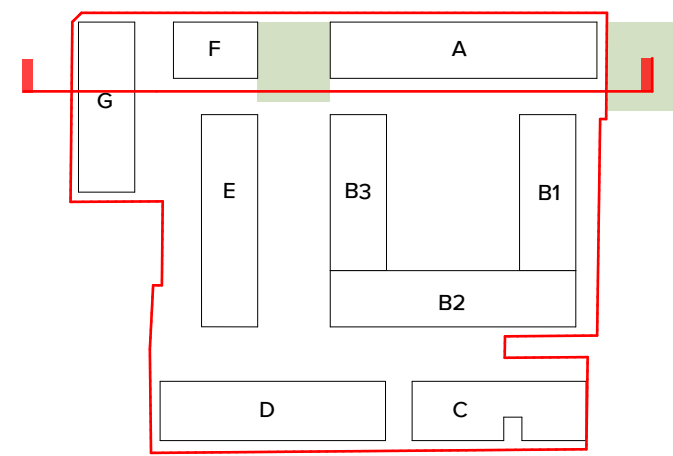




1 Pocket Park, South Internal Elevation
1:250

Key Plan



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

CHANGE LEGEND

1 Building Setbacks

- 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 Pedestrian Access

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

3 Privacy

- 3.1 Additional privacy measures to the NE facade of Building A

CEILING HEIGHTS (above floor level)

Apartments generally

- 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
- Bathrooms 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, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FCH areas.

All to future Tenancy float detail

Carparking areas

- 2.2m clear at aisles and carparks.
- 2.1m min clear above pedestrian only areas.
- 2.6-2.7m where required for SRV access

Loading Dock: 4.5m min at truck zones

**Certificate No. # KNVPB2ID00**
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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=KNVPB2ID00&GrpCert=1>

3	09/08/25	DS	DPH/ 25.07.25 RFI Response Issue
2	04/06/25	DS	Amended SSDA Submission
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



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
Pocket Park_South East Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-220-501	



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 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:
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
Bathrooms 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

Back of house area considers 2.4m horizontally; 2

Retail areas: 3m allowed to EOH areas

Carparking areas
2.2m clear at aisles and carspaces.
2.1m min clear above pedestrian only areas,
2.6-2.7m where required for SRV access

3	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}**

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	3
Scale	Dwg No.	
1:250, 1:100, 1:5.57 @ B1	DA-220-701	



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
 Notified Analyst, Nicolas Turner, 0606, ABN 96 064 084 911



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

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

Apartment generally:
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
Bathrooms 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

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FOH areas.
All to future Tenancy fitout detail

Carparking areas
2.2m clear at aisles and carspaces.
2.1m min clear above pedestrian only areas
2.6-2.7m where required for SRV access

Loading Dock: 4.5m min at truck zones

3	09.08.25	DS	DPHI 25.07.25 RFI Response Issue
2	04.06.25	DS	Amended SSDA Submission
1	12.12.24	DS	For SSDA Submission
Rev	Date	Approved by	Change Note

TURNER

CONCLUSION

Architects

MATTHEW PUL

**RTL^{CO}**

The Timberyards by RTL Co.

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

Internal Elevations

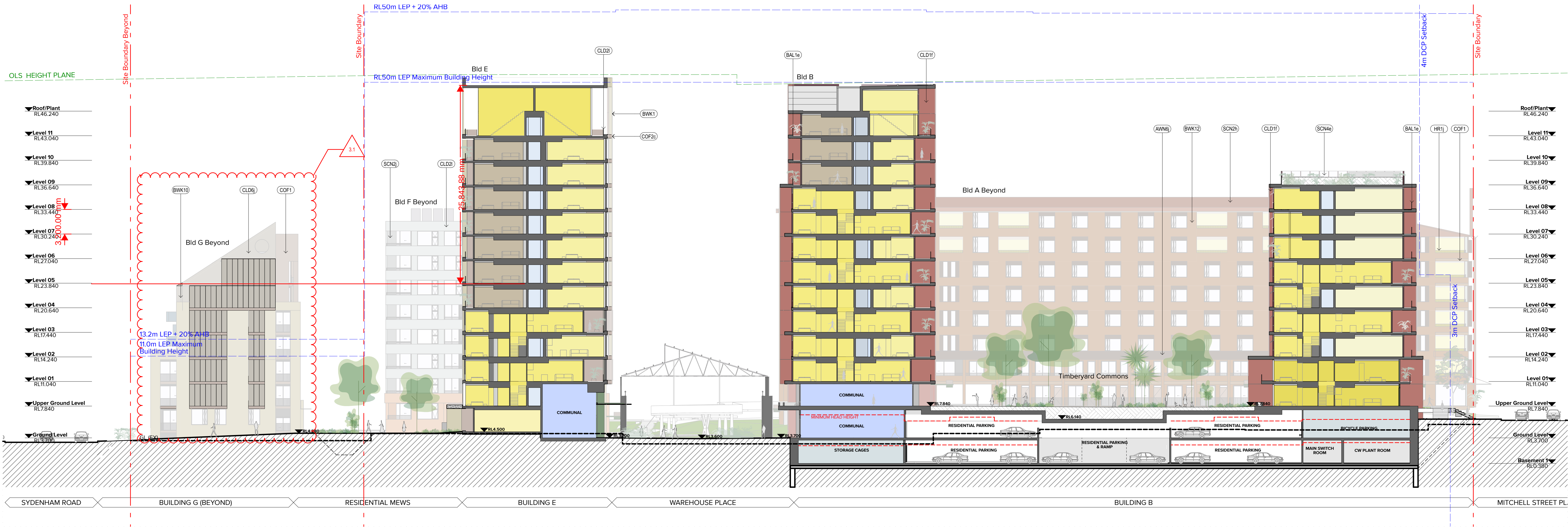
Commerce Lane_North West Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-220-801	

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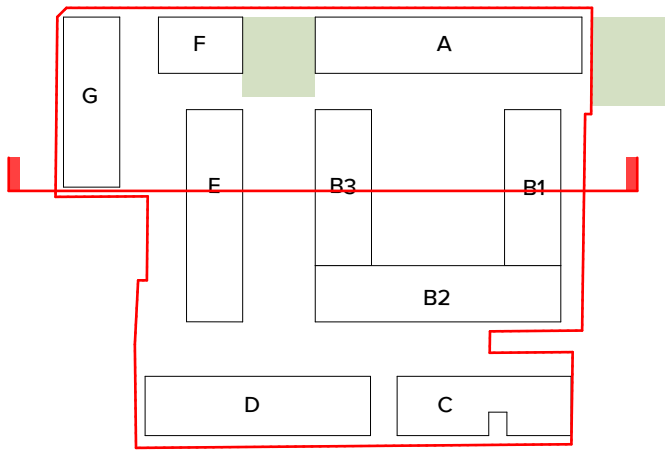
DILCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
 Named Architect: Nicholas Turner, 06966 ABN 86 084 984 911





1 Building B,E Long Section
1:250

Key Plan



Notes:

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

CHANGE LEGEND

1 Building Setbacks

- 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 Pedestrian Access

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

3 Privacy

- 3.1 Additional privacy measures to the NE facade of Building A

CEILING HEIGHTS (above floor level)

Apartments generally:

- 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
- Bathrooms 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, 2.1 min

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FCH areas.

All to future Tenancy floor detail

Carparking areas

- 2.2m clear at aisles and carparks.
- 2.7m min clear above pedestrian only areas.
- 2.6-2.7m where required for SRV access

Loading Dock: 4.5m min at truck zones

**Certificate No. # KNVPB2ID00**

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



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4	09.08.25	DS	DPH 25.07.25 RFI Response Issue
03	19.06.25	DS	
2	04.06.25	DS	Amended SSDA Submission
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



Client

RTL^{CO}

Project Title

The Timberyards by RTL Co.

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

Drawing Title

**GA Internal Section Elevations
Buildings B,E Long Section**

Status	Project No.	Rev
For SSDA Submission	23068	4
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-310-101	

Site

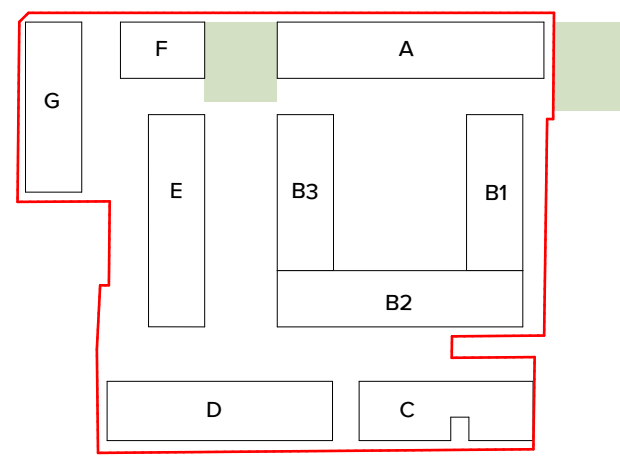
Site Area:	22,771m ²
Site Area excluding SP2 Zone:	22,564m ²
FSR:	3:0:1
Infill Affordable Housing Bonus:	20%
Maximum Allowable FSR:	3:6:1
Maximum Allowable GFA:	81,230m ²
GFA Distribution	
Retail:	1,597m ²
Co-Living:	18,368m ²
Co-Living Communal:	784m ²
BTR:	52,855m ²
BTR Communal:	687m ²
BTR & Co-Living Communal (<i>Shared</i>):	2,260m ²
Community	225m ²

Total: 76,706m2
FSR Achieved : 3:4:1

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.



Notes:

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

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



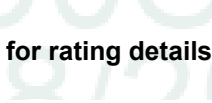
Certificate No. # KNVPB2ID0O

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Assessor name E-LAB Consulting

Accreditation No. DMN/20/1972

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3	09.08.25	DS	DPHI 25.07.25 RFI Response Issue
2	04.06.25	DS	Amended SSDA Submission
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



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

GFA Diagrams

Basement to Level 6

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:1000 @ B1	DA-770-001	

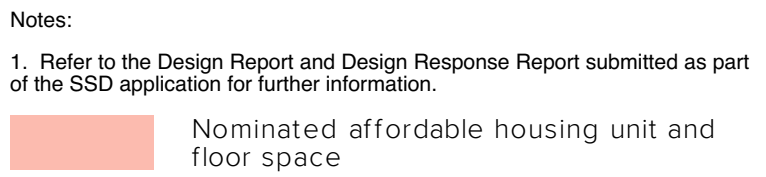
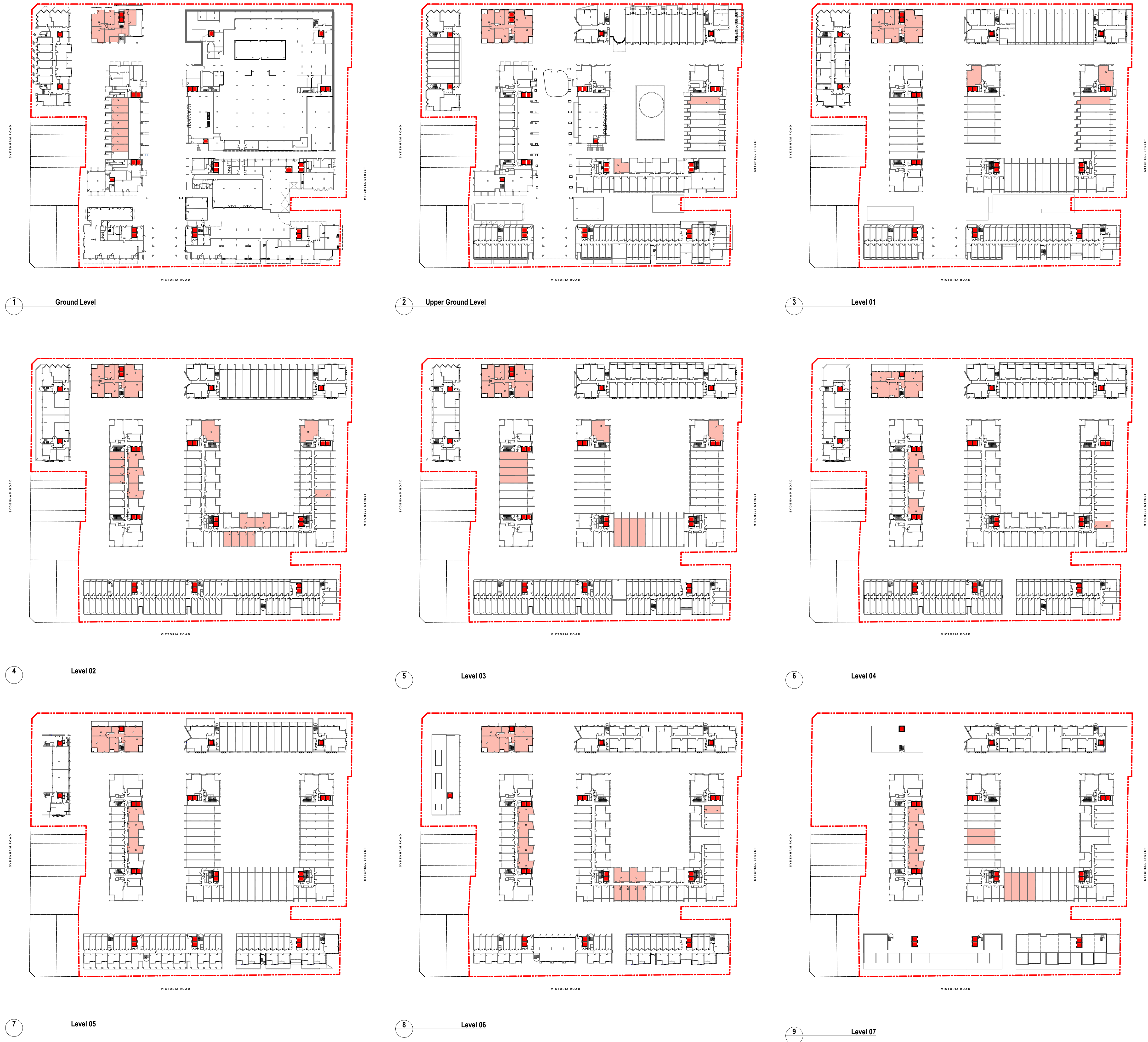
Site

Affordable Housing Mix and Yield

TOTAL: 115 100%

Building B : 2,392m²
Building E : 2,507m²
Building F : 2,962m²

TOTAL: 7,861m2
10.2%



- ## CHANGE LEGEND
- 

1 Building G Height Transition

 - 1 Reduction in Height
 - 2 Reduction in Height on the Corner of Farr St & Sydenham Rd
 - 3.5m Side Setback above 5th Storey, New Roof Garden
 - 4 Raising Setbacks to Sydenham Road above 5th Storey

2 Overshadowing

 - 1 Overshadowing Studies in Equinox and Summer Solstice
 - 2 Works Park Overshadowing Studies in Equinox and Summer Solstice
 - 3 Sun Rise in March and Summer Equinox
 - 4 Sun Eyes Addition of 15min latitudes

3 ADO Separation

 - 1 External Opacity Screens
 - 2 External Fixed Screens
 - 3 Translucent Glass
 - 4 Permeable Metal Screen
 - 5 Gazing Reduced
 - 6 Internal Layout / Orientation Amended

4 Affordable Housing

 - 1 Diagrammatic Amendments

5 Co-Living

 - 1 Co-Living Unit Amendment for Maximum Room Size

6 General

 - 1 Additional RUs
 - 2 Additional Elevations Aircon Section
 - 3 Direct Access to A/C Units
 - 4 Basement RU lowered 200mm for Coordination
 - 5 Integrate Treatment Plant Refinements/Coordination
 - 6 Retail Terrace Vase Mitigation Measures
 - 7 Integration of Wind Whistle Measures
 - 8 Kitchen Changes included for treated mix
 - 9 Increase in Height (offset of height by Building G)
 - 10 10% to change item above (Whole of Drawing Change)/New Draw change item in corner of drawing)



Certificate No. # KNVPB2ID00

Scan QR code or follow website link for rating details.

Assessor name

Accreditation No.

Property Address

E-I-AB Consulting
 DMN/2019/2
 Victoria Road and Mitchell
 Street,
 Marrickville , NSW, 2204



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Rev	Date	Approved by	Change Note
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TURNER Architecture AND

Tribe Studio Architects Aileen Sage

ARCADIA

**RTL^{co}**

The Timberyards by RTL Co.

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Affordable Housing Diagrams

Affordable Housing GL-L7

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:1000, 1:100 @ B1	DA-785-001	