

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

- 2 Overshadowing
 - 2.1 Overshadowing Studies in Equinox and Summer Solstice
 - 2.2 Wicks Park Overshadowing Studies in Equinox and Summer Solstice
 - 2.3 Sun Eyes in March and Summer Equinox
 - 2.4 Sun Eyes Addition of 15min intervals

- 3.1 External Operable Screens
- 3.2 External Fixed Screens
- 3.3 Translucent Glass
- 3.4 Permeable Metal Screen
- 3.5 Glazing Removed
- 3.6 Internal Layout / Orientation Amended

- #### 4.1 Diagrammatic Amendments

- ## 5 Co-Living

- 6 General**
- 6.1 Additional RLs
- 6.2 Additional Elevations &/or Section
- 6.3 Direct Access to AZ UG.01
- 6.4 Basement RL lowered 200mm for Coordination
- 6.5 Internal Apartment/Layout Refinements/Coordination
- 6.6 Retail Tenancy Waste Bins
- 6.7 Integration of Wind Mitigation Measures
- 6.8 Apartment Type Change including for revised mix
- 6.9 Increase in Height (offset of yield from Building G)
- 6.10 / or change item above (Whole of Drawing Change/New Drawing - change tag shown in corner of drawing)

AREAS

Refer to Architectural Design Report
Part 4 Development Schedules

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, 2.1m

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

Loading Dock: 4.5m min truck zones

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 Plans
Level 11

Status	Project No.	Rev
SSDA Amendments WIP	23068	2
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-110-110	



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DILCS Quality Endorsed Company ISO 9001:2015, Registration Number 204
Nominated Architect: Nicholas Turner 0906, ARB 001 084 084 911



1 Building G Height Transition

- 2 Overshadowing
 - 2.1 Overshadowing Studies in Equinox and Summer Solstice
 - 2.2 Wicks Park Overshadowing Studies in Equinox and Summer Solstice
 - 2.3 Sun Eyes in March and Summer Equinox
 - 2.4 Sun Eyes Addition of 15min intervals

- 3.1 External Operable Screens
- 3.2 External Fixed Screens
- 3.3 Translucent Glass
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- 3.5 Glazing Removed
- 3.6 Internal Layout / Orientation Amended

- #### 4.1 Diagrammatic Amendment

- ## 5 Co-Living

- 6.1 Additional RLs
6.2 Additional Elevations &/or Section
6.3 Direct Access to AZ UG.01
6.4 Basement RL lowered 200mm for Coordination
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6.6 Retail Tenancy Waste Bins
6.7 Integration of Wind Mitigation Measures
6.8 Apartment Type Change including for revised mix
6.9 Increase in Height (offset of yield from Building G)
6.10 / or change item above (Whole of Drawing Changes/ New Drawing - change tag shown in corner of drawing)

AREAS

Refer to Architectural Design Report

Table 4 Developmental Outcomes

CEILING HEIGHTS (above floor level)

Apartments generally:

Living Dining and Bed
Kitchens

required to a small port

Bathrooms and Hallway

required to a small port

Refer to Architectural design report

Common area lobbies and corridors

Back of house area corridors 2.4m

Communal areas 2.4-2.7m typically

Retail areas: 3m allowed to FCH and

All to future tenants?

2.2m clear at aisles and

2.6-2.7m where required

Loading Dock: 4.5m min at truck zone

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 Plans

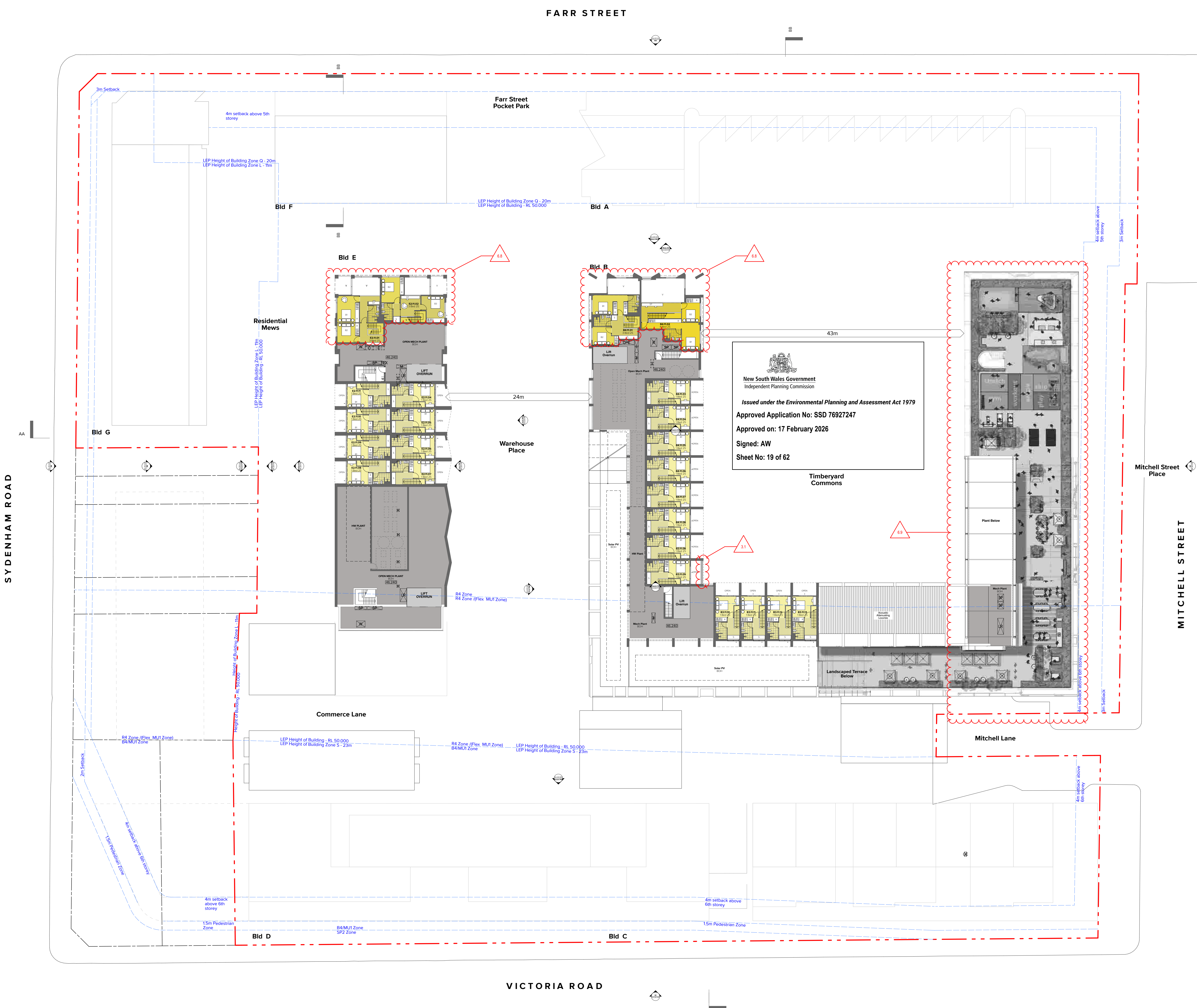
Level 12

Status	Project No.	Rev
SSDA Amendments	23068	
WIP		
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-110-120	



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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 25476
NORWICH AVENUE, NORWICH, SUFFOLK, ENGLAND NR4 8TA
01603 25476





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Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 21 of 62



1 Farr Street _ North West Elevation
1:250



CHANGE LEGEND

- 1 Building Setbacks**
 - 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 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

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

GA Elevations

Farr Street_North West Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-210-101	

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DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
 Nominated Architect: Nicholas Turner 0666, ARB No 064 084 911



New South Wales Government
Independent Planning Commission

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Approved Application No: SSD 76927247

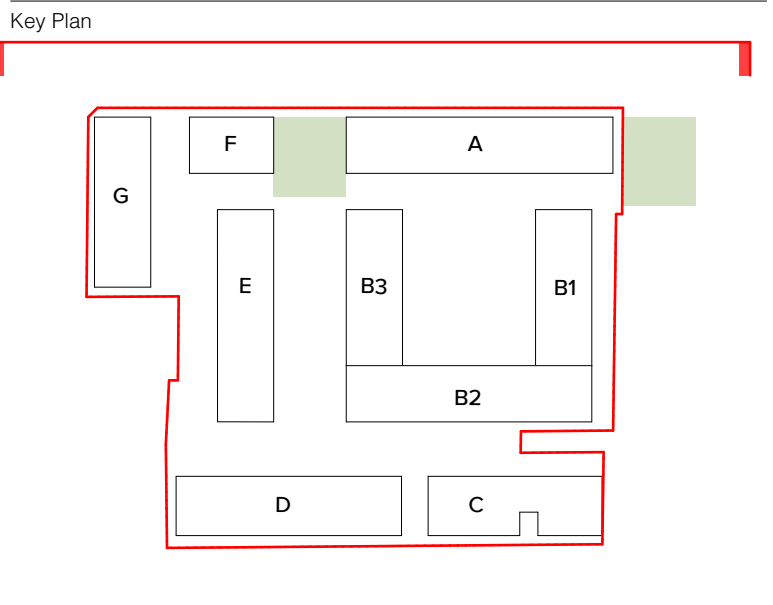
Approved on: 17 February 2026

Signed: AW

Sheet No: 22 of 62



1 Farr Street _North West Elevation
1:400



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 5m 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

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

GA Elevations
Farr Street_NW Context Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:400, 1:100 @ B1	DA-210-111	

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

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects **Aileen Sage**

MATTHEW PULLINGER ARCHITECT

ARCADIA

**RTL^{CO}**

Project Title

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

Drawing Title

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 Global Endorsed Company ISO 9001:2015. Registration Number 20478
 Nottingham Assistant, Nicholas Taylor. 0666. 828181. 064384311



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Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

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CHANGE LEGEND

1 Building Setbacks

- 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 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

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

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	

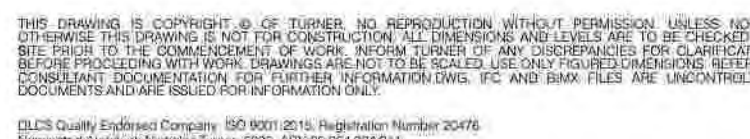


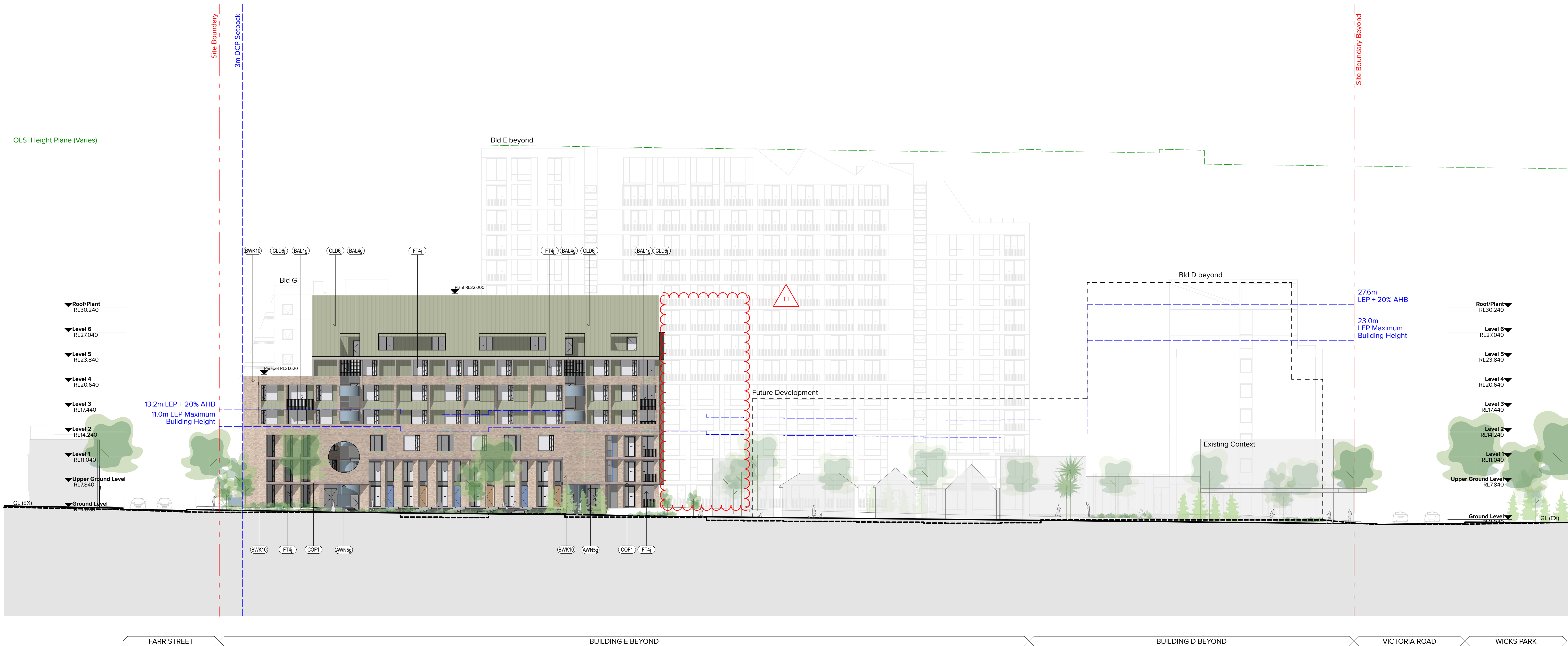
DLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
Nominated Architect: Nicholas Turner 6666, ABN 88 064 084 911



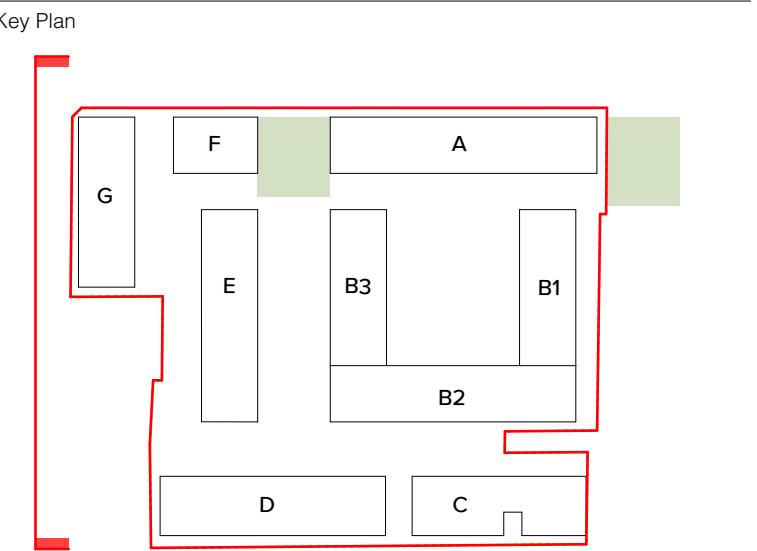
1

Victoria Road South East Elevation





1 Sydenham Road_South West Elevation
1:250



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

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

GA Elevations

Sydenham Road_South West Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-210-401	

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

Apartment's 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 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
- 2.5-2.7m where required for SRV access

Loading Dock: 4.5m min at truck zones

Collaborating Design Team

TURNER

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

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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DCLS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
 Nominated Architect: Nicholas Turner, 0666 ABN 81 064 984 911



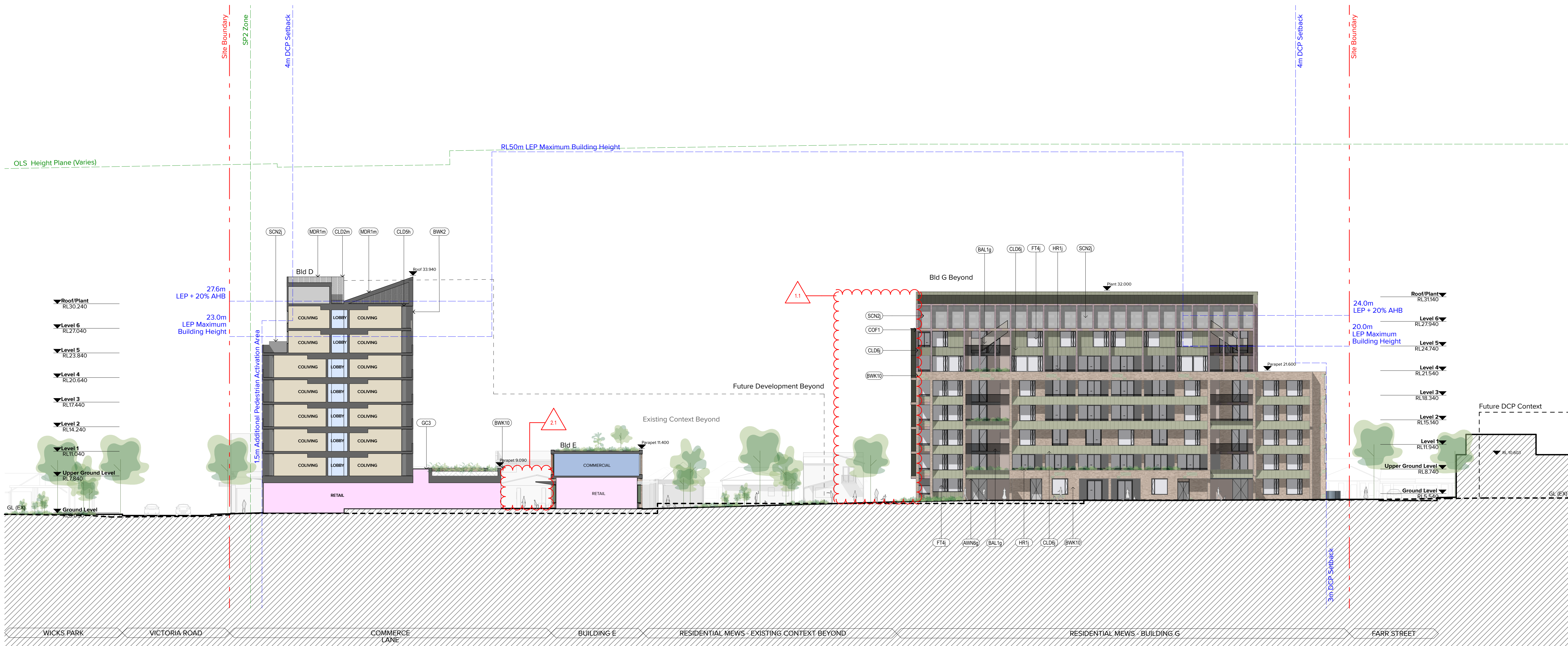
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Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 27 of 62



1 Residential Mews_North East Elevation 1:250

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 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:

Apartments generally:

- Living/Dining and Bedrooms 2.7m
- Kitchens
 - For all cases bulkheads at 2.4m min may be required to a small portion of the room for services transfer
- Bathrooms and Hallways 2.4m
 - For all cases bulkheads at 2.4m 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 2.2-2.7m typically

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

Carparking areas

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

Loading Dock: 4.5m at truck zones

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

Residential Mews South West Elevation

Status	Project No.	Rev
For SSDA Submission	23068	3
Scale	Dwg No.	
1:250, 1:100 @ B1	DA-220-201	



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DCLS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
 Notarized Architect: Nicholas Turner 0666, ARB No 064 084 911.



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Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 28 of 62



1

Residential Mews_South West Elevation
1:250