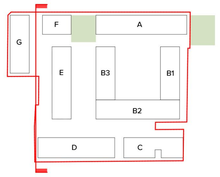
1 **Residential Mews_South West Elevation**
1:250

Key Plan



Notes

Refer to Precinct Material & Finishes Board drawing DA-890-001 for codes and definitions.

Certificate No. # J2L2JUCBDO

Scan QR code or follow website link for rating details.

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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

Internal Elevations

Residential Mews_South West Elevatio

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-220-201

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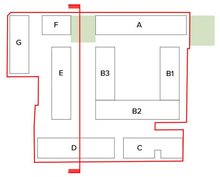
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

1 **Warehouse Place_North East Elevation**
1:250

Key Plan



Notes

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Change Note

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Aileen Sage

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Client

RTLco

Project Title

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Drawing Title

Internal Elevations

Warehouse Place_North East Elevation

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-220-301

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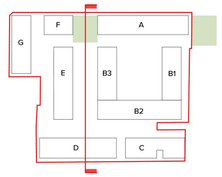
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

1 **Warehouse Place_South West Elevation**
1:250

Key Plan



Notes

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

Collaborating Design Team

TURNER Architecture AND

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Project Title

The Timberyards by RTL Co.

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

Drawing Title

Internal Elevations

Warehouse Place_South West Elevatio

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-220-401

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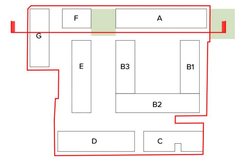
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

1 **Pocket Park_South Internal Elevation**
1:250

Key Plan



Notes

Refer to Precinct Material & Finishes Board drawing DA-890-001 for codes and definitions.

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TURNER Architecture AND

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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

Internal Elevations

Pocket Park_South East Elevation

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-220-501

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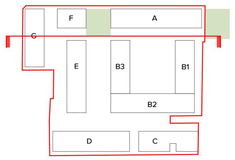
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

1 **Pocket Park_North West Elevation**
1:250

Key Plan



Notes

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Rev	Date	Approved by	Change Note
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Aileen Sage

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Project Manager

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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

Internal Elevations

Pocket Park_North West Elevation

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-220-601

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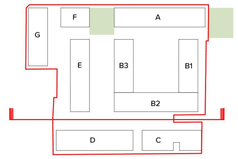
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 9695, ABN 86 064 084 911

1 **Commerce Lane_South East Elevation**
1:250

Key Plan



Notes

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Rev	Date	Approved by	Change Note
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Tribe Studio Architects

Aileen Sage

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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

Internal Elevations

Commerce Lane_South East Elevation

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-220-701

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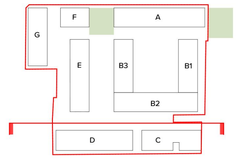
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 5995, ABN 86 064 084 911

1 **Commerce Lane_North West Elevation**
1:250

Key Plan



Notes

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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

Internal Elevations

Commerce Lane_North West Elevation

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-220-801

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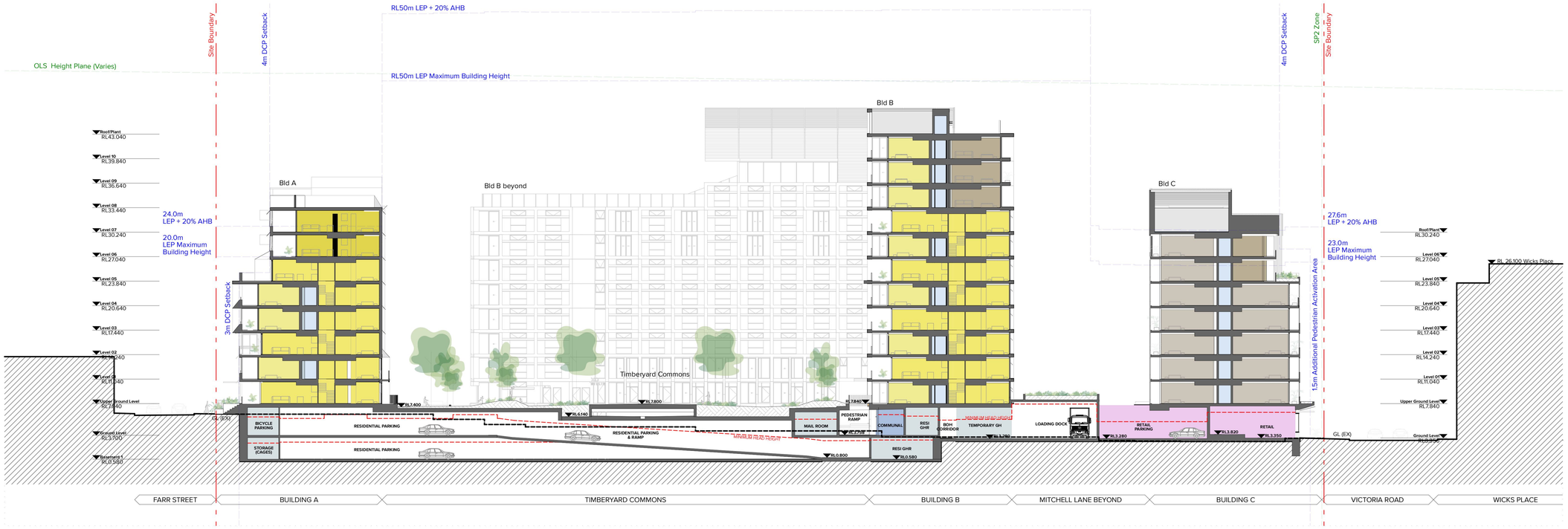
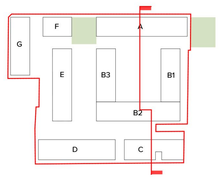
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



1
-
Building A,B,C_Long Section
1:250

Key Plan



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Drawing Title

GA Internal Section Elevations

Buildings A,B,C_Long Section

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-310-102

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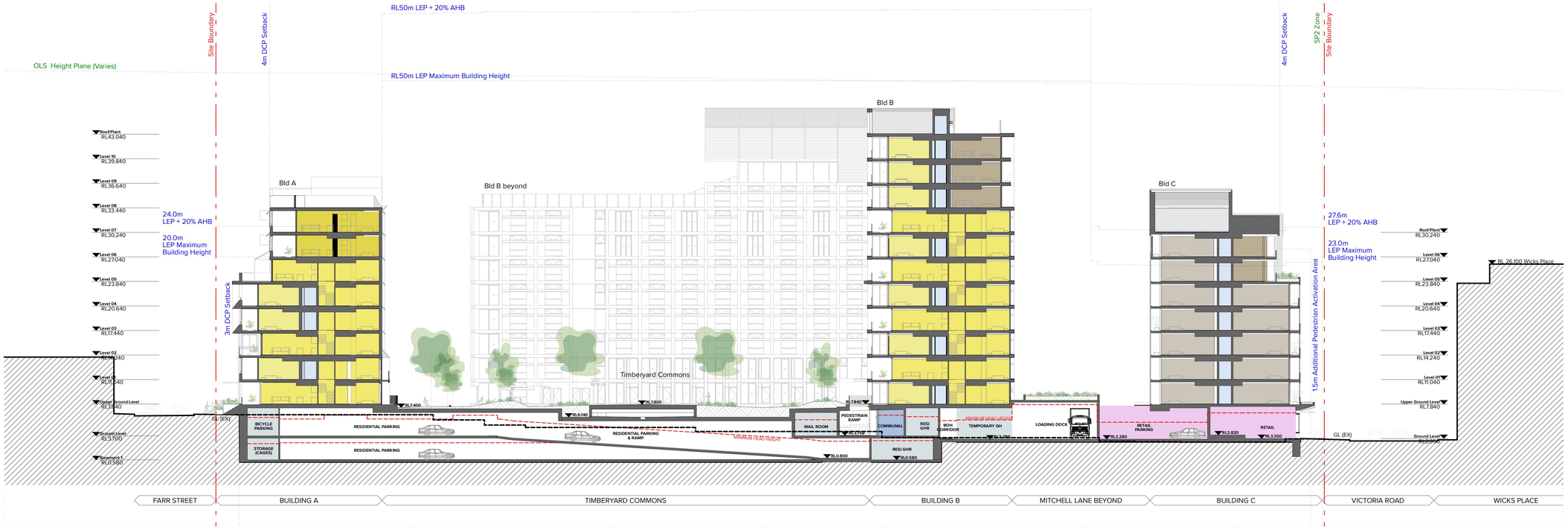
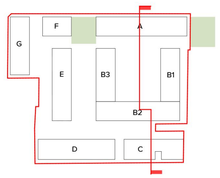


1 - Building A,B,C_Long Section
1:250

Key Plan



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Drawing Title

GA Internal Section Elevations

Buildings A,B,C_Long Section

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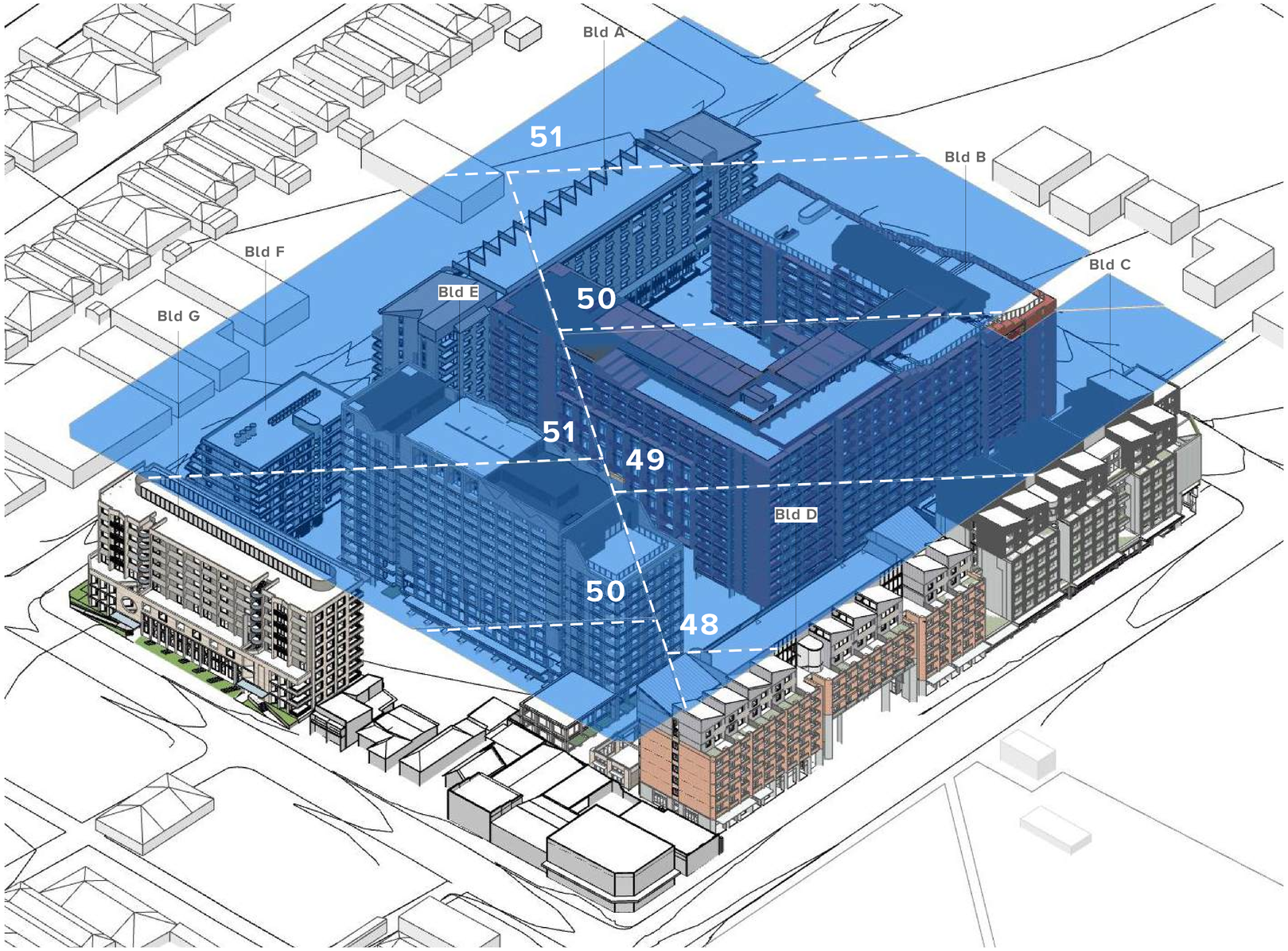
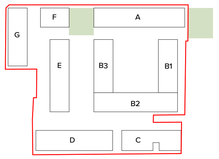
Nominated Architect: Nicholas Turner 9695, ABN 86 064 084 911

Maximum Height of Building Obstacle Limitation Surfaces (OLS) Height Analysis



Key Plan



Notes

OLS Height Plane

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Drawing Title

Height Analysis Diagrams

3D Obstacle Limitation Surfaces (OLS)

Status	Project No.	Rev
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NTS	DA-710-100

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

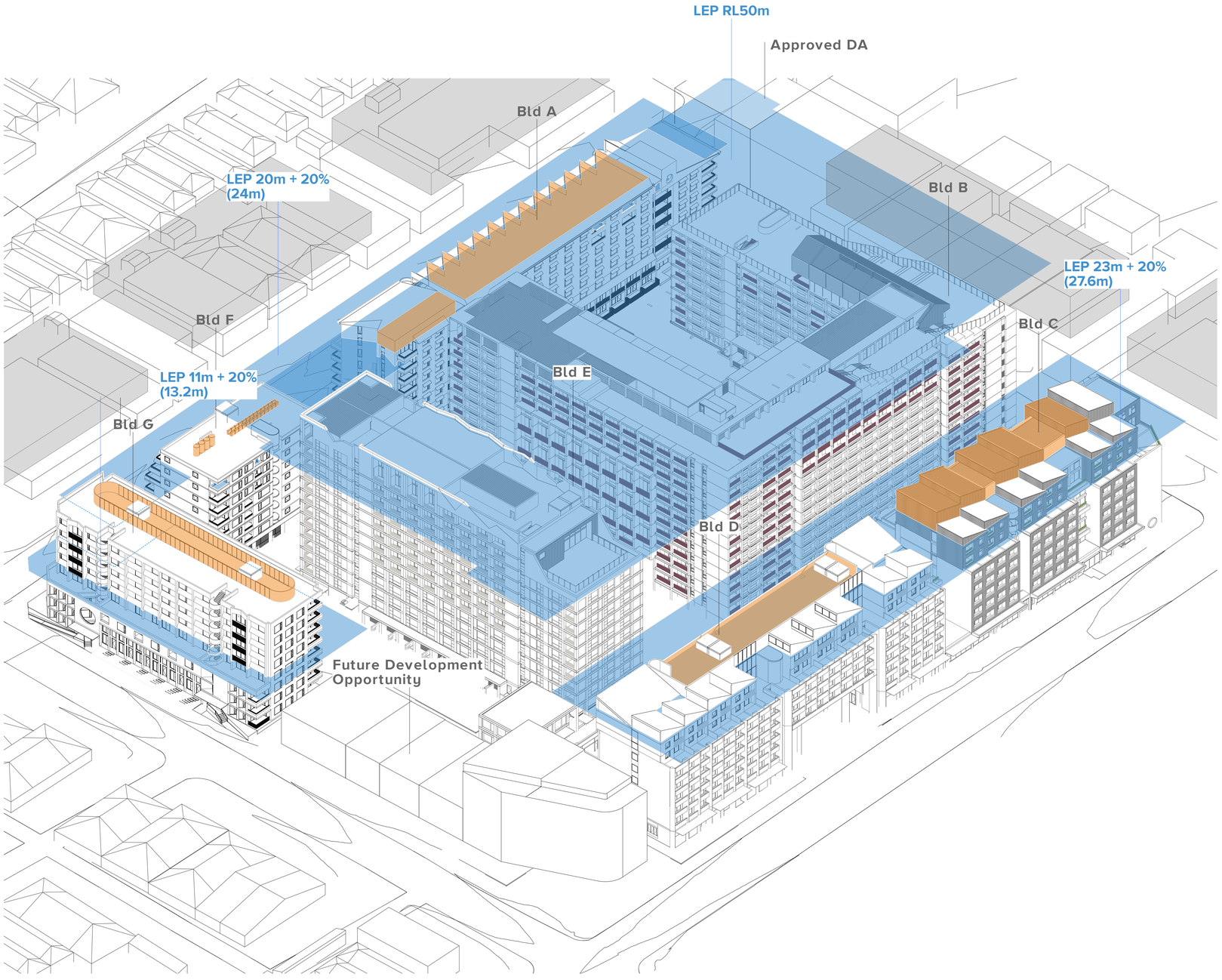
Maximum Height of Building
LEP + 20% infill Affordable Housing Bonus Height Analysis

Overall Site	
Total volume of all buildings	358,200m³
Site wide volume exceeding LEP + 20% of all buildings	21,448m³ **6%**
Site wide volume below LEP + 20% of all buildings	336,752m³ **94%**

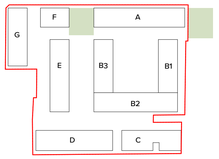
Notes
Bld B

Total building volume	145,800m³

Building height is below LEP height (RL50m)



Key Plan



Notes

LEP + 20% AHB Height Plane

Plant & Service above LEP + 20% AHB Height

Future Indicative massing

Certificate No. # J2L2JUCBDO

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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

Height Analysis Diagrams
3D Height Plane Overall Site

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
NTS	DA-710-200

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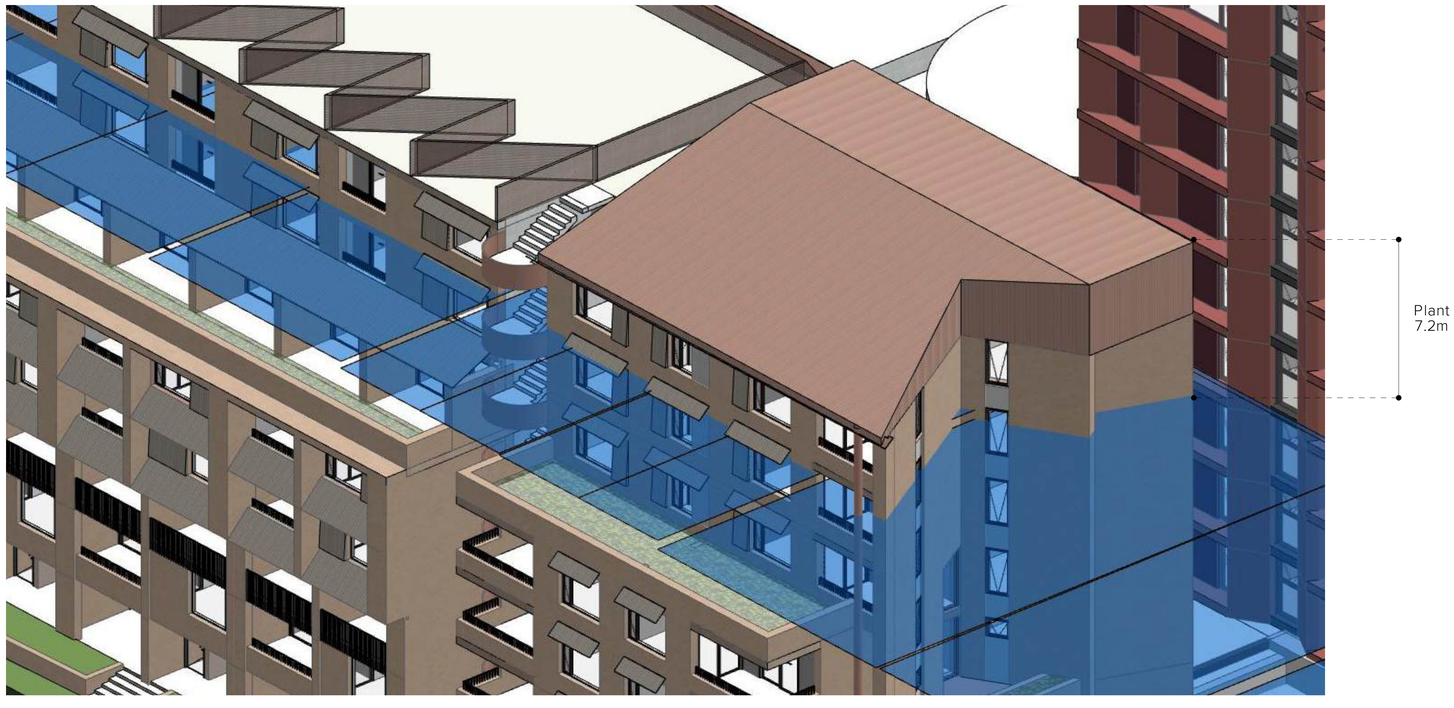
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Variation of Proposed Buildings above LEP + 20%

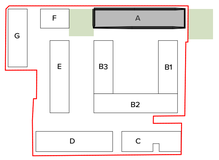
Building A	
Total building volume	41,930m³
Building volume above LEP height control	4,090m³ **10%**
Roof volume above LEP height control	2,820m³ 7%
Plant volume above LEP height control	1,270m³ 3%
Building volume below LEP height control	37,840m³

1 Building A North East Elevation



2 Building A South West Elevation

Key Plan



Notes

LEP + 20% AHB Height Plane

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.fr5.com.au/QRCodeLanding?PublicId=J2L2JUCBDO&GrpCert=1

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

Height Analysis Diagrams
3D Height Plane - Clause 4.6 - Bld A

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
NTS	DA-710-301

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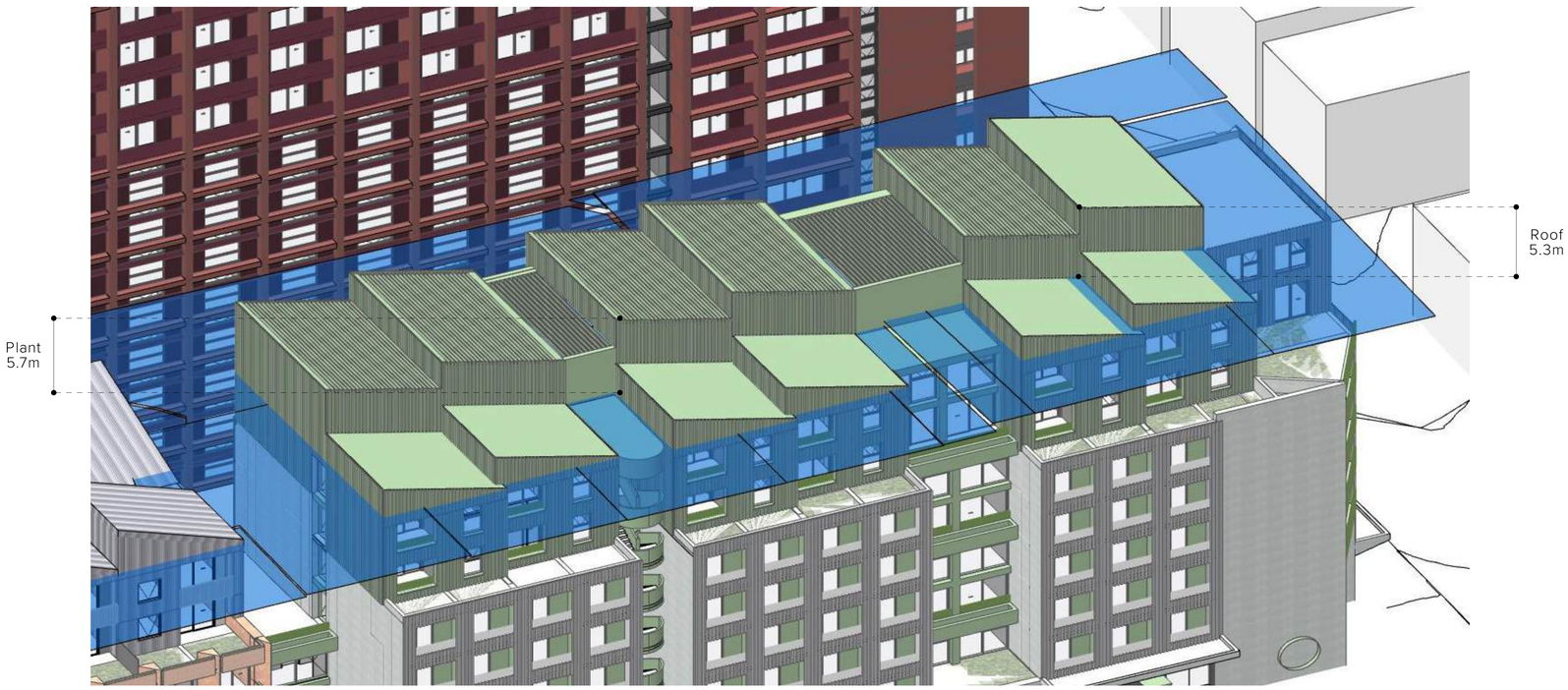
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect Nicholas Turner 6695, ABN 86 064 084 911

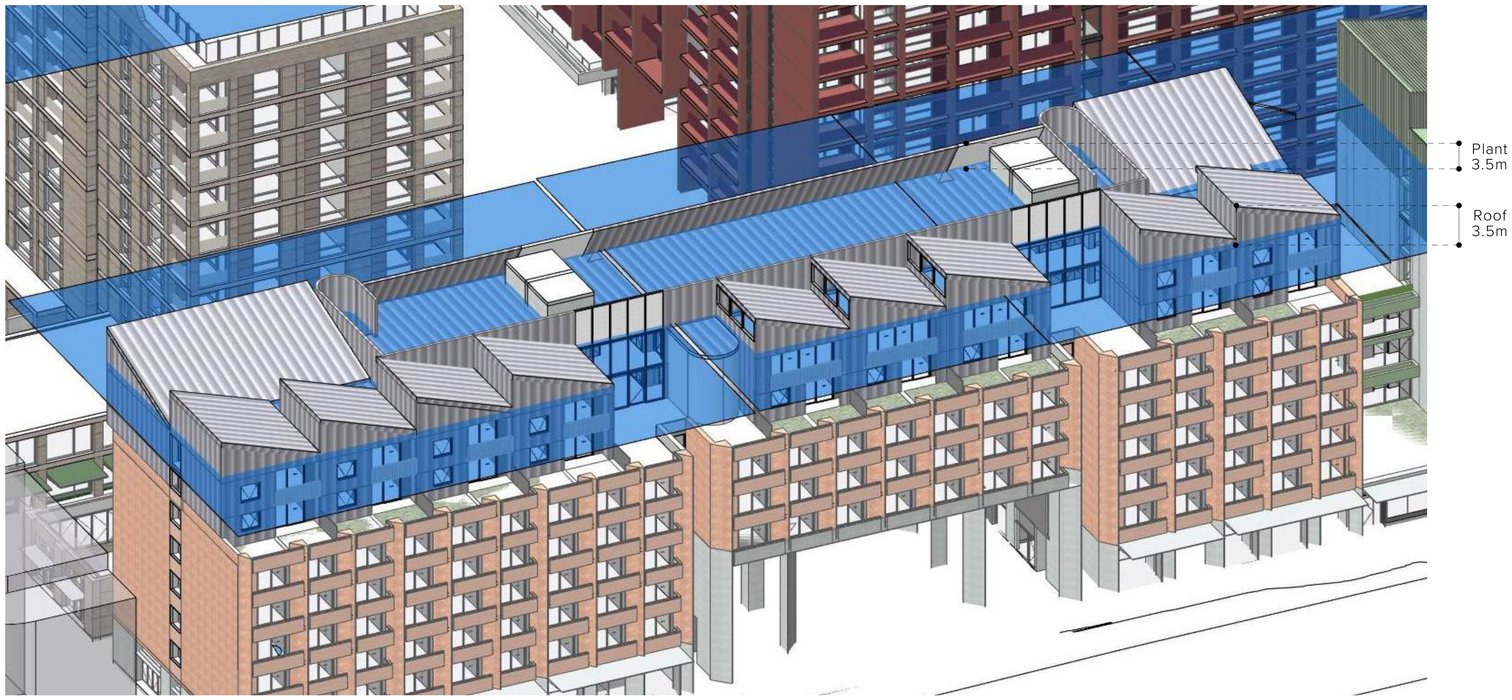
Variation of Proposed Buildings above LEP + 20%

Building C	
Total building volume	34,140m³
Building volume above LEP height control	2,570m³ **8%**
Roof volume above LEP height control	740m³ 2%
Plant volume above LEP height control	1,830m³ 6%
Building volume below LEP height control	29,000m³



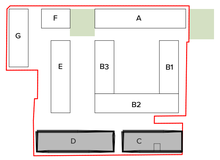
1 Building C South East Elevation

Building D	
Total building volume	39,700m³
Building volume above LEP height control	1,780m³ **4%**
Roof volume above LEP height control	210m³ 0.5%
Plant volume above LEP height control	1,570m³ 4%
Building volume below LEP height control	37,910m³



2 Building D South East Elevation

Key Plan



Notes

LEP + 20% AHB Height Plane

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	Approved by	Change Note
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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

Height Analysis Diagrams

3D Height Plane - Clause 4.6 - Bld C,D

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale **NTS**

Dwg No. DA-710-302

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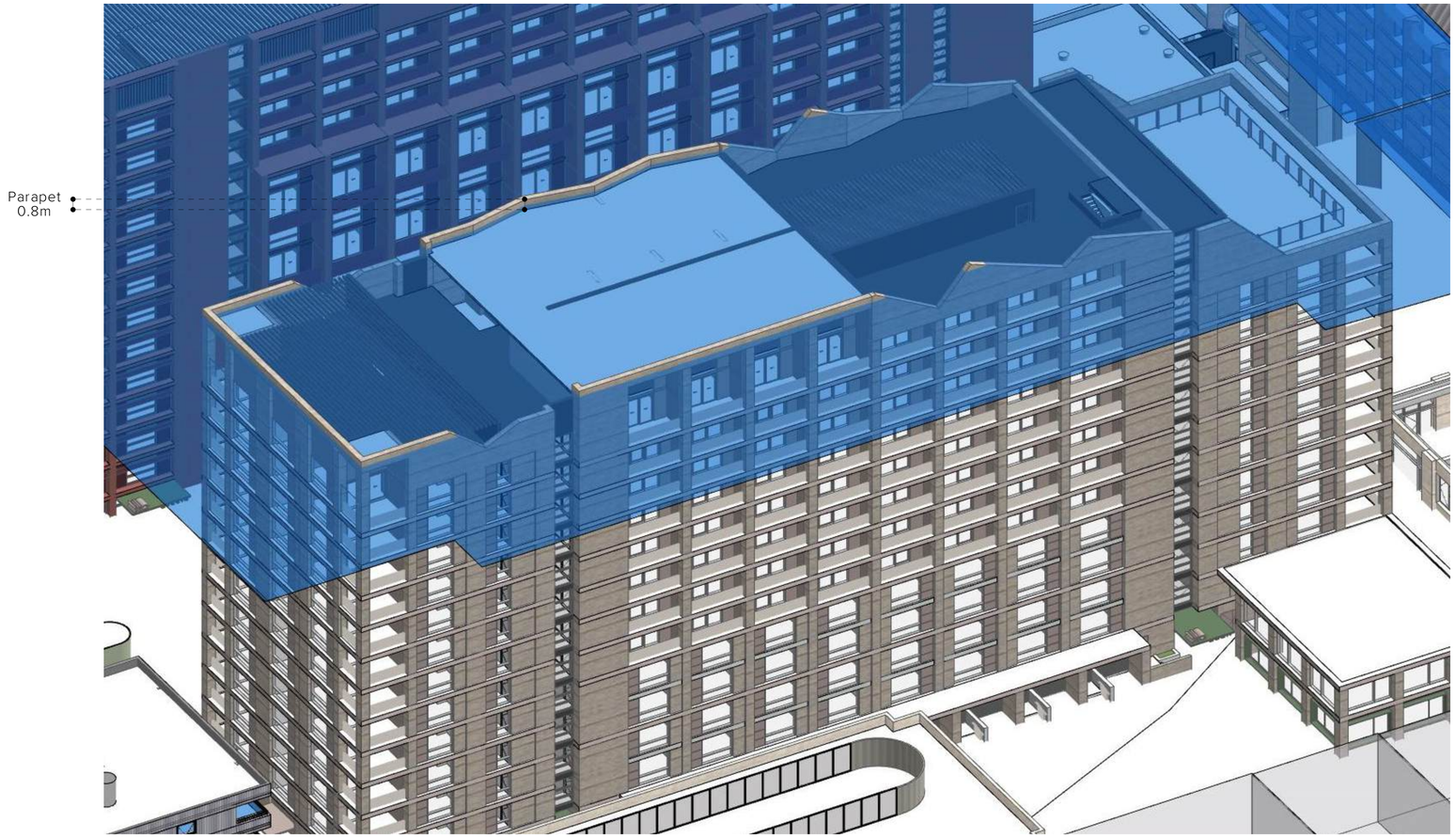
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

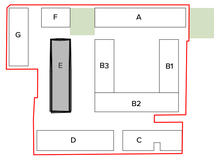
Variation of Proposed Buildings above LEP + 20% (RL50)

Building E	
Total building volume	60,610m³
Building volume above LEP height control	470m³ **1%**
Roof volume above LEP height control	470m³ 1%
Plant volume above LEP height control	0m³
Building volume below LEP height control	60,140m³



1 **Building E South West Elevation**

Key Plan



Notes

LEP Height Plane

Certificate No. # J2L2JUCBDO

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Rev	Date	Approved by	Change Note
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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

Height Analysis Diagrams

3D Height Plane - Clause 4.6 - Bld E

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
NTS	DA-710-303

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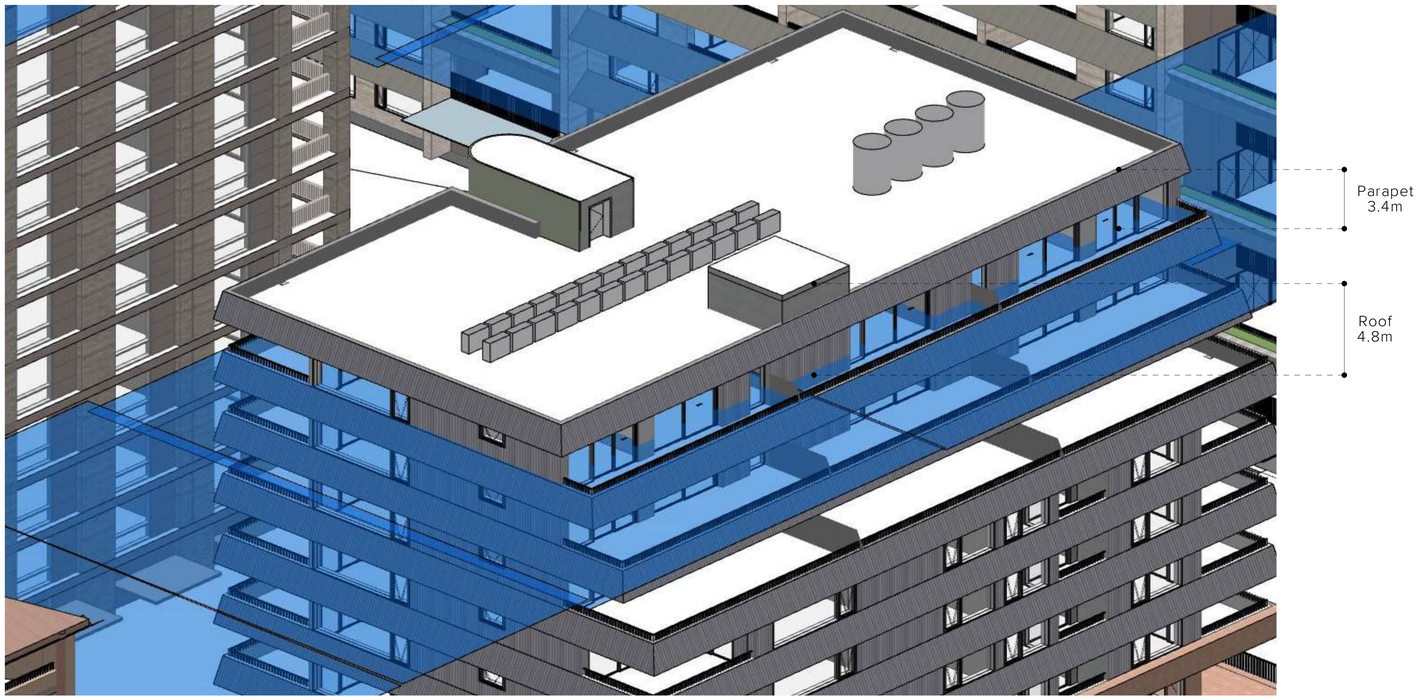
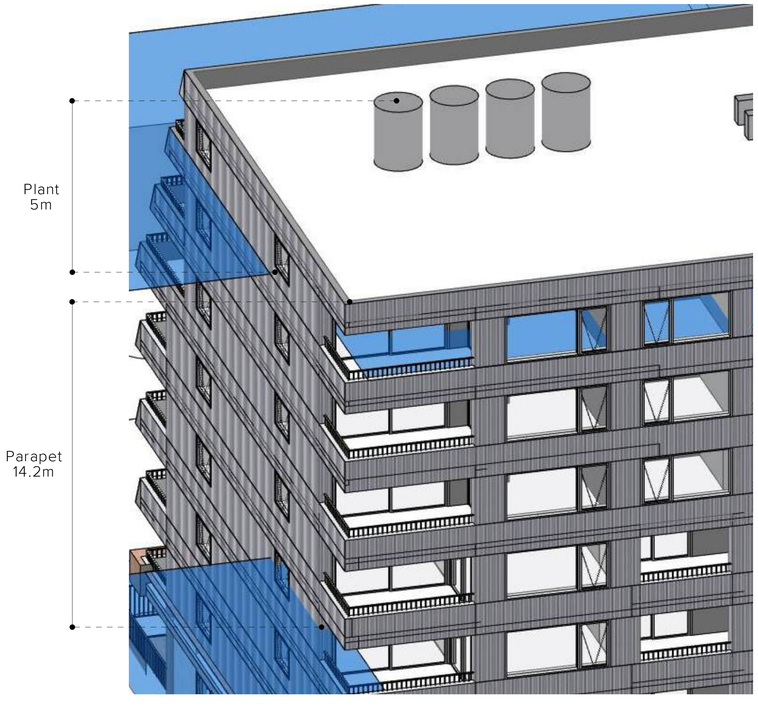
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Variation of Proposed Buildings above LEP + 20%

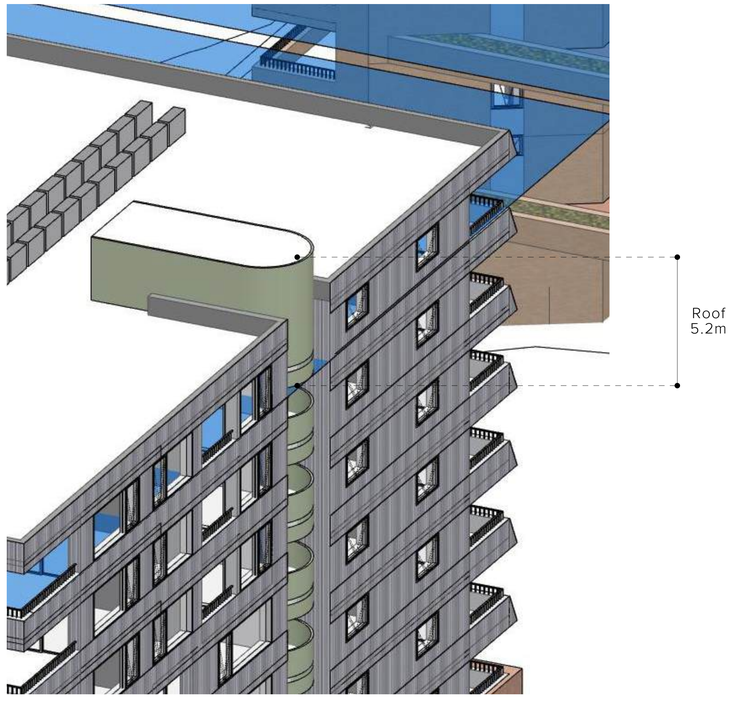
Building F	
Total building volume	12,352m³
Building volume above LEP height control	1,398m³ **11%**
Roof volume above LEP height control	1,366m³ 11%
Plant volume above LEP height control	32m³ 0.3%
Building volume below LEP height control	10,954m³



1 Building F North East Elevation

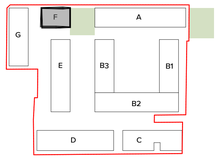


2 Building F South West Elevation



3 Building F South West Elevation

Key Plan



Notes

LEP + 20% AHB Height Plane

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	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

Height Analysis Diagrams
3D Height Plane - Clause 4.6 - Bld F

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
NTS	DA-710-304

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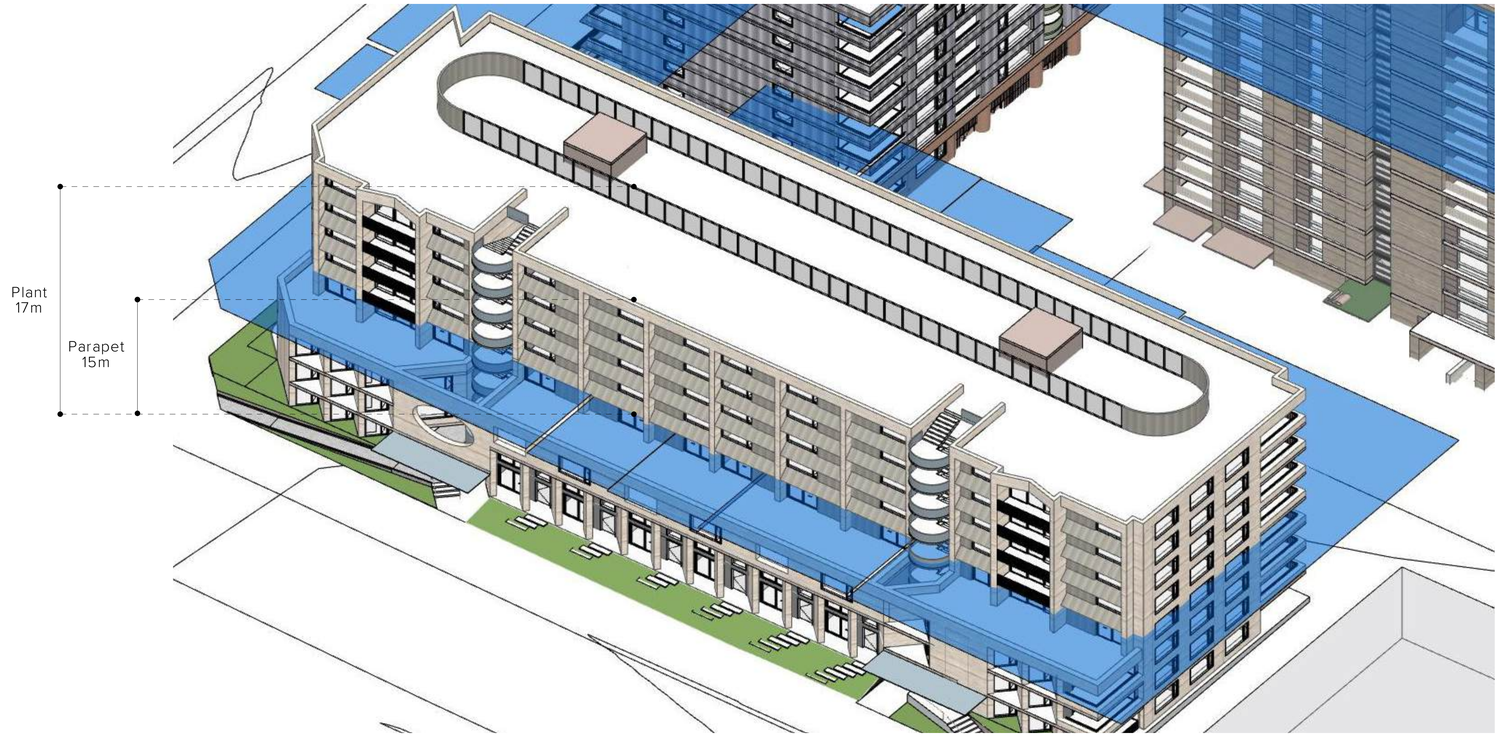
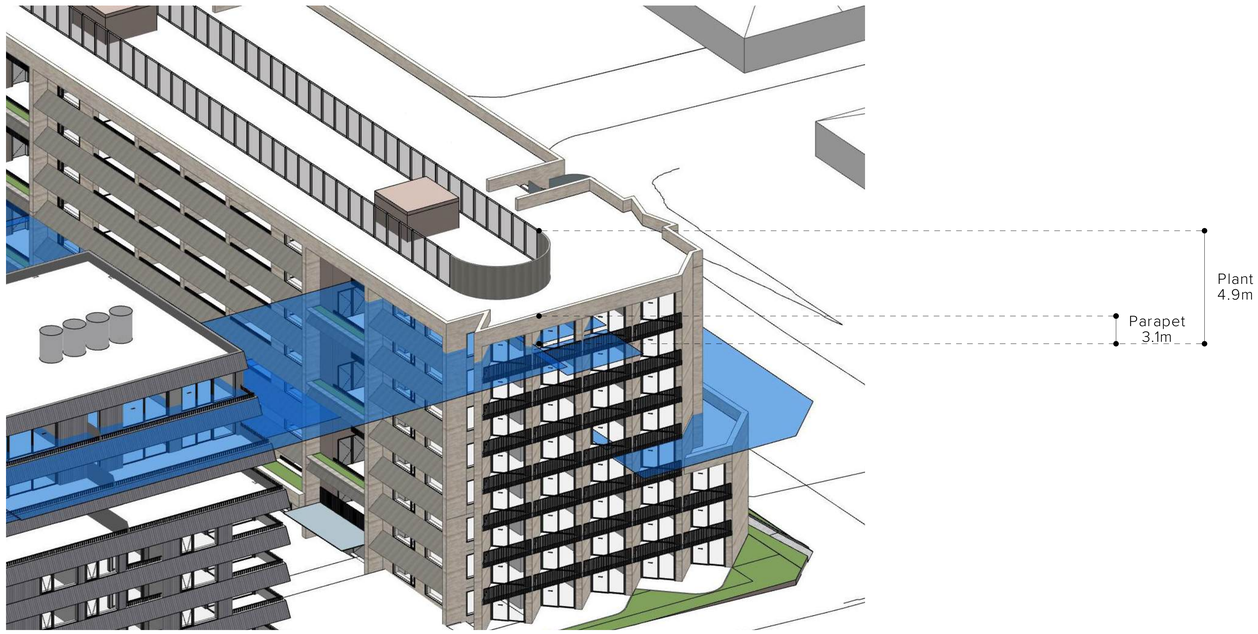
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Variation of Proposed Buildings above LEP + 20%

Building G	
Total building volume	27,300m³
Building volume above LEP height control	12,180m³ **45%**
Roof volume above LEP height control	11,420m³ 42%
Plant volume above LEP height control	763m³ 3%
Building volume below LEP height control	15,120m³

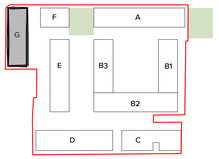


1 Building G South West Elevation



2 Building G North West Elevation

Key Plan



Notes

LEP + 20% AHB Height Plane

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	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

Height Analysis Diagrams

3D Height Plane - Clause 4.6 - Bld G

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
NTS	DA-710-305

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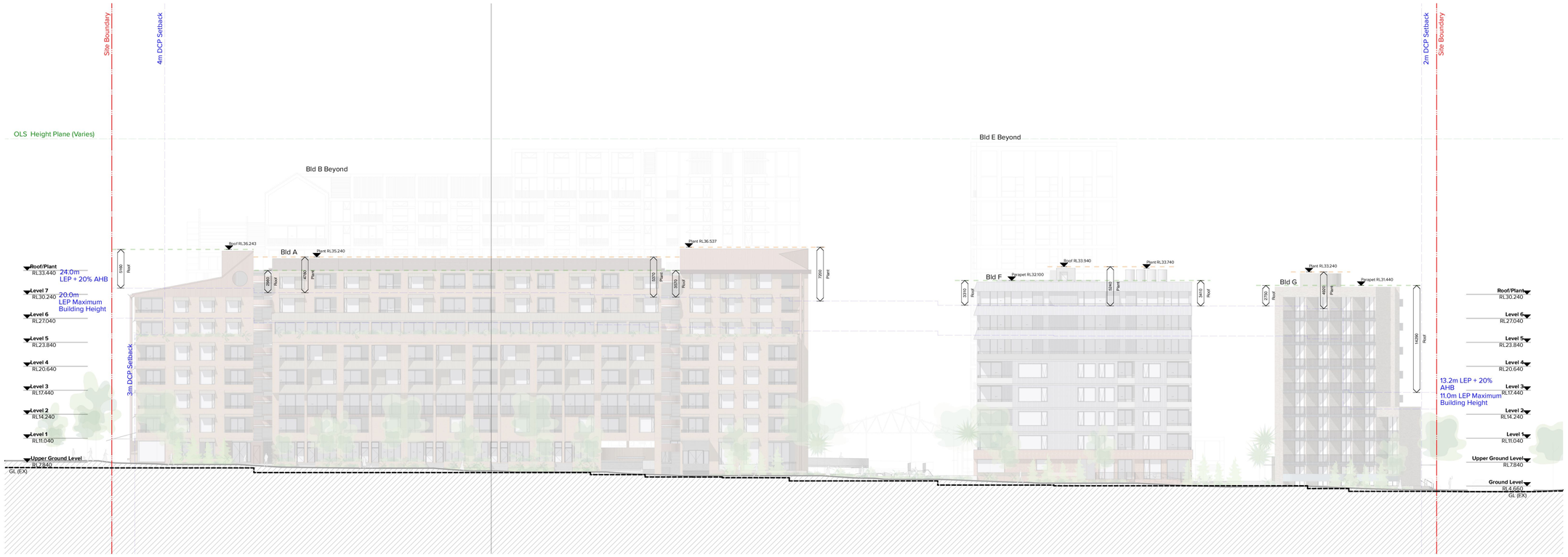
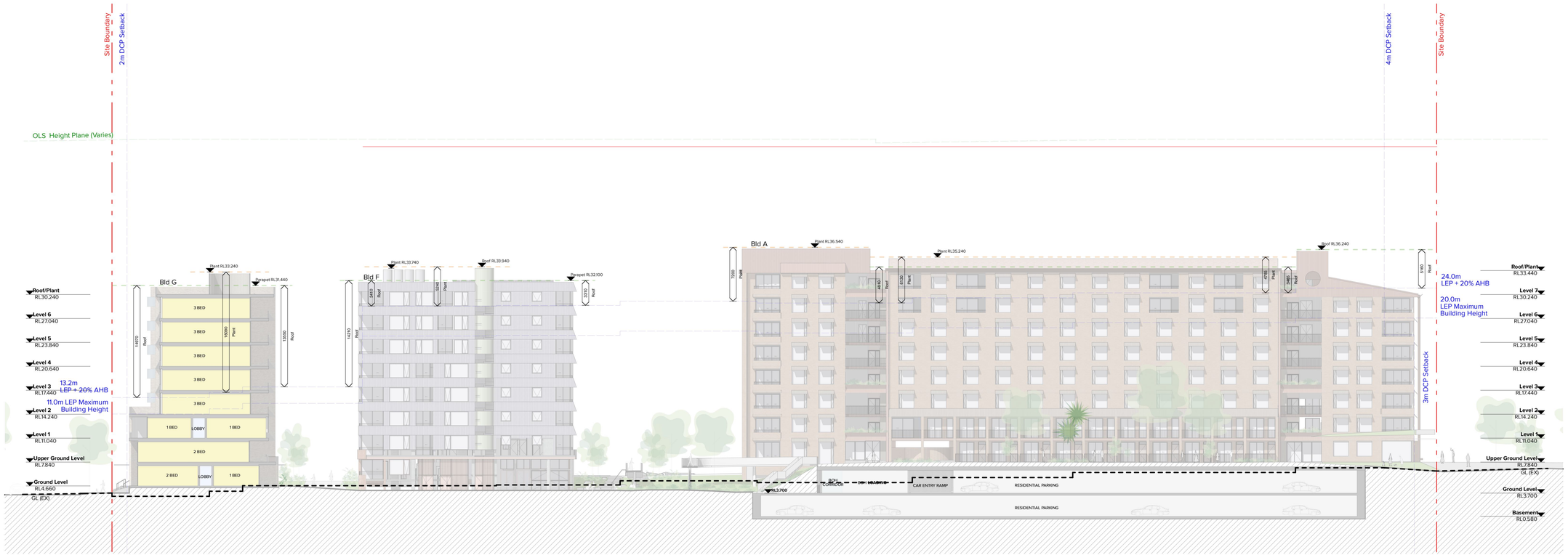
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

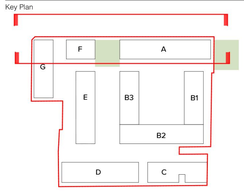


A — Farr Street _ North West Elevation
1:250



1 — The Mews_South Internal Elevation
1:250

Key Plan



Notes

Plant Height Exceedance above LEP + 20%

Parapet/Roof Height Exceedance above LEP + 20%

Existing Ground Line* at the facade/setback line

*Existing Ground Line based on survey dated 29 July 2024 by LTS plan of detail and levels
Reference number: 52202 002DT

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

https://www.fr5.com.au/QRCodeLanding?PublicId=J2L2JUCBDO&GrpCert=1

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

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Project Title

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

Drawing Title

Height Analysis Diagrams
Building A,F,G

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-710-401

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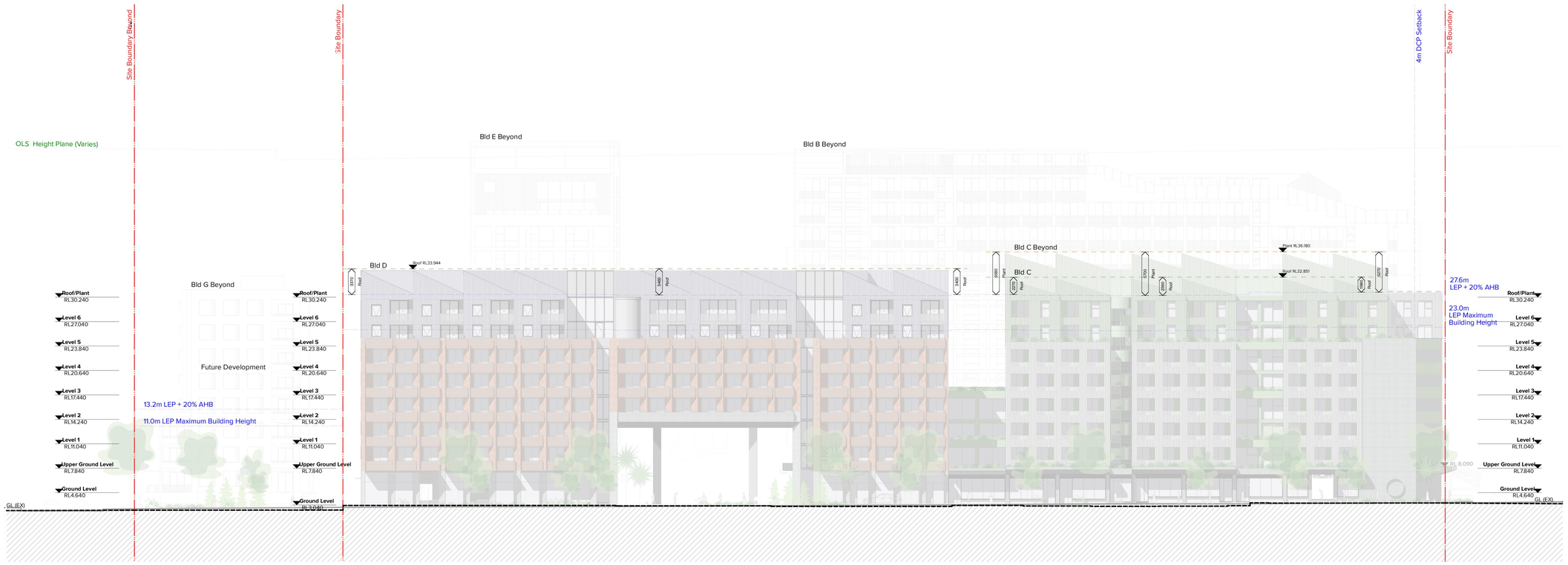
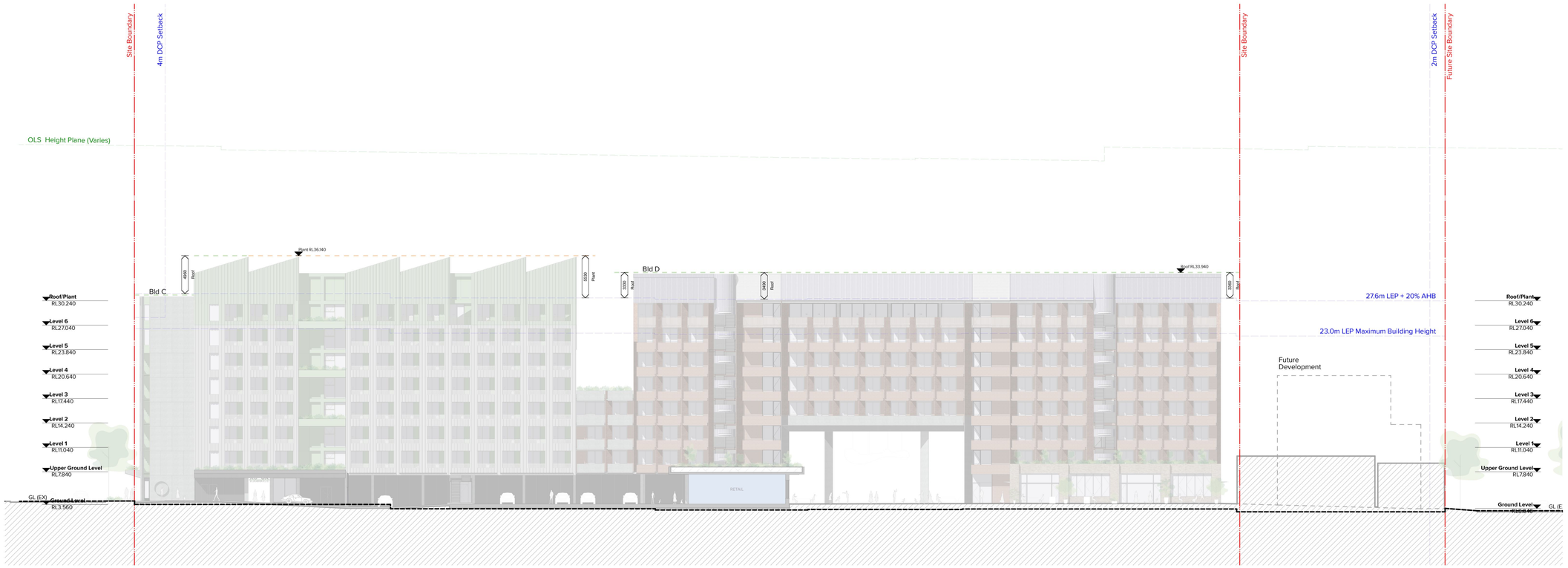
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

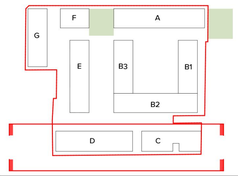


A Victoria Road _ South East Elevation
1:250



B The Square_North West Elevation
1:250

Key Plan



Notes

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Existing Ground Line* at the facade/setback line

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Project Title

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Drawing Title

Height Analysis Diagrams
Building C,D

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-710-402

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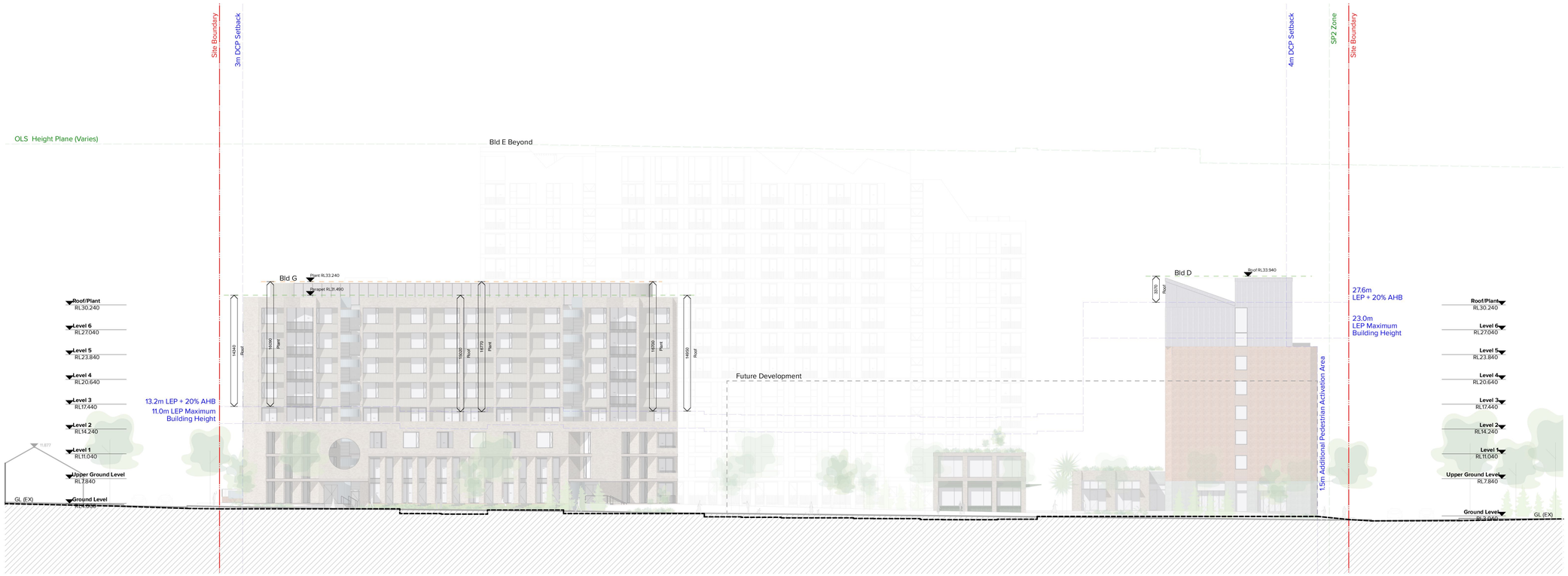
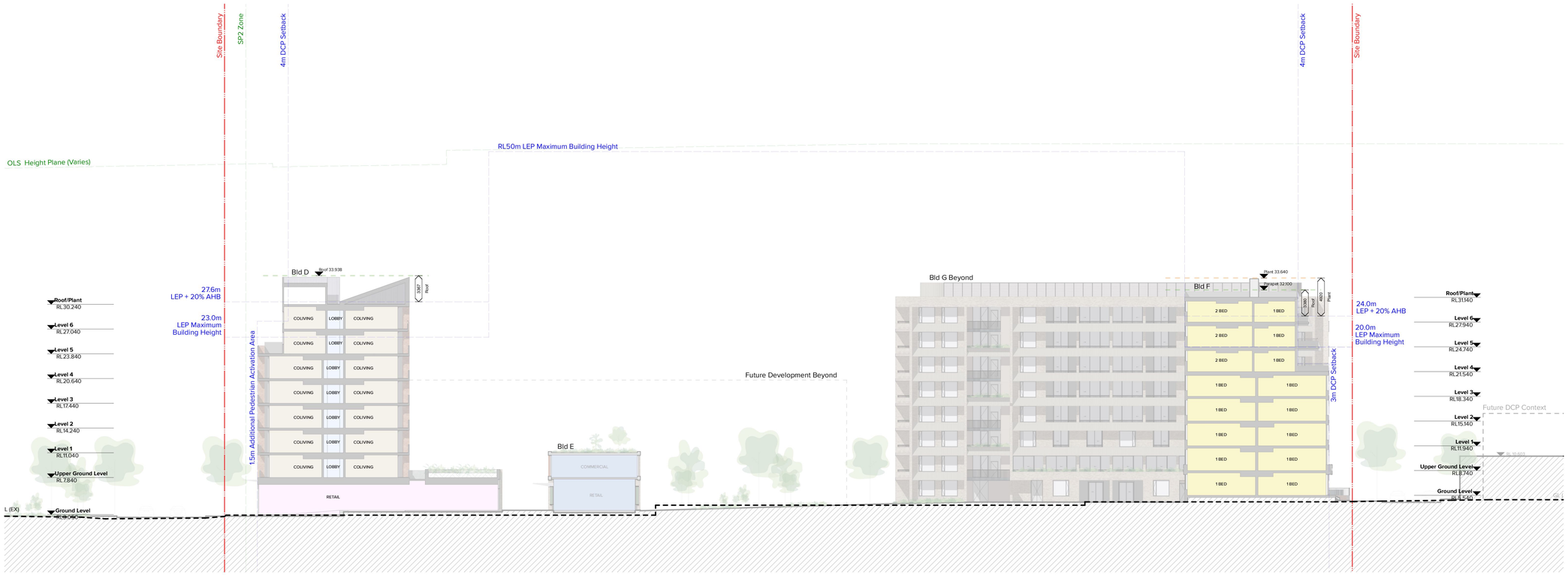
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

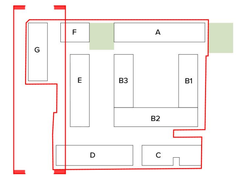


A — Sydenham Road _South West Elevation
1:250



1 — The Backyard_North East Elevation
1:250

Key Plan



Notes

Plant Height Exceedance above LEP + 20%

Parapet/Roof Height Exceedance above LEP + 20%

Existing Ground Line* at the facade/setback line

*Existing Ground Line based on survey dated 29 July 2024 by LTS plan of detail and levels
Reference number: 52202 002DT

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	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

Height Analysis Diagrams
Building D,F,G

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:250 @ B1	DA-710-403

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 35476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Solar Access Summary

Units	
BTR Apartments	484
Affordable Housing	115
Total	**599**

Summary	
Solar Access to Living	431 **72%**
Solar Access to Balconies	429 **71.6%**
No Direct Solar Access	60 **10%**

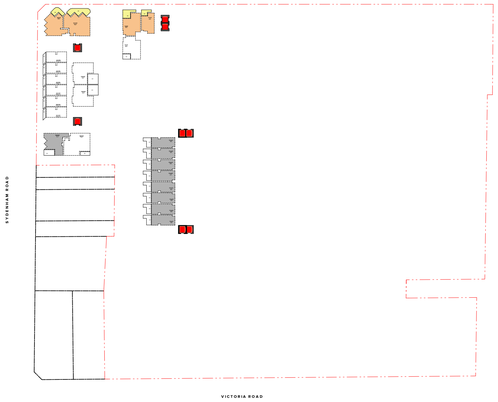
Notes

SEPP 65 solar compliance does not apply for Co-Living Units.
Please refer to DA-730-301 for Co-Living solar requirements

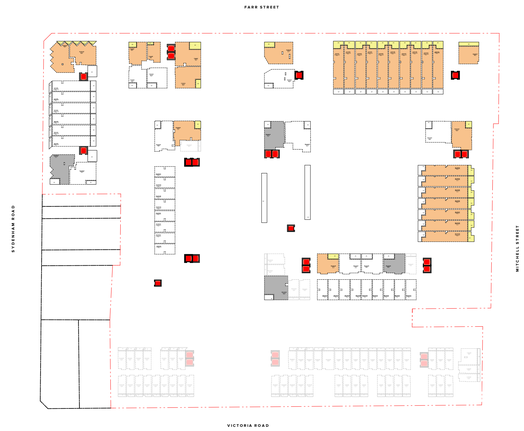
Solar Access calculations methods are derived from The Apartment Design Guide (ADG)

Objective 4A-1 Defintion:
To optimise the number of apartments receiving sunlight to habitable rooms, primary windows and private open space.

1. Living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 2 hours direct sunlight between 9 am and 3 pm at mid winter in the Sydney Metropolitan Area and in the Newcastle and Wollongong local government areas
2. In all other areas, living rooms and private open spaces of at least 70% of apartments in a building receive a minimum of 3 hours direct sunlight between 9 am and 3 pm at mid winter
3. A maximum of 15% of apartments in a building receive no direct sunlight between 9 am and 3pm at mid winter



1 Ground Level



2 Upper Ground Level

3 Level 01

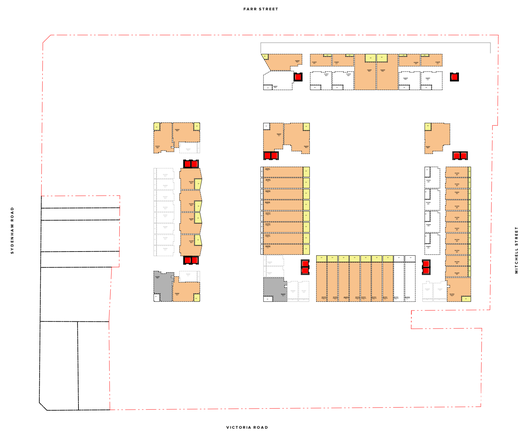
4 Level 02

5 Level 03

6 Level 04

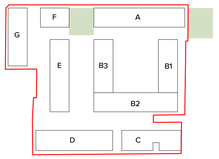
7 Level 05

8 Level 06



9 Level 07

Key Plan



Notes

- 2 Hours minimum Solar Access
- 2 Hours minimum Solar Access (Balconies)
- Less than 2 Hours Solar Access
- No Direct Solar Access

Certificate No. # J2L2JUCBDO

Scan QR code or follow website link for rating details.

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Accreditation No. DMN/20/1972
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Rev	Date	Approved by	Change Note
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Architecture AND
Tribe Studio Architects
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Project Manager

neoscape

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Project Title

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Drawing Title

Amenity Diagrams (ADG)
Solar Access Diagrams Sheet 1

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:1000 @ B1	DA-720-101

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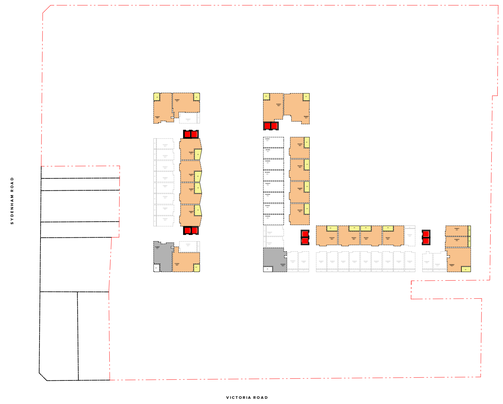
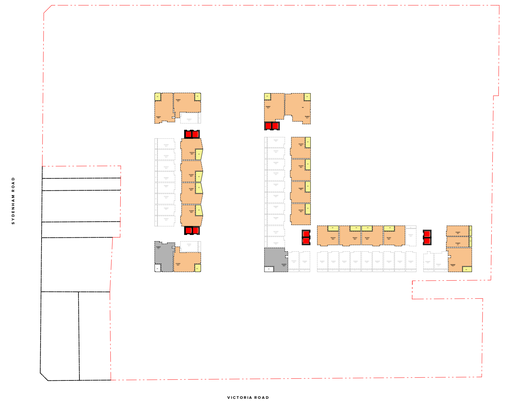
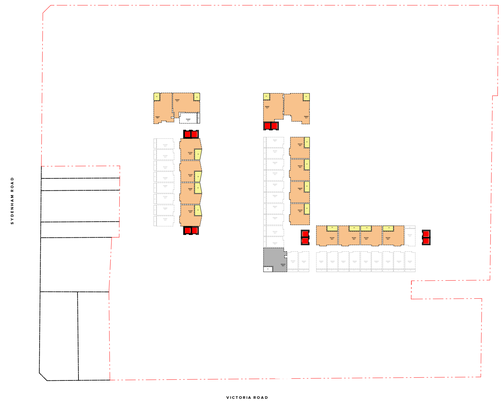
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



1 Level 08



2 Level 09



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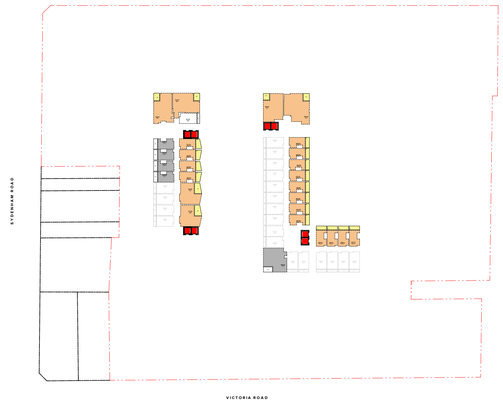

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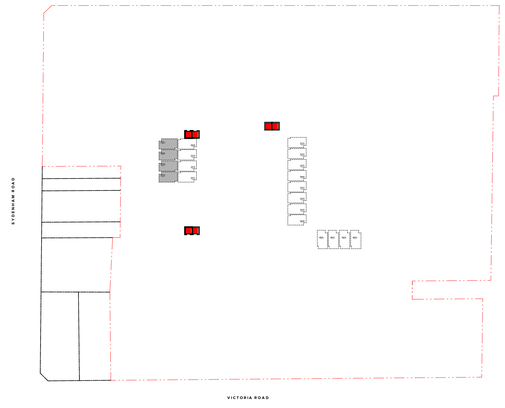
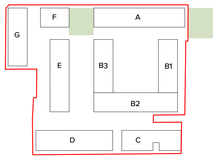


5 Level 12

Key Plan



Notes

2 Hours minimum Solar Access

2 Hours minimum Solar Access (Balconies)

Less than 2 Hours Solar Access

No Direct Solar Access

Certificate No. # J2L2JUCBDO

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Tribe Studio Architects Aileen Sage

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Project Manager

neoscape

Client

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Drawing Title

Amenity Diagrams (ADG)

Solar Access Diagrams Sheet 2

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:1000 @ B1	DA-720-102

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

Cross Ventilation Summary

Units (First 9 Levels)	
BTR Apartments	484
Affordable Housing	115
Total	**599**
Within the first 9 storeys	522

Summary	
Naturally Cross Ventilated Apartments	336 **64.4%**

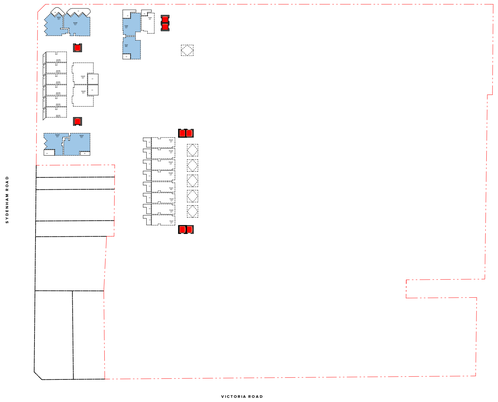
Notes

SEPP 65 solar compliance does not apply for Co-Living Units.

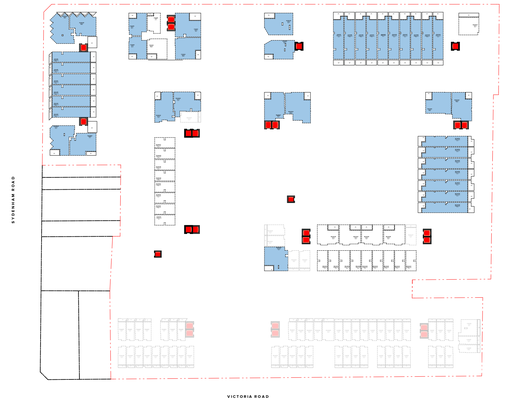
Cross Ventilation Access calculations methods are derived from The Apartment Design Guide (ADG)

Objective 4B-3 Defintion:
The number of apartments with natural cross ventilation is maximised to create a comfortable indoor environment for residents

1. At least 60% of apartments are naturally cross ventilated in the first nine storeys of the building. Apartments at ten storeys or greater are deemed to be cross ventilated only if any enclosure of the balconies at these levels allows adequate natural ventilation and cannot be fully enclosed
2. Overall depth of a cross-over or cross-through apartment does not exceed 18m, measured glass line to glass line



1 Ground Level



2 Upper Ground Level

3 Level 01

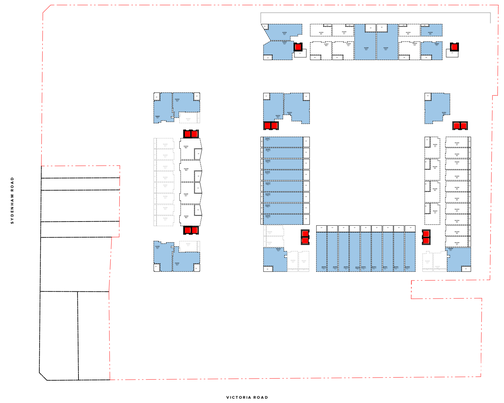
4 Level 02

5 Level 03

6 Level 04

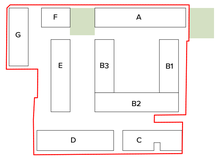
7 Level 05

8 Level 06



9 Level 07

Key Plan



Notes

Cross Ventilated Apartment

No Cross Ventilated Apartment

Certificate No. # J2L2JUCBDO

Scan QR code or follow website link for rating details.

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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

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TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YERRABINGIN

Project Manager

neoscape

Client

RTL Co.

Project Title

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

Drawing Title

Amenity Diagrams (ADG)
Cross Ventilation Diagrams Sheet 1

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:1000 @ B1	DA-720-201

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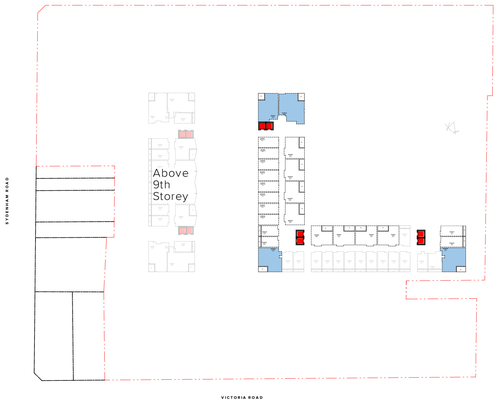
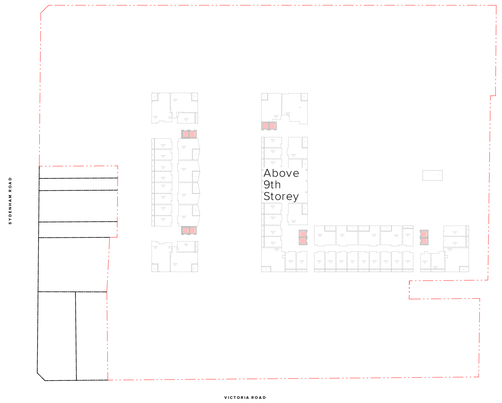
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

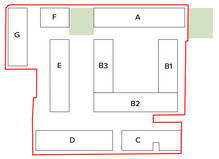


1 Level 08



2 Level 09

Key Plan



Notes

Cross Ventilated Apartment

No Cross Ventilated Apartment

Certificate No. # J2L2JUCBDO

Scan QR code or follow website link for rating details.

Assessor name E-LAB Consulting
Accreditation No. DMN/20/1972
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Drawing Title

Amenity Diagrams (ADG)

Cross Ventilation Diagrams Sheet 2

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:1000 @ B1	DA-720-202

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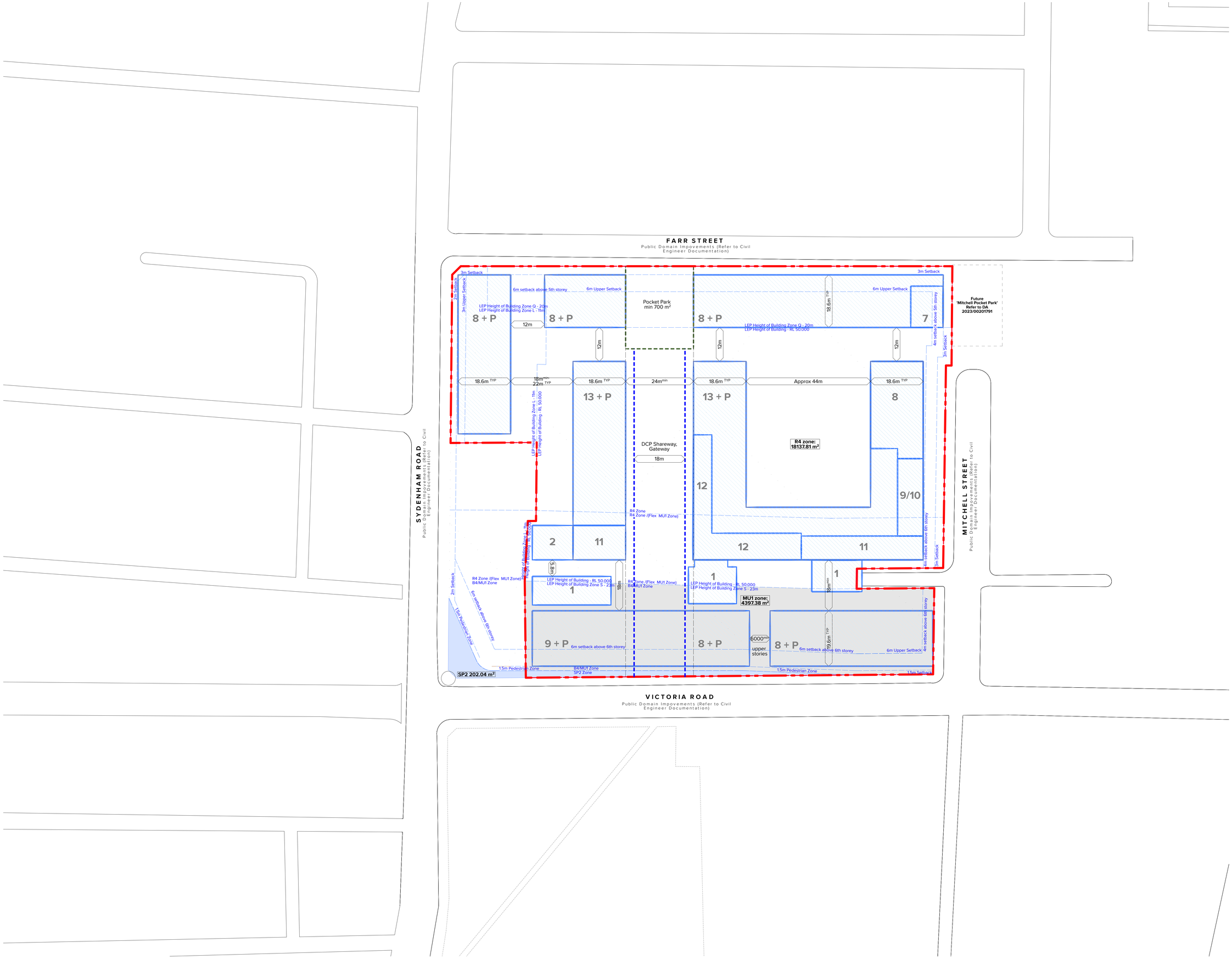
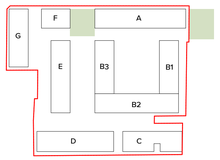
DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911



Key Plan



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Drawing Title

Amenity Diagrams (ADG)

Building Separation Diagram

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Communal Open Space Summary

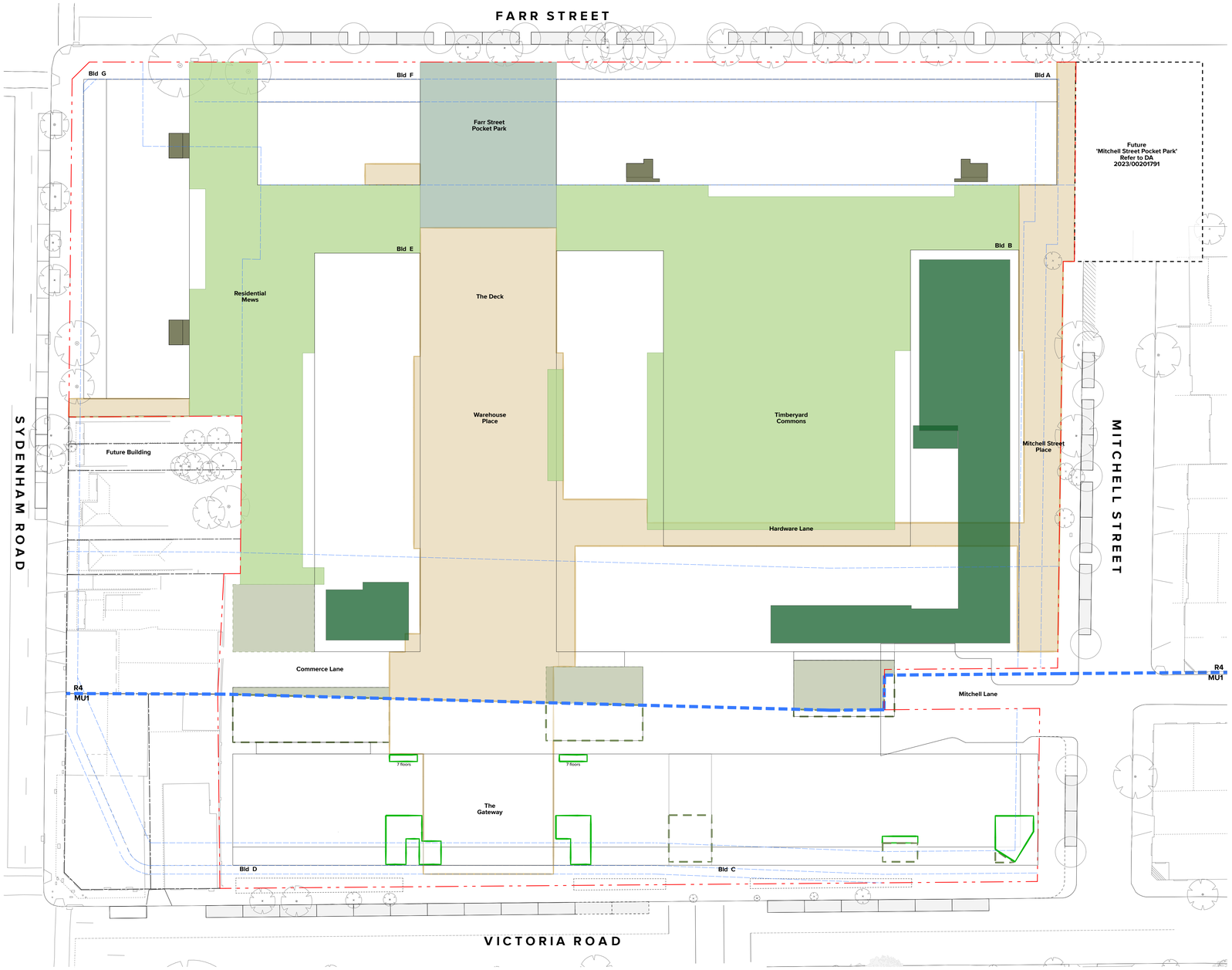
Site	
Site area	22,771m²
Site area excluding SP2 Zone	22,564m²
R4 Zone site area	18,138m²
MU1 Zone site area	4,426m²
ADG Objective 3D-1*	25% 4,534m²

Communal Open Space	
Communal Open Space at Ground / Podium Levels within the R4 Zone*	4,683m²
Communal Open Space at Upper Levels within the R4 Zone*	408m²
Communal Open Space at Rooftop Levels within the R4 Zone*	1,206m²
Total	**6,297m²** **34.7%**
"Shared' Communal Open Space at Ground / Podium Levels within the R4 Zone	4,071m² 22%
Co-Living Communal Open Space at Upper Levels & Rooftop Levels within the MU1 Zone	233m²
TOTAL	**10,601m²** **47%**

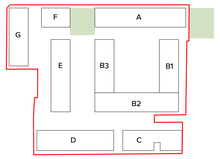
Notes

*ADG Objective 3D-1 Definition / Design Criteria:
"Communal open space has minimum area equal to 25% of the site area"

'Shared': Communal Open Space accessible by the community



Key Plan



Notes

- Communal Open Space at Ground level including Podiums within R4 Zone
- Communal Open Space at Rooftop level within R4 Zone
- Communal Open Space at Upper levels within R4 Zone
- Passive Use & Outlook within R4 Zone
- Passive Use & Outlook within MU1 Zone
- Pocket Park shared with Community within R4 Zone (700m2)
- Communal Open Space shared with Community Within R4 Zone
- Communal Open Space shared with Community Within MU1 Zone
- Co-living Communal Open Space Within MU1 Zone

Certificate No. # J2L2JUCBDO

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Communal Space Diagrams

Communal Open Space Diagram

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6695, ABN 86 064 084 911

Communal Open Space Solar

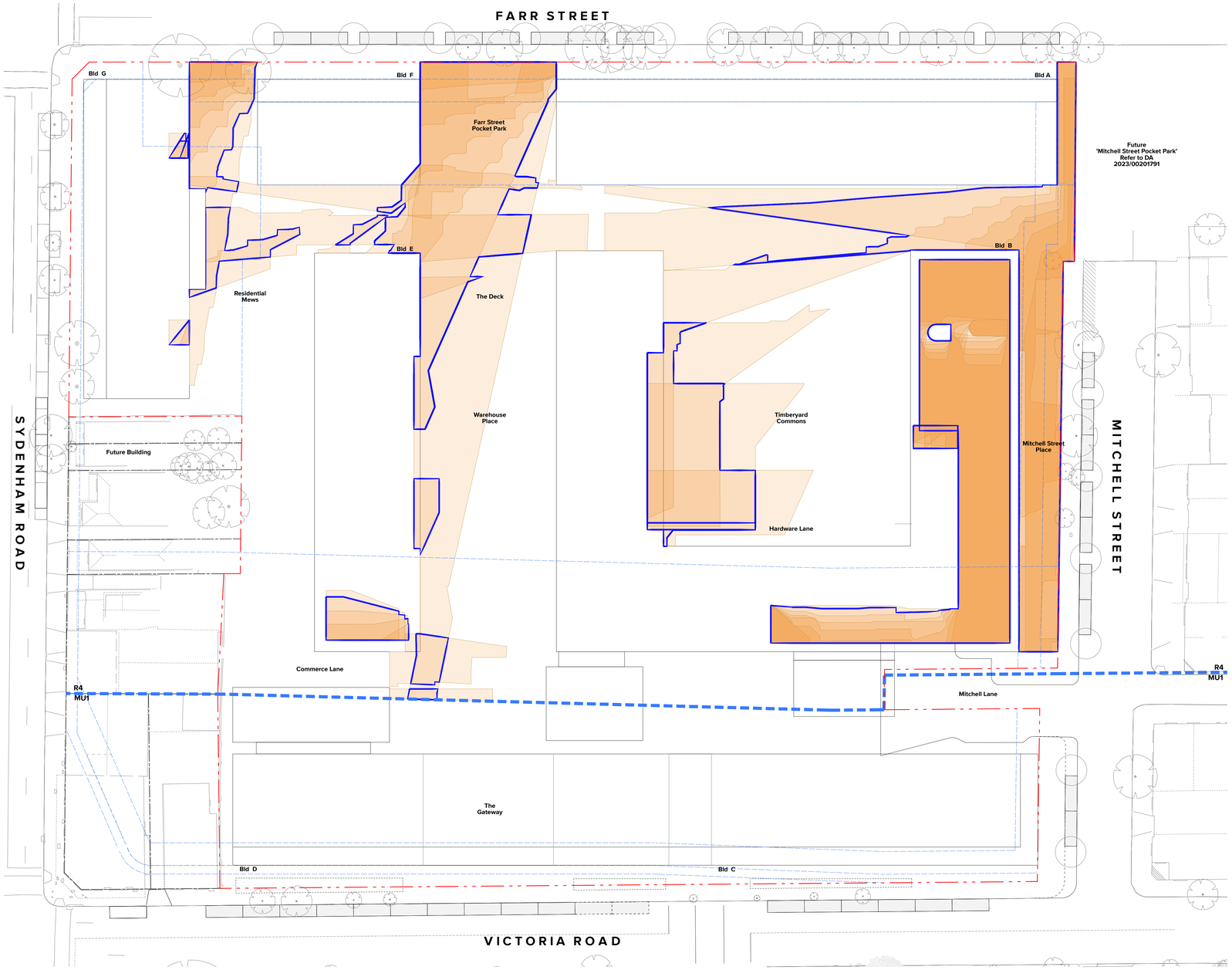
Site	
Site area	22,771m²
Site area excluding SP2 Zone	22,564m²
R4 Zone site area	18,138m²
MU1 Zone site area	4,426m²
ADG Objective 3D-1* Communal Open Space	25% 4,534m²
50% direct sunlight to the principal usable part (50% of 25%)	2267m²

Communal Open Space Solar	
COS Solar Access at Ground / Podium Levels within the R4 Zone*	1,137m²
"Shared' COS Solar Access at Ground / Podium Levels within the R4 Zone	1,649m²
COS Solar Access at Upper Levels within the R4 Zone*	36m²
COS Solar Access at Rooftop Levels within the R4 Zone*	1,133m²
Total	**3,955m²**
50% direct sunlight to the principal usable part (4,534m²) (50% of 25%)	**87%**
Direct sunlight to the overall communal open space provided (6,297m²)	**63%**

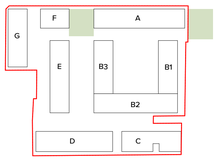
Notes

*ADG Objective 3D-1 Definition / Design Criteria:
"Developments achieve a minimum of 50% direct sunlight to the principal usable part of the communal open space for a minimum of 2 hours between 9 am and 3 pm on 21 June (mid winter)"

'Shared': Communal Open Space accessible by the community



Key Plan



Notes

1 Hour COS Solar Access

2 Hours minimum COS Solar Access

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

https://www.fr5.com.au/QRCodeLanding?PublicId=J2L2JUCBDO&GrpCert=1

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

Communal Space Diagrams

COS Solar Diagram_Winter Solstice (21 June)

Status	Project No.	Rev
For SSDA Submission	23068	1

Scale	Dwg No.
1:350	DA-730-201

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