

1. Refer to the Design Report and Design Response Report submitted as part of the SSD application for further information.

- 1.1 Increased setback of 6m to Building G from the South East of site boundary
- 1.2 Increase the setback of the first floor area of Building E to at least 3m and implement privacy measures

2.1 Provide a pedestrian route access during flooding for future developed corner site

3.1 Additional privacy measures to the NE facade of Building A



03	09.08.25	DS	DPHI 25.07.25 RFI Response Issued
2	04.06.25	DS	Amended SSDA Submission
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

**RTL^{CO}**

The Timberyards by RTL Co.

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

GA Elevations

Mitchell Street North East Elevation

Status	Project No.	Rev
For SSDA Submission	23068	03
Scale	Dwg No.	
1:250, 1:100, 1:3.92 @ B1 DA-210-201		



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476

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- 1.1 Increased setback of 6m to Building G from the South East of side boundary
- 1.2 Increase the setback of the first floor area of Building E to at least 3m and implement privacy measures

2.1 Provide a pedestrian route access during flooding for future developed corner site.

3.1 Additional privacy measures to the NE facade of Building A



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

<https://www.fr5.com.au/QRCodeLanding?PublicId=KNVPB2ID00&GrpCert=>

3	09.08.25	DS	DPHI 25.07.25 RFI Response Issue
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TURNER Architecture AND

Tribe Studio Architects Aileen Sage

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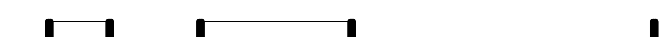
Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

GA Elevations

Mitchell Street NE Context Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:400, 1:100 @ B1	DA-210-211	



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1. Refer to the Design Report and Design Response Report submitted as part of the SSD application for further information.

- 1.1 Increased setback of 6m to Building G from the South East of site boundary
- 1.2 Increase the setback of the first floor area of Building E to at least 3m and implement privacy measures

2.1 Provide a pedestrian route access during flooding for future developed corner site

3.1 Additional privacy measures to the NE facade of Building A

Apartmently general:
Living/Dining and Bedrooms 2.7m
Kitchens
In some cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
Bedrooms and Hallways 2.4m
In some cases bulkheads at 2.1m min may be required to a small portion of the room for services transfer

Refer to Architectural design report for specific examples

Common area lobbies and corridors 2.4m min

Back of house area corridors 2.4m typically, 2.1m min

Communal areas 2.4-2.7m typically

Retail areas: min allowed to F&H areas.
All to future Tenancy fitout details

Carparking
2.2m clear at aisles and carparks.
2.1m min clear above pedestrian only areas
2.5-2.7m where required for SRV access

Loading Dock: 4.5m min at truck zones

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TURNER Architecture AND
Tribe Studio
 Architects Aileen Sage

ARCADIA

**RTL^{co}**

The Timberyards by RTL Co.

Drawing Title

Internal Elevations

Residential Mews_North East Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-220-101	

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DILCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
 Named Architect: Nicholas Turner, 0666 ABN 86 084 984 911



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- 1.1 Increased setback of 6m to Building G from the South East side boundary
- 1.2 Increase the setback of the first floor area of Building E to at least 3m and implement privacy measures

2.1 Provide a pedestrian route access during flooding for future developed corner site

3.1 Additional privacy measures to the NE facade of Building A

Apartments generally:

Refer to Architectural design report for specific example

Common area lobbies and corridors 2.4m min

Communal areas 2.4-2.7m typically

All to future Tenancy fitout detail

Loading Dock: 4.5m min at truck zones

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Architects

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Interna

Residential Mews

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 Notarised Architect, Nicholas Turner, 6666, ABN 96 084 084 911

