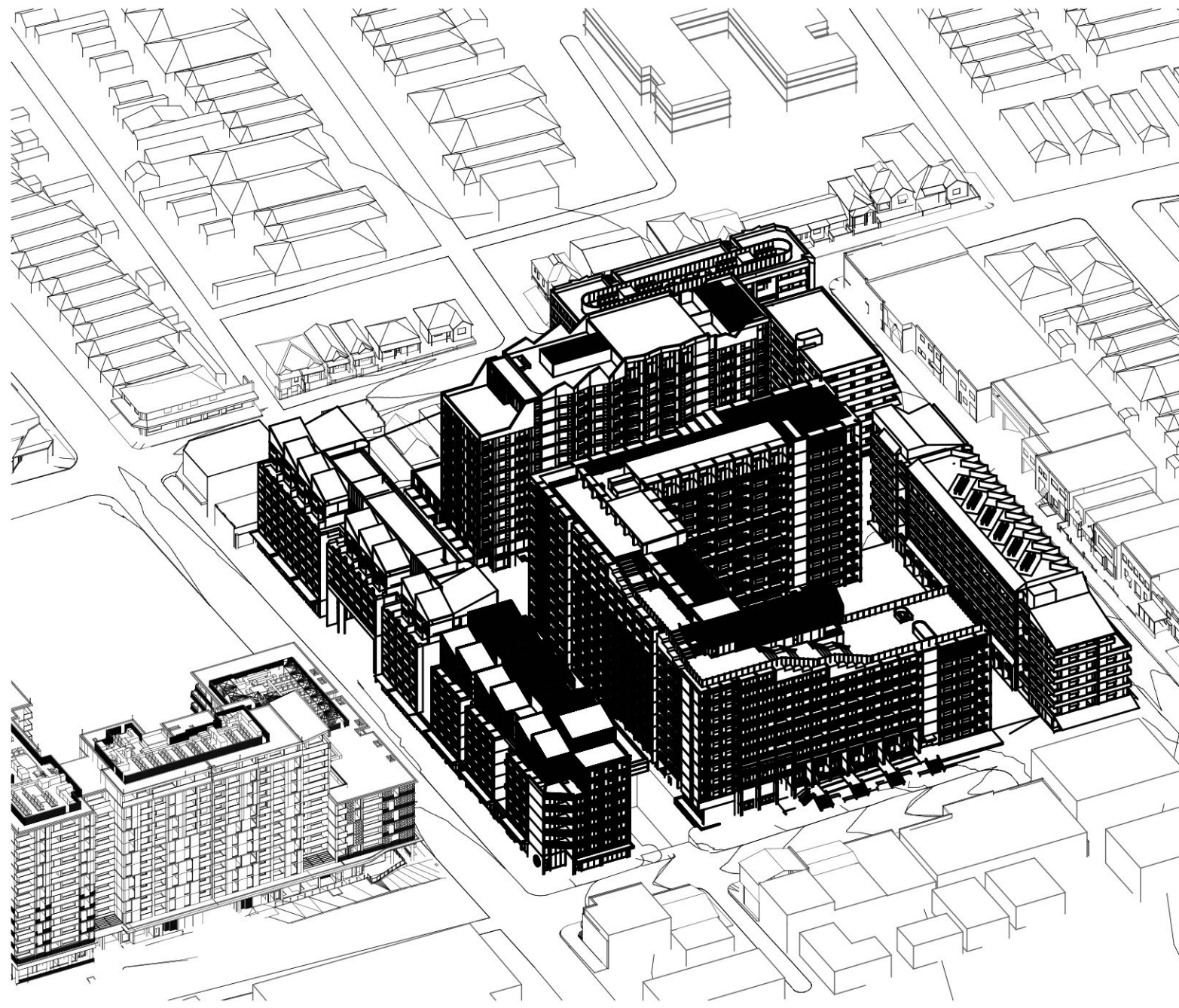
Drawing Title

Sun Eye Diagrams  
Winter Solstice (21 June) 9am - 3pm

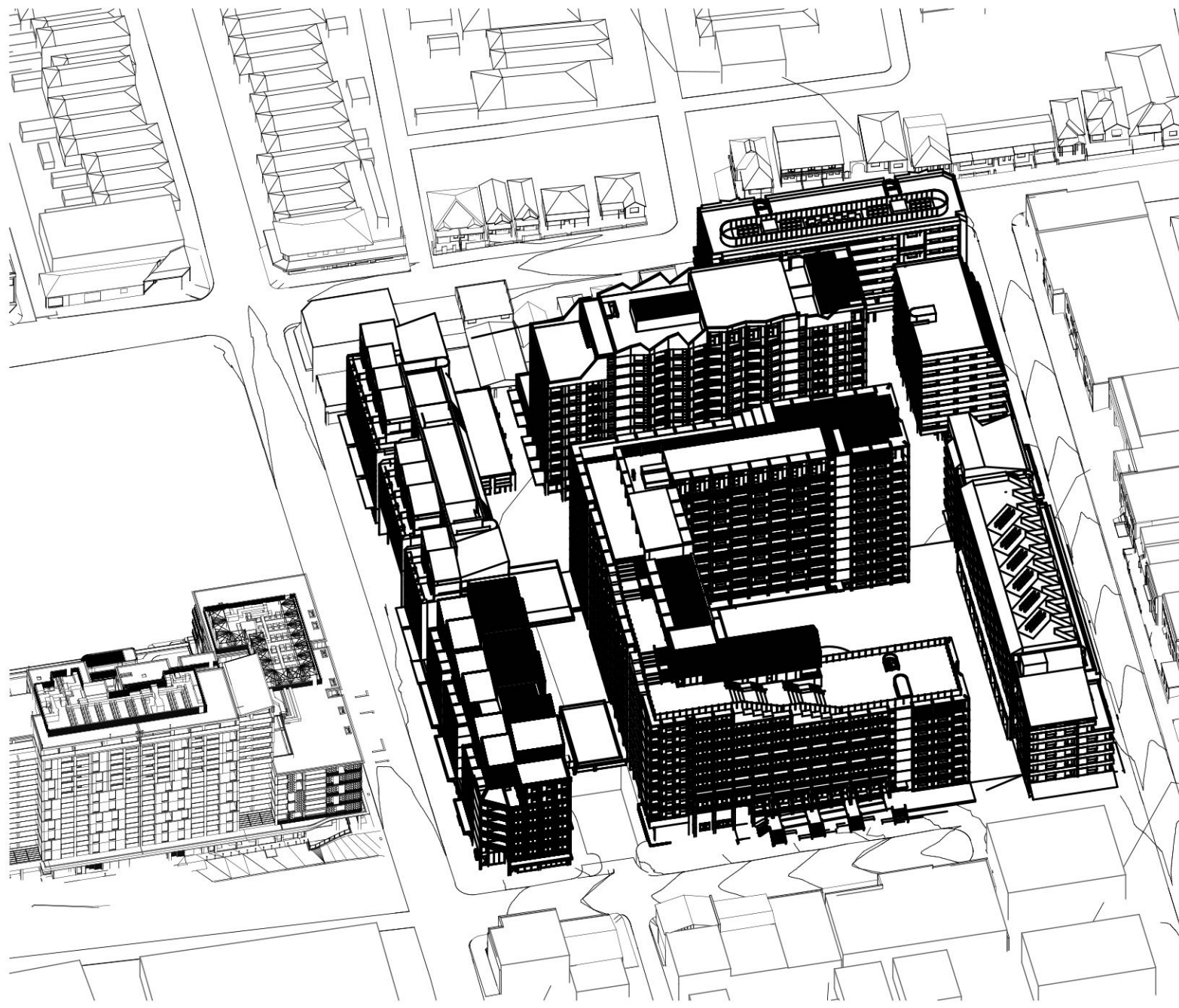
|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| NTS                 | DA-795-101  |     |



## Equinox Sun Eye Diagram



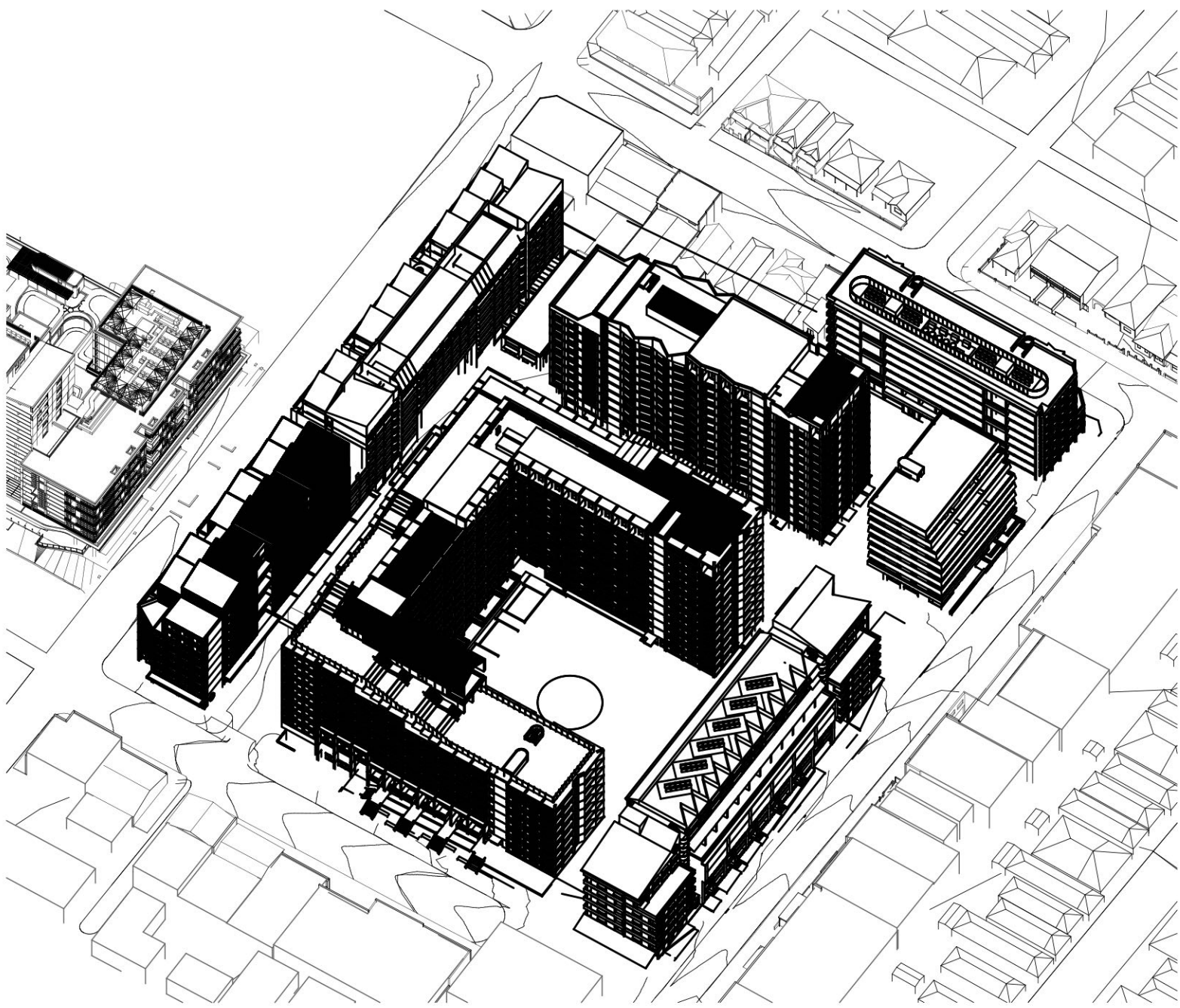
**9:00am**



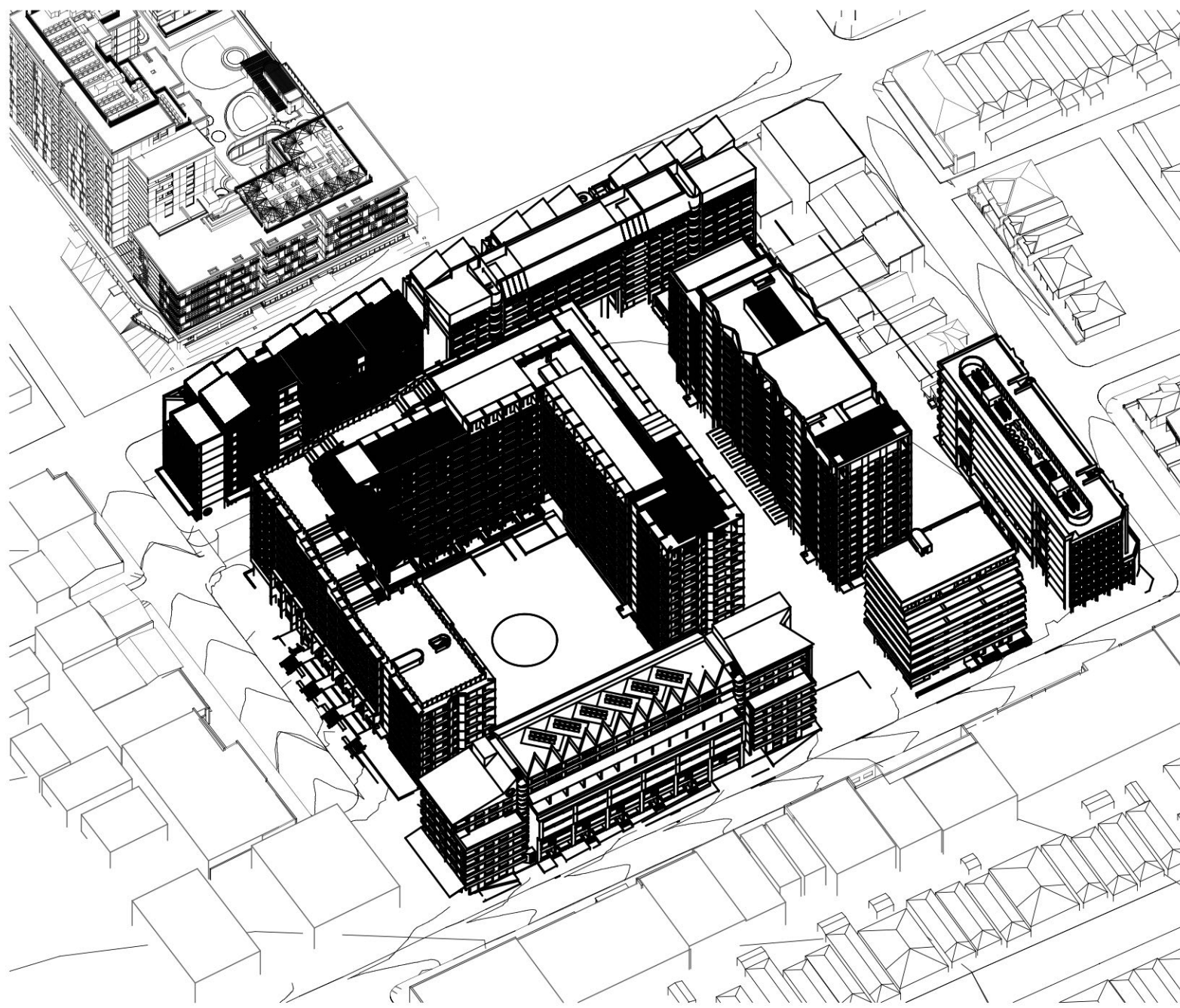
**10:00am**



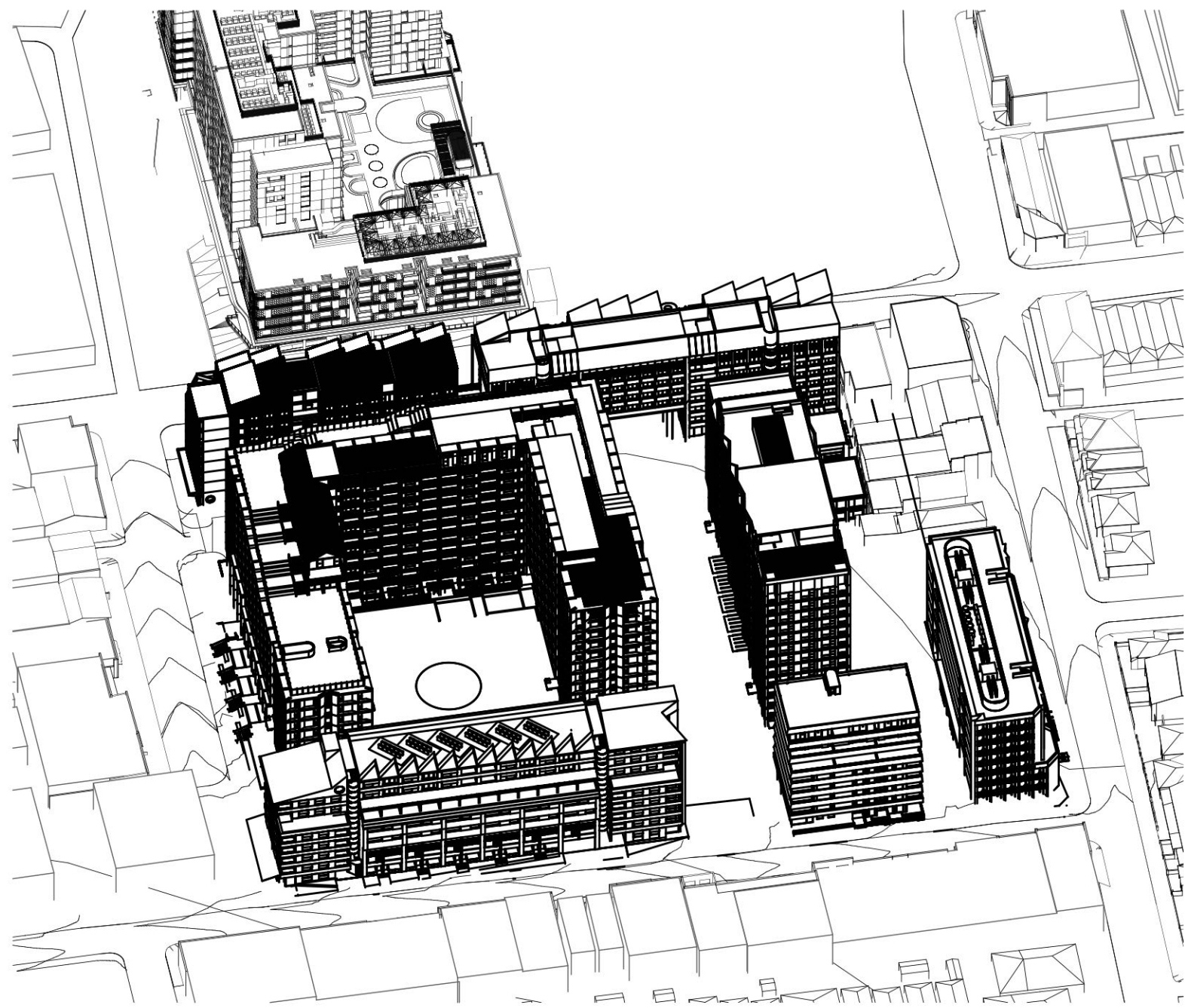
**11:00am**



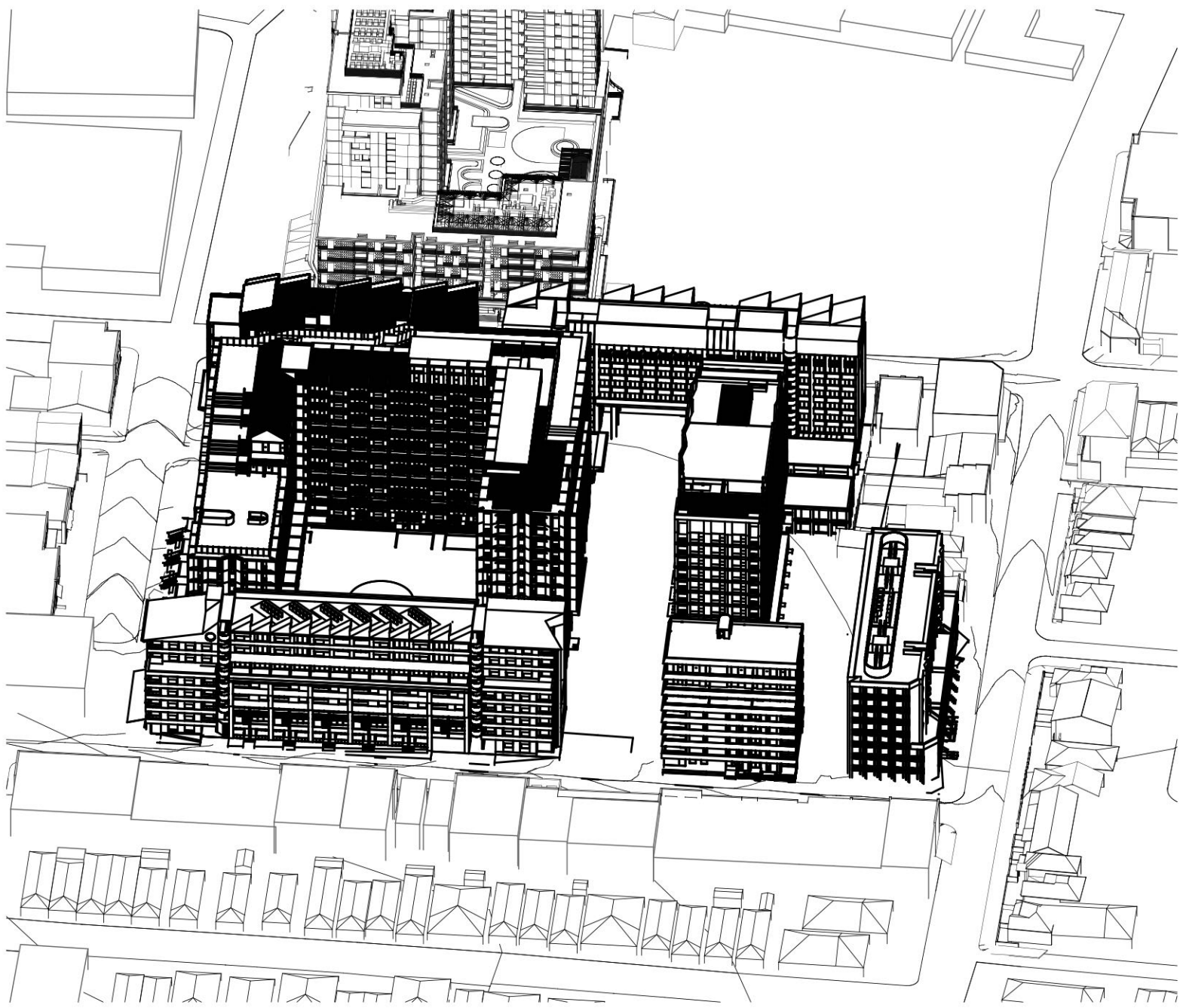
12:00pm



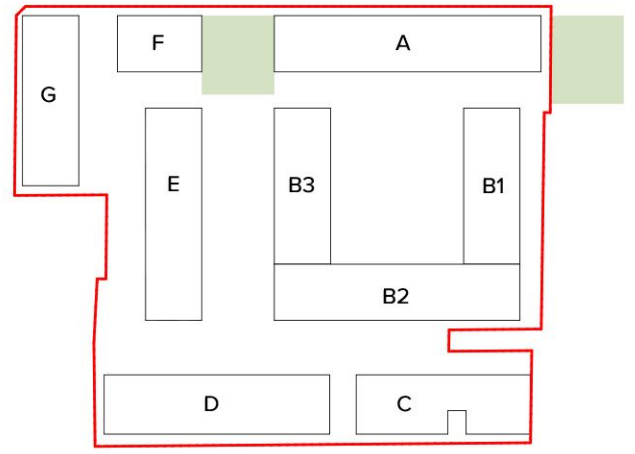
1:00pm



2:00pm



**3:00pm**



## Notes



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

Collaborating Design Team

## Architecture AND

**Tribe Studio Architects**

**Aileen Sage**

**MATTHEW PULLINGER** ARCHITECT

ARCADIA



Project Manager

**neoscape**

Client

**RTL<sup>co</sup>**

Project Title

# The Timberyards by RTL Co.

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

Drawing Title

### Sun Eye Diagrams

**Equinox (20 March) 9am - 3pm**

|                     |             |     |
|---------------------|-------------|-----|
| Status              | Project No. | Rev |
| For SSDA Submission | 23068       | 1   |
| Scale               | Dwg No.     |     |
| <b>NTS</b>          | DA-795-201  |     |

THIS DRAWING IS COPYRIGHT © OF TURNER. NO REPRODUCTION WITHOUT PERMISSION. UNLESS NOTED OTHERWISE THIS DRAWING IS NOT FOR CONSTRUCTION. ALL DIMENSIONS AND LEVELS ARE TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. INFORM TURNER OF ANY DISCREPANCIES FOR CLARIFICATION BEFORE PROCEEDING WITH WORK. DRAWINGS ARE NOT TO BE SCALED. USE ONLY PRINTED DIMENSIONS. REFER TO THE PROJECT DOCUMENTATION FOR FURTHER INFORMATION. LOGGING, PIC AND BMM FILES ARE UNCONTROLLED DOCUMENTS AND ARE ISSUED FOR INFORMATION ONLY.

DLS Quality Endorsed Company: 630 80012015, Registration Number 35476  
Nominated Author: Nicholas Turner: 0666, ABN 89 064 394 311