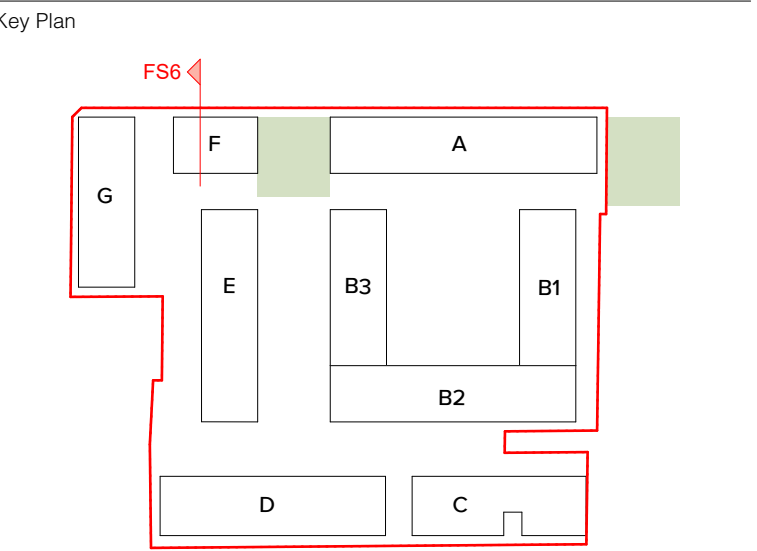




CEILING HEIGHTS (above floor level)

Apartments generally:
Living/Dining and Bedroom 2.3m

Kitchens

required to a small portion of the room for
equipment transfer.

Bathrooms and Hallways 2.4m
In some cases bullheads at 2.4m min. may be

required to a small portion of the room for routine 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 isolate tenacity from detail

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

1	04.06.25	DS	Amended SSDA Submission
Rev	Date	Approved by	Change Note

Collaborating Design Team

TURNER Architecture AND

Tribe Studio Architects

Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA



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

Facade Sections

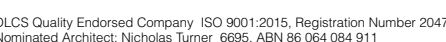
Building F_FS6_Town Houses

Status	Project No.	Rev
For Information	23068	1
Scale	Dwg No.	
NTS	DA-320-106	



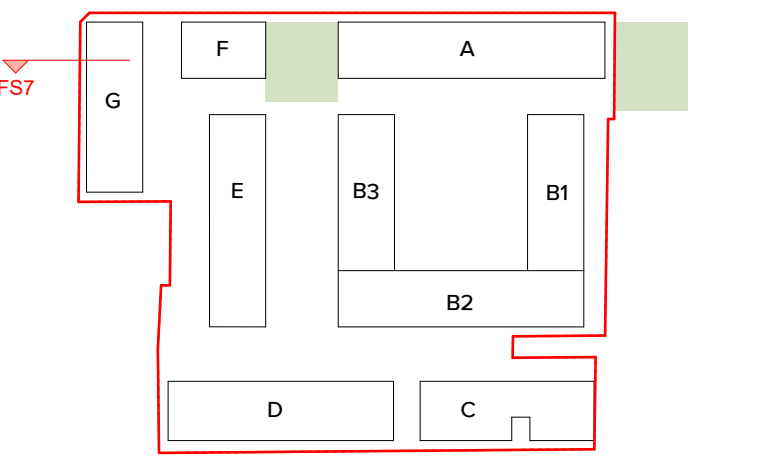
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JLCS Quality Endorsed Company ISO 9001:2015, Registration Number 20476
 10000 Archibank, Nicholas Tynes, 6666, AEN 86 061084 P11





Key Plan



Notes:

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

CEILING HEIGHTS (above floor level)

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, 2.1 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 sales 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

2	09.08.25	DS	DPH 25.07.25 RFI Response Issue
1	04.06.25	DS	Amended SSDA Submission
Rev	Date	Approved by	Change Note

Collaborating Design Team

**TURNER**

Architecture AND

**Tribe Studio Architects**

Aileen Sage

**MATTHEW PULLINGER** ARCHITECT

**ARCADIA**

**YERRABINGIN**

Client

**RTL^{CO}**

Project Title

**The Timberyards
by RTL Co.**

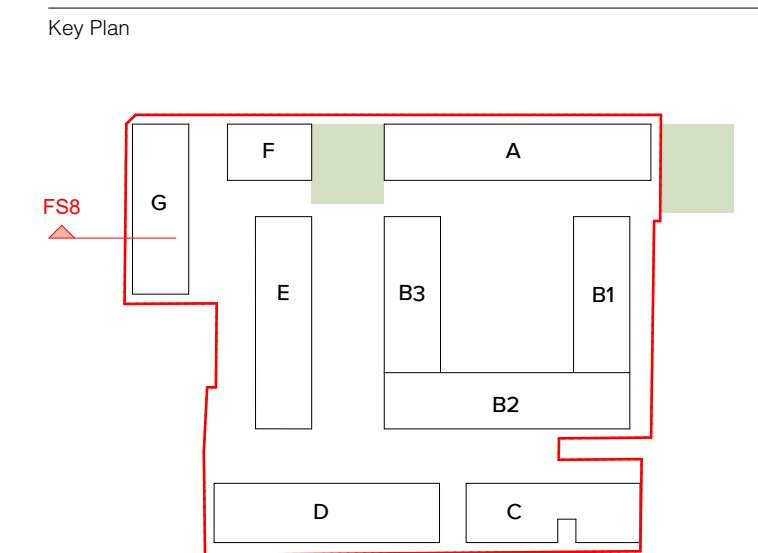
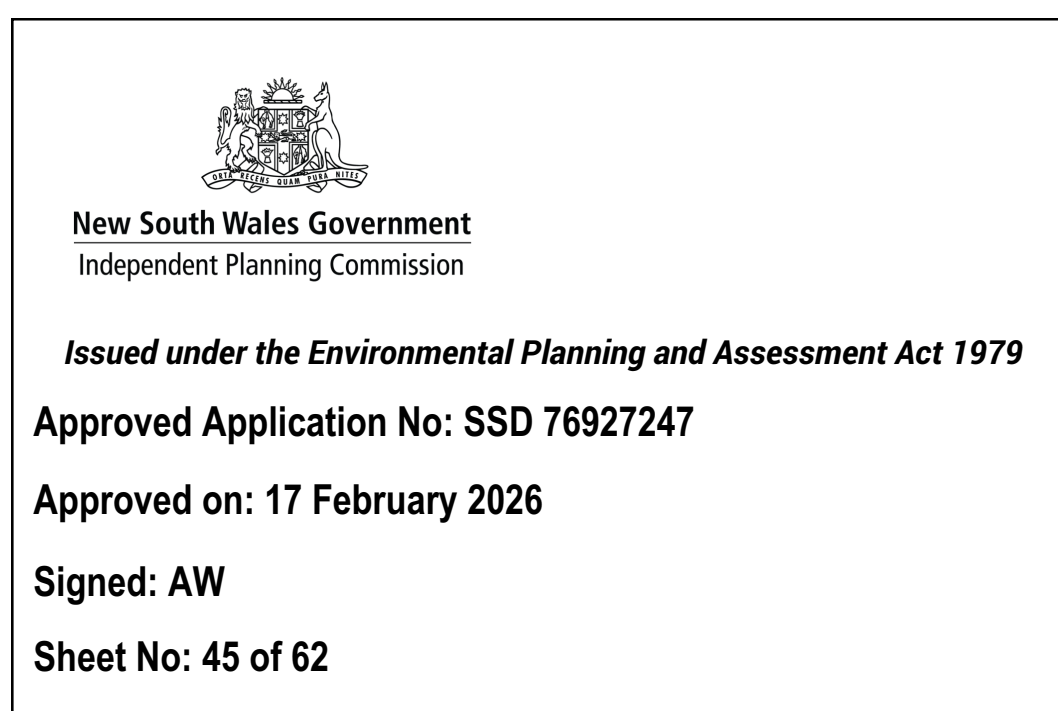
Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

**Facade Sections
Building G_FS7_Lobby Entry**

Status	Project No.	Rev
For Information	23068	2
Scale	Dwg No.	
NTS	DA-320-107	





Notes:

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

CEILING HEIGHTS (above floor level)

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 example

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 typical

Diameter at Breast Height 50 cm

Retail areas: 3m allowed to FCH areas
All to future Tenancy fitout

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

1	04.06.25	DS	Amended SSDA Submission
Rev	Date	Approved by	Change Note

Collaborating Design Team

Architecture AND

Tribe Studio Architects

Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA



Client

RTL^{CO}

Project Title

The Timberyards by RTL Co.

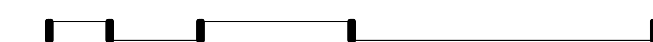
Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

Facade Sections

Building G FS8 Town Houses

Status	Project No.	Rev
For Information	23068	1
Scale	Dwg No.	
NTS	DA-320-108	



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DLCS Quality Endorsed Company, ISO 9001:2015, Registration Number 204
 Measurement, Analysis, Calibration, Turnkey, 20050, 4091 00 00 4 00 4 00 4

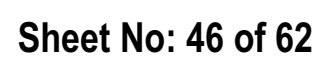
Units

Summary

Notes

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

- Solar amenity diagrams apply to ADG apartments and exclude co-living dwellings. Refer to DA-730-301 for Co-Living solar provisions to Housing Sepp requirements.



- CoLiving Unit (non-ADG)

Collaborating Design Team

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

Amenity Diagrams (ADG)
Solar Access Diagrams Sheet 1

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LESL Quality Engineered Company ISO 9001:2015 Registration Number 20476
 Incorporated at/chez Nicholas Turner 6035, A22 6A 064 061 1

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

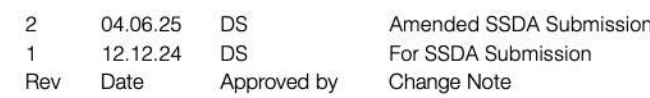
All apartments have been reassessed after amendments to Building A, B and Building G facade refinements, privacy mitigation.

2 Hours minimum Solar Access
(Balconies)

 No Direct Solar Access

Bedroom level of double storey apartment

CoLiving Unit (non-ADG)



TURNER Architecture AND

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

Amenity Diagrams (ADG)

Solar Access Diagrams Sheet 2

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No.	
1:1000 @ B1	DA-720-102	



New South Wales Government
Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 47 of 62

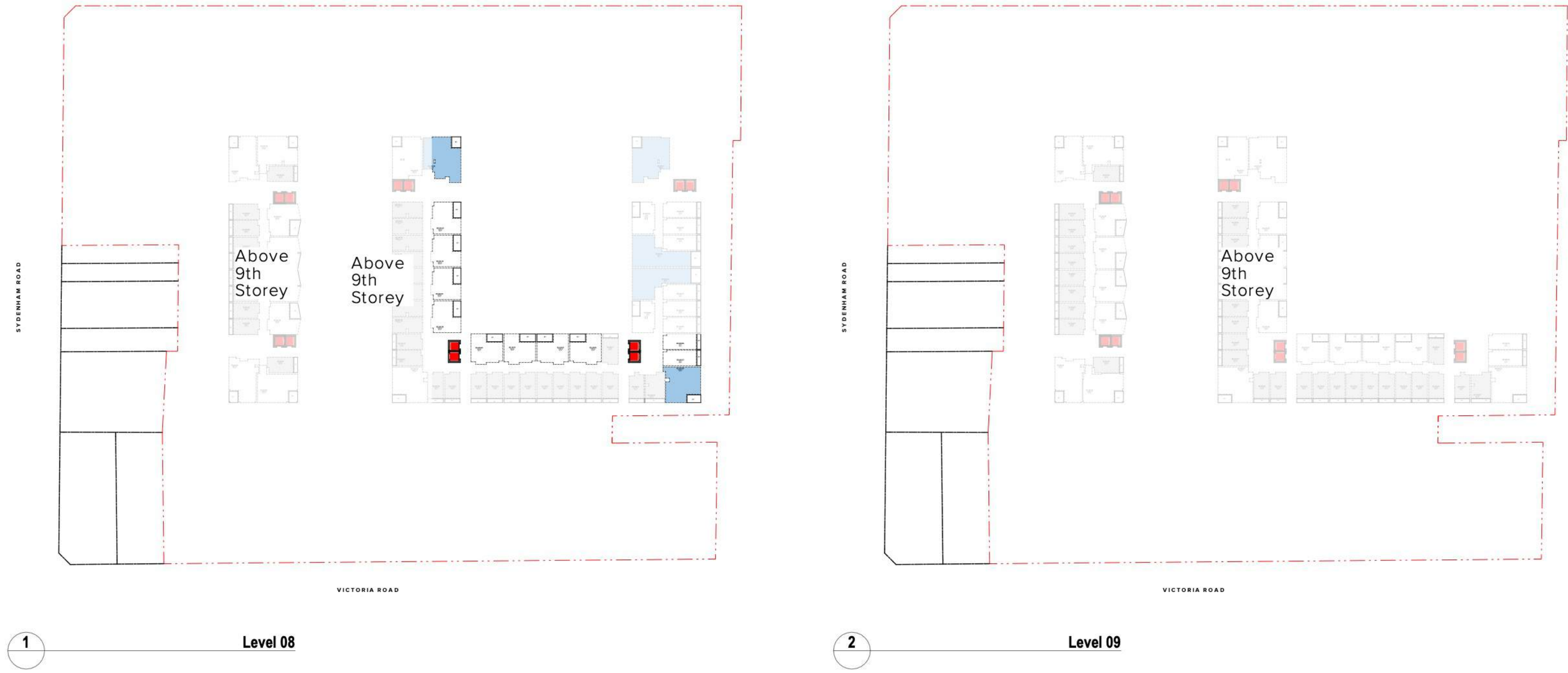
Units (First 9 Levels)

BTR Apartments	475
Affordable Housing	115
Total	590
Within the first 9 storeys	541

Naturally Cross Ventilated Apartments	325 60.1%
---------------------------------------	---------------------

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DLCS Quality Endorsed Company ISO 9001:2015. Registration Number 20476
 Registered Architect Nicholas Turner 6695, A201 86 064 066 011





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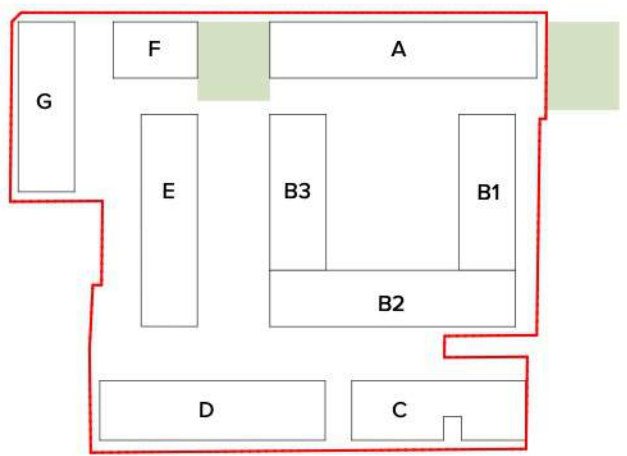
Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 49 of 62

Key Plan



Notes:

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

All apartments have been reassessed after amendments to Building A, B and Building G facade refinements, privacy mitigation.

 Cross Ventilated Apartment

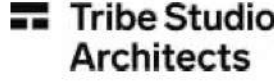
 No Cross Ventilated Apartment

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



YEKRABIN

Client



Project Title

The Timberyards by RTL Co.

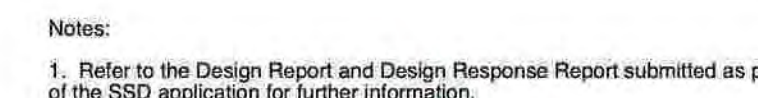
Lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street, Marrickville NSW 2204

Drawing Title

Amenity Diagrams (ADG)

Cross Ventilation Diagrams Sheet 2

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No.	
1:1000 @ B1	DA-720-202	



1 Building G Height Transition

- 1.1 Reduction in Height
- 1.2 Reduction in Height on the Corner of Farr St & Sydenham Road
- 1.3 9m Side Setback above 5th Storey, New Roof Garden
- 1.4 Raking Setback to Sydenham Road above 5th Storey

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 ADG Separation

- 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 Affordable Housing

- #### 4.1 Diagrammatic Amendments

5 Co-Living

- #### 5.1 Co-Living Unit Amendment for Maximum Room Size

6 General

- 6.1 Additional R/Ls
- 6.2 Additional Elevations &/or Section
- 6.3 Direct Access to A2JUG.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 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)



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Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 50 of 62

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

Amenity Diagrams (ADG)

Building Separation Diagram

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No:	
1:500, 1:100 @ B1	DA-720-301	



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PLCS Quality Endorsed Company ISO 9001:2015, Registration Number 2047

Site

Site area	22,771m ²
Site area excluding SP2 Zone	22,564m ²
R4 Zone site area	18,138m ²
MU1 Zone site area	4,426m ²
ADG Objective 3D-1*	25%
	4,534m ²

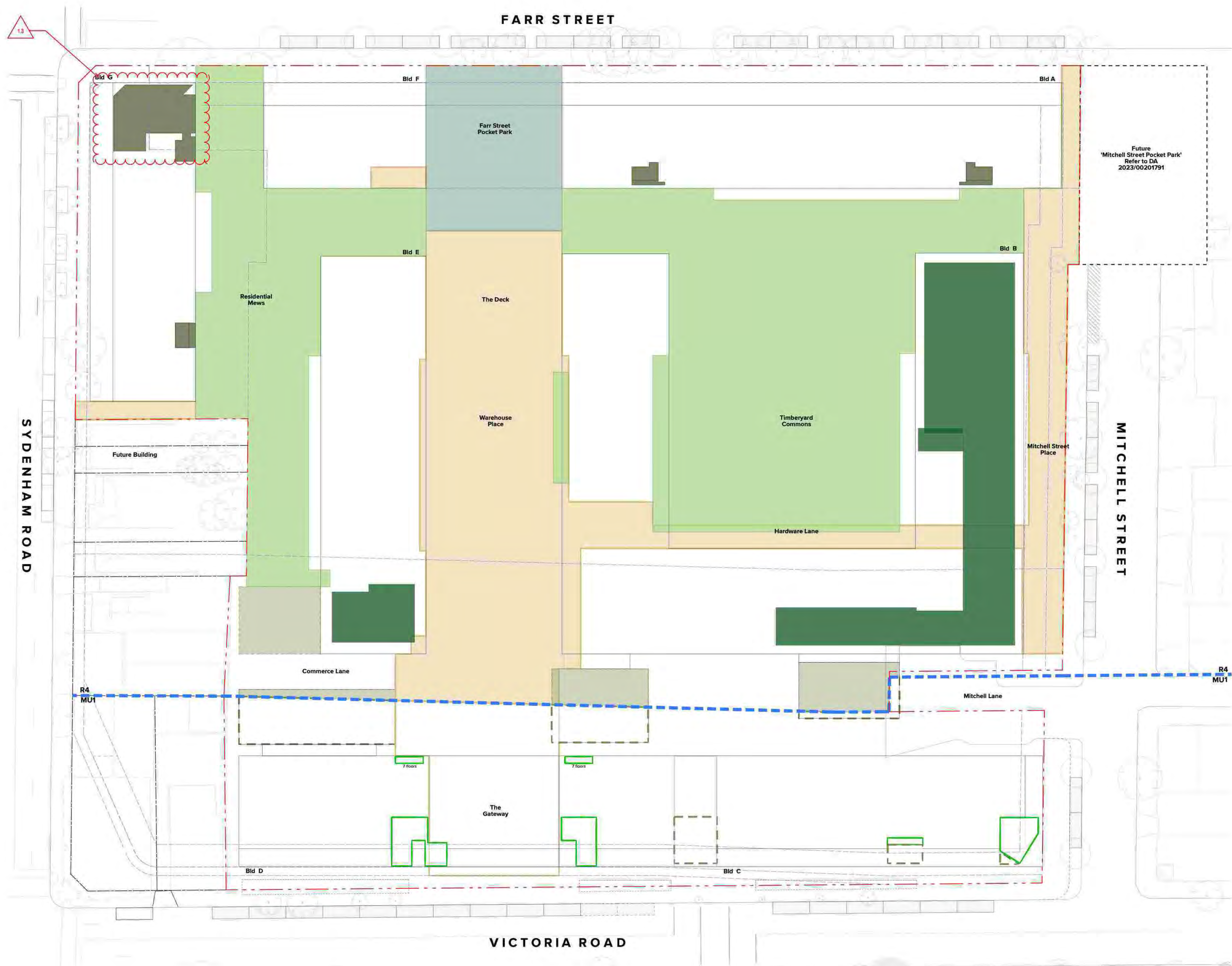
Communal Open Space

Communal Open Space at Ground / Podium Levels within the R4 Zone*	4,683m ²
Communal Open Space at Upper Levels within the R4 Zone*	535m ²
Communal Open Space at Rooftop Levels within the R4 Zone*	1,206m ²
Total	6,424m² 35.4%
"Shared" Communal Open Space at Ground / Podium Levels within the R4 Zone	4,071m ² 22%
Co-Living Communal Open Space at Upper Levels & Rooftop Levels within the MU1 Zone	233m ²
TOTAL	10,728m² 47.5%

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



New South Wales Government
Independent Planning Commission

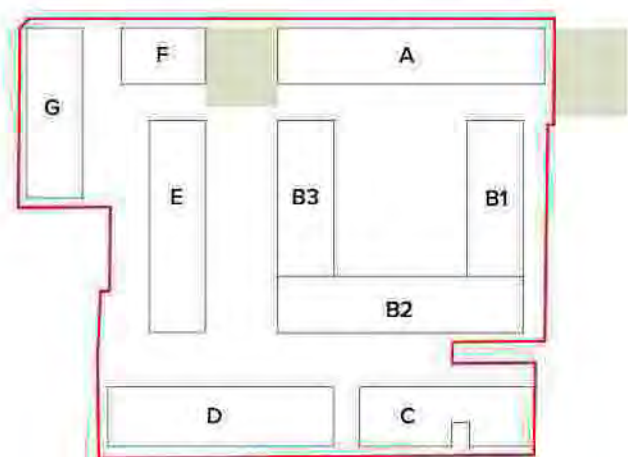
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 51 of 62



Notes:

1. Refer to the Design Report and Design Response Report submitted as part

-  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 MUI 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 MUI Zone
-  Co-living Communal Open Space Within MUI Zone

CHANGE LEGEND

- | | |
|----------|---|
| 1 | Building & Height Transition |
| 1.1 | Reduction in Height |
| 1.2 | Reduction in Height on the Corner of Falls & Sydneyham Road |
| 1.3 | 1m Side Setback above 5m Signage, New Road Gradient |
| 1.4 | 1m Side Setback in Sydneyham Road above 5m Signage |
| 2 | Overheadcabling |
| 2.1 | Overheadcabling Stakes in Equinox and Summer Solstice |
| 2.2 | Wicks/Pole Overheadcabling Stakes in Equinox and Summer Solstice |
| 2.3 | Eyes in Mesh and Summer Solstice |
| 2.4 | San Flye Aerial of 15m in intervals |
| 3 | ADD Supervision |
| 3.1 | External Operable Screens |
| 3.2 | External Deck Screens |
| 3.3 | Translucent Glass |
| 3.4 | External Mesh Screen |
| 3.5 | Glazing Removed |
| 3.6 | Internal Layout / Orientation Amended |
| 4 | Affordable Housing |
| 4.1 | Diagrammatic Amendments |
| 5 | Co-Living |
| 5.1 | Co-Living Unit Overheadcabling for Maximum Room Size |
| 6 | General |
| 6.1 | Additional Rials |
| 6.2 | Additional Elevators/ Access Rector |
| 6.3 | Direct Access to K10-151 |
| 6.4 | Basement R1, lowered 200mm for Coordination |
| 6.5 | Internal Apartment/ Layout Refinements/Coordination |
| 6.6 | Internal Access Points |
| 6.7 | Integration of Wet Migration Mesures |
| 6.8 | Internal Access Change including for retail/mid |
| 6.9 | Increases in Height (offset of level of Building C) |
| 6.10 | R1 or 7 change item above (Wicks of Drawing/Over New Drive) in corner of driveway |

1	04.06.25	DS	Amended SSDA Submission
01	12.12.24	DS	
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

Communal Open Space Diagram

Status	Project No.	Rev
For SSDA Submission	23068	1
Scale	Dwg No.	
1:350, 1:100 @ B1	DA-730-101	

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CLDS Quality Endorsed Company. ISO 9001:2015. Registration Number 2042.
 Notified Architect Number: Turner: 6035. 0321 86 064 066 511

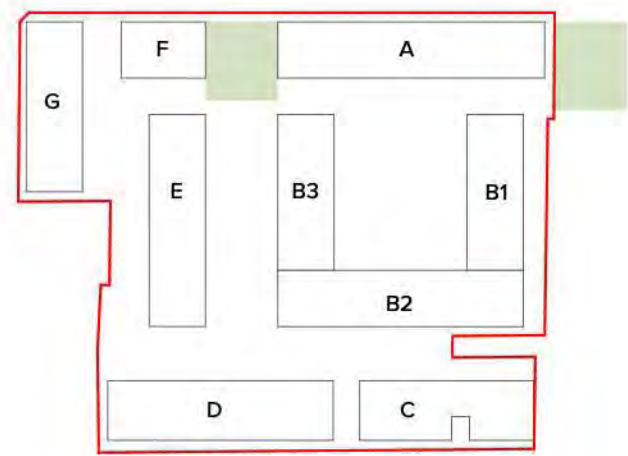
Site

Site area	22,771m ²
Site area excluding SP2 Zone	22,564m ²
R4 Zone site area	18,138m ²
MU1 Zone site area	4,426m ²
ADG Objective 3D-1*	25%
	4,534m ²

Communal Open Space at Ground / Podium Levels within the R4 Zone*	4,683m ²
Communal Open Space at Upper Levels within the R4 Zone*	408m ²
Communal Open Space at Rooftop Levels within the R4 Zone*	1,206m ²
Total	6,297m² 34.7%
"Shared" Communal Open Space at Ground / Podium Levels within the R4 Zone	4,071m ² 22%
Co-Living Communal Open Space at Upper Levels & Rooftop Levels within the MU1 Zone	233m ²
TOTAL	10,601m² 47%

*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



Notes:

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

 Publicly Accessible Open Space at Ground level including Podiums within R4 Zone

 Pocket Park shared with Community within R4 Zone (700m2)

Publicly Accessible Open Space

2	04.08.25	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

Communal Space Diagrams

Publicly Accessible Open Space

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No.	
1:350 @ B1	DA-730-102	

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DLCS Quality Endorsed Company ISO 9001:2015. Registration Number 20476
Nominated Architect: Nicholas Turner 6690. ABN 66 064 064 911



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Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 52 of 62

Site

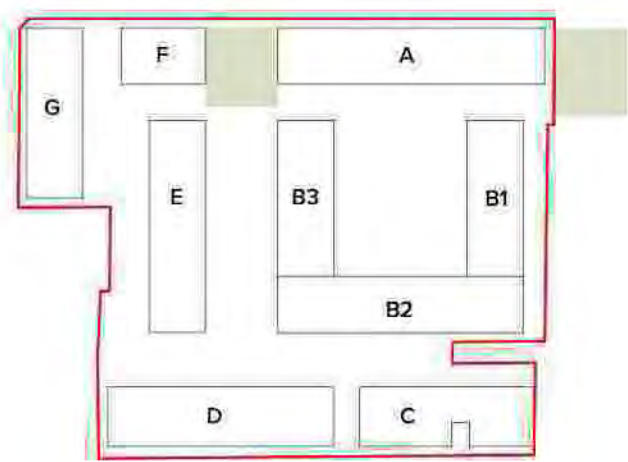
Site area	22,771m ²
Site area excluding SP2 Zone	22,564m ²
R4 Zone site area	18,138m ²
MU1 Zone site area	4,426m ²
ADG Objective 3D-1*	25%
Communal Open Space	4,534m ²
50% direct sunlight to the principal usable part (50% of 25%)	2267m ²

COS Solar Access at
Ground / Bedrock Levels

Ground / Podium Levels within the R4 Zone*	964m ²
"Shared" COS Solar Access at Ground / Podium Levels within the R4 Zone	1,649m ²
COS Solar Access at Upper Levels within the R4 Zone*	108m ²
COS Solar Access at Roof Top Levels within the R4 Zone*	1,133m ²
Total	3,854m²
50% direct sunlight to the principal usable part (4,534m ²) (50% of 25%)	85%
Direct sunlight to the overall communal open space provided (6,424m ²)	59%

*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



Notes:

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

1 Hour COS Solar Access

2 Hours minimum COS Solar Access

CHANGE LEGEND



- ## 1 Building & Height Transition
- 1.1 Reduction in Height
 - 1.2 Reduction in Height on the Corner of Farr St & Sydenham Rd
 - 1.3 8m Side Setback above 5th Storey New Roof Grand
 - 1.4 Raising Sydenham & Sydenham Road above 5th Storey
- ## 2 Overshadowing
- 2.1 Overshadowing Studies in Equinox and Summer Solstice
 - 2.2 Worst Case Overshadowing Studies in Equinox and Summer Solstice
 - 2.3 Sun Eys in March and Summer Equinox
 - 2.4 Sun Eye Addition of 15mm radius
- ## 3 ADG Separation
- 3.1 External Operable Screens
 - 3.2 External Fixed Screens
 - 3.3 Transparent Glass
 - 3.4 Permanent Metal Screening
 - 3.5 Glazing Removal
 - 3.6 Internal Lull / Orientation Amended
- ## 4 Affordable Housing
- 4.1 Diagrammatic Amendments
- ## 5 Co-Living
- 5.1 Co-Living Unit Overlapment for Maximum Room Size
- ## 6 General
- 6.1 Additional R/Ls
 - 6.2 Additional Elevations (see Section)
 - 6.3 Orient Access to AQ/100
 - 6.4 Basement R/L lowered 200mm for Coordination
 - 6.5 Internal Apartment/Lull Migration/Coordination
 - 6.6 Re-Entry Access
 - 6.7 Integration of Wing Mitigation Measures
 - 6.8 Change in Use Change including re-wired mix
 - 6.9 Increase in Height (offset of yield of Building G)
 - 6.10 / or change item above (Whole of Drawing / Changing New Drive - change in use of drawing)

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

Communal Space Diagrams
**COS Solar Diagram_Winter Solstice
(21 June)**

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No.	
1:350, 1:100	DA-730-201	



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New South Wales Government
Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 53 of 62

Site

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

Shared BTR & Co-Living within the R4 Zone

451m ²
< Min 3m dimension
1,630m ²
> Min 3m dimension
2,081m ² combined
424m ² minimum area*

Co-Living Communal
within the MU1 Zone

772m²
> Min 3m dimension
771m² minimum area*

Total	2,853m²
--------------	---------------------------

* Housing SEPP Chapter 3, Part 3 Co-Living Housing
Communal Indoor Living Space definition:
"a total of at least 30m² of communal living area
plus at least a further 2m² for each private room in
excess of 6 private rooms, minimum dimensions of
3m for each communal living area"



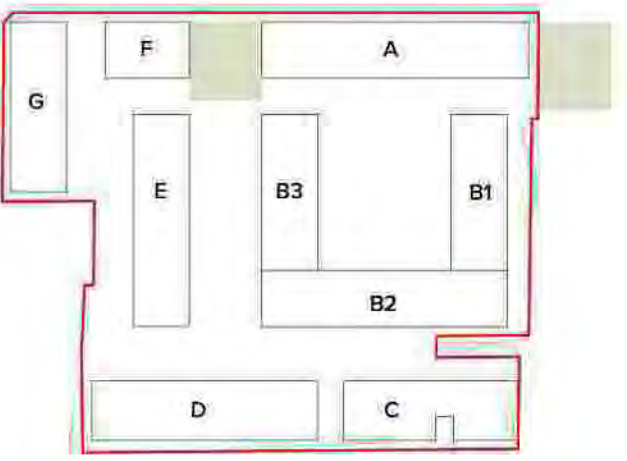
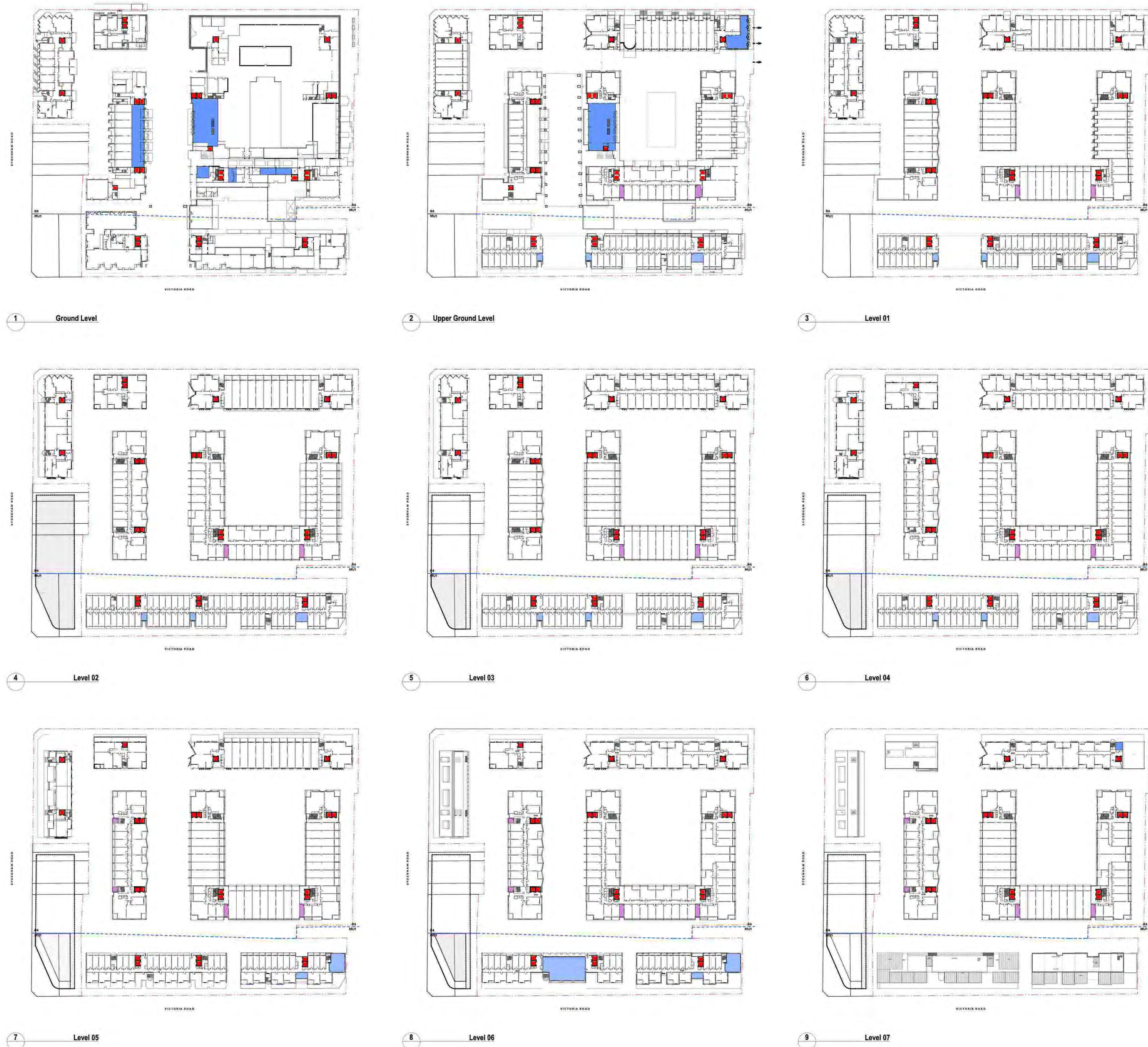
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 54 of 62



Notes:

1. Refer to the Design Report and Design Response Report submitted as part

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

 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

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
Communal Space Diagrams
Communal Indoor GL- L7

Status:	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No.	
1:1000 @ B1	DA-730-301	

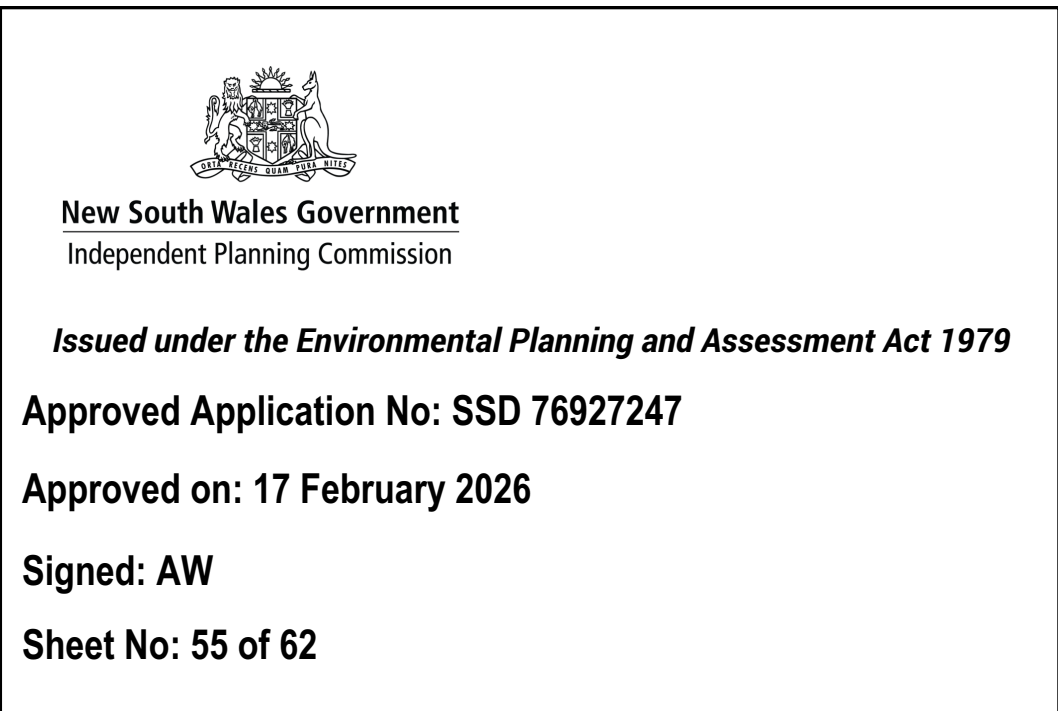
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CLCS Project Endorsement Number: 150 00012015 Registration Number 20476
Contractual control: Nicholas Jones, AGO: AGO 004 066 911

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

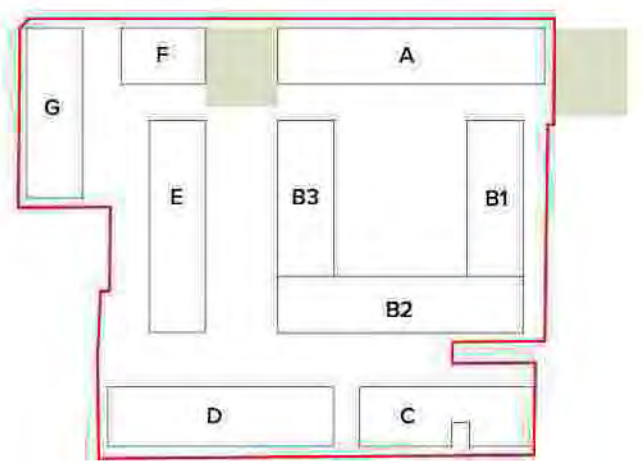
 Co-Living

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



Landscape Summary

Site	
Site area	22,771m ²
Site area excluding SP2 Zone	22,564m ²
R4 Zone site area	18,138m ²
MU1 Zone site area	4,426m ²
Landscape Area	
Landscape at Ground / Podium Level within the R4 Zone	2,654m ²
'Shared' Landscape at Ground / Podium Level within the R4 Zone	1,280m ²
Landscape at Upper Levels & Rooftop Levels within the R4 Zone	1,142m ²
Landscape at Ground / Podium Level within the MU1 Zone	30m ²
Co-Living Landscape at Upper Levels & Rooftop Levels within the MU1 Zone	762m ²
Total:	5,868m²
26% overall site coverage	



Notes:

1. Refer to the Design Report and Design Response Report submitted as part

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

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

Communal Space Diagrams

Landscape Diagram GL & Podium

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No:	
1:350 @ B1	DA-730-401	

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DLCS Quality Endorsed Company: ISO 9001:2015, Registration Number 20476
 Notified Architect: Nicholas Turner: 6695, ASD 66 064 066 911



New South Wales Government
Independent Planning Commission

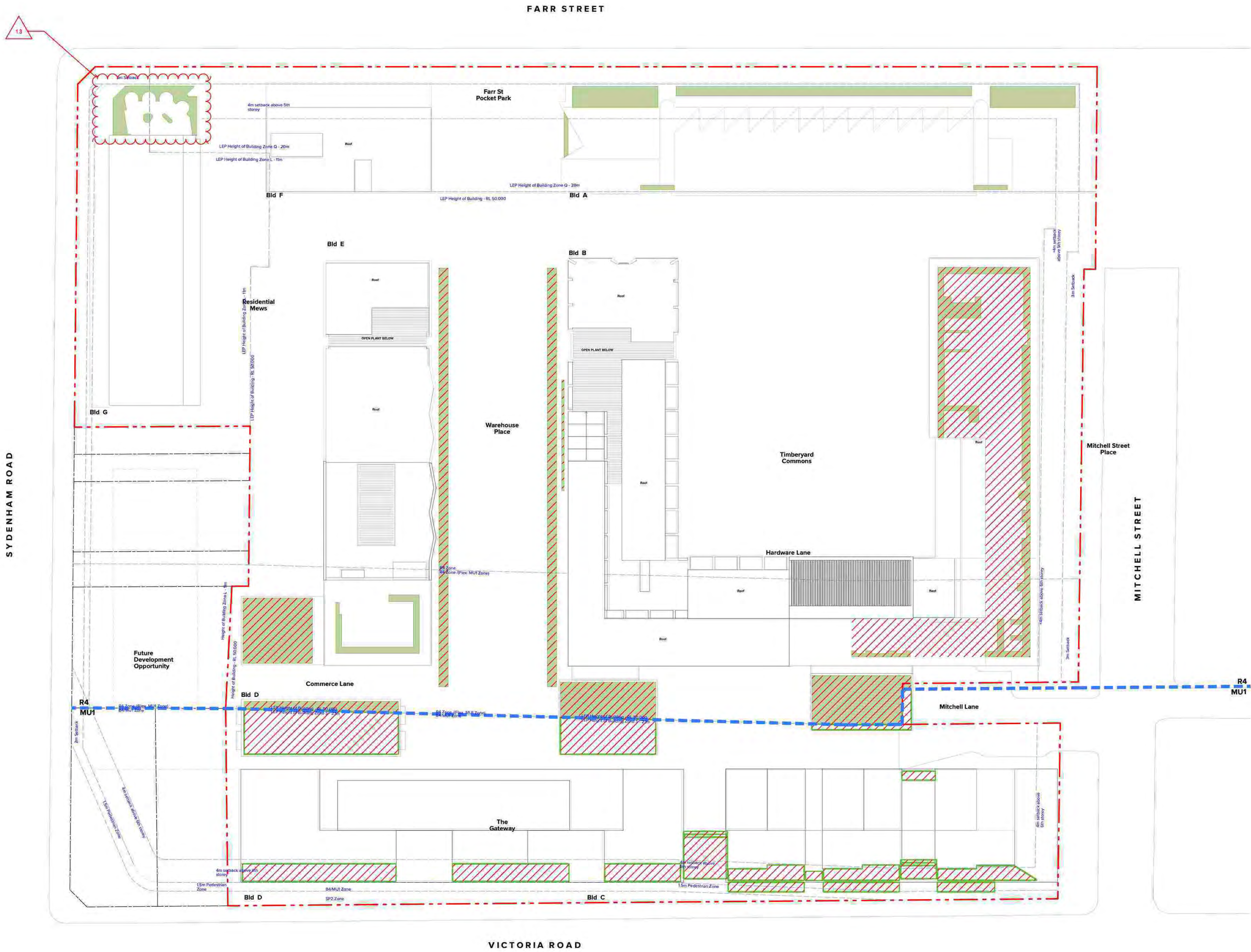
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 76927247

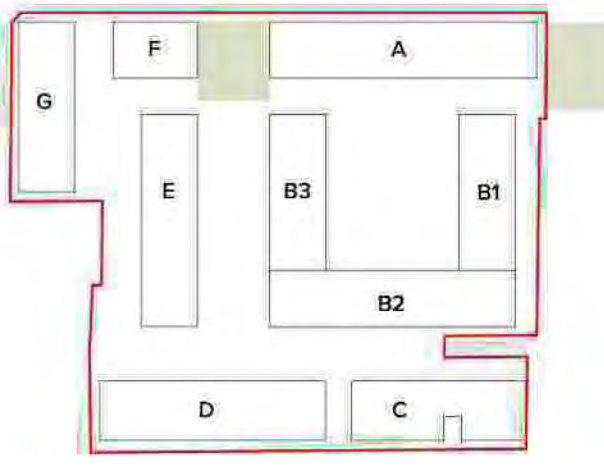
Approved on: 17 February 2026

Signed: AW

Sheet No: 57 of 62



Key Plan



Notes:

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

Landscape at Ground & Podium level within R4 Zone

'Shared' Landscape at Ground & Podium level within R4 Zone

CHANGE LEGEND

1

Building G Height Transition

1.1 Reduction in Height
1.2 Reduction in Height on the Corner of Farr St & Sydenham Rd
1.3 3m Side Setback above 5th Storey New Roof Garden
1.4 Raking Setback to Sydenham Road above 5th Storey

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

ADG Separation

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

4

Affordable Housing

4.1 Diagrammatic Amendments

5

Co-Living

5.1 Co-Living Unit Amendment for Maximum Room Size

6

General

6.1 Additional Fills
6.2 Additional Elevations &/or Section
6.3 Direct Access to A2 UG.01
6.4 Statement RL lowered 200mm for Coordination
6.5 Internal Apartment/Layout Refinements/Coordination
6.6 Retail Tenancy Viable Bldg
6.7 Integration of Wind Mitigation Measures
6.8 Apartment Type Change including for revised mix
6.9 Increase in Height (offset or yield from Building G)
6.10 / or change item above (Whole of Drawing Change/New Drawing - change tag shown in corner of drawing)

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

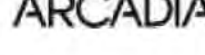
TURNER

Architecture AND

Tribe Studio Architects

Aileen Sage

MATTHEW PULLINGER ARCHITECT

ARCADIA

YEKRABINGIN

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 Landscape Diagram Upper Levels & Rooftop Levels

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No:	
1:350, 1:100 @ B1	DA-730-402	

Site

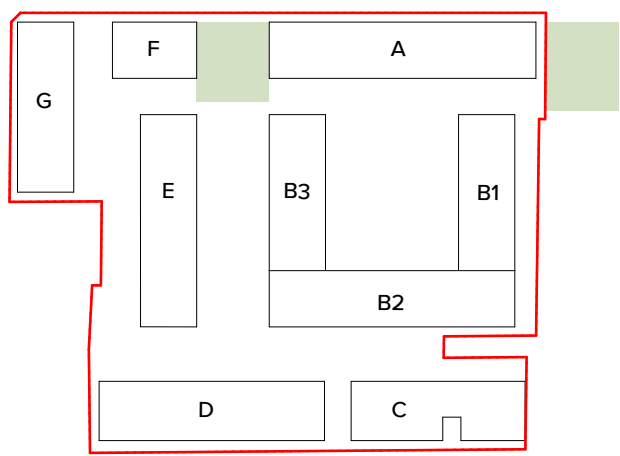
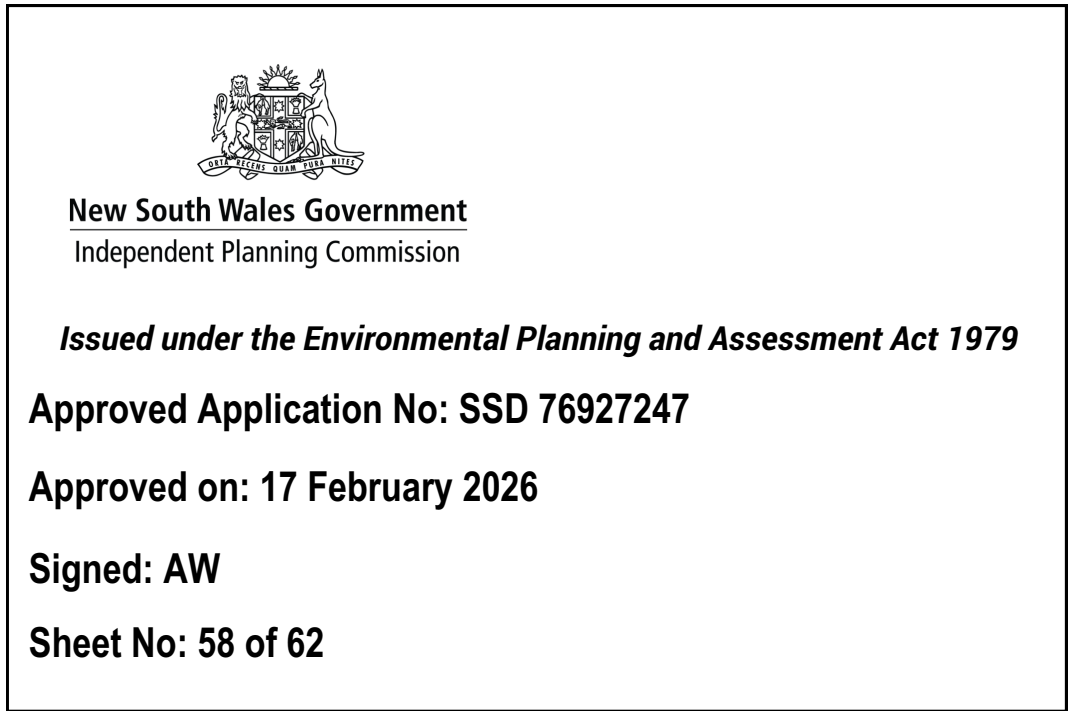
Site Area:	22,771m ²
Site Area excluding SP2 Zone:	22,564m ²
FSR:	3:0:1
Infill Affordable Housing Bonus:	20%
Maximum Allowable FSR:	3:6:1
Maximum Allowable GFA:	81,230m ²
GFA Distribution	
Retail & Neighbouring Shop:	1,425m ²
Co-Living:	18,368m ²
Co-Living Communal:	784m ²
BTR:	52,855m ²
BTR Communal:	617m ²
BTR & Co-Living Communal (<i>Shared</i>):	2,260m ²
Community	225m ²

Total: 76,534m2
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

4	31.10.25	DS	Retail GFA Adjustment
3	13.08.25	DS	DPH1 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	4
Scale	Dwg No.	
1:1000 @ B1	DA-770-001	

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

Scale 1:1000 @ B1 Dwg No. DA-770-002



Site

Affordable Housing Mix and Yield

TOTAL: 115 100%

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



New South Wales Government
Independent Planning Commission

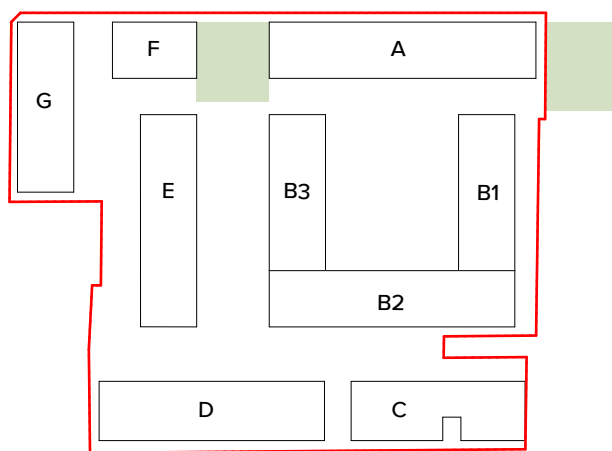
Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 60 of 62



Notes

1. Refer to the Design Report and Design Response Report submitted as part

 Nominated affordable housing unit and floor space

CHANGE LEGEND

1 Building G Height Transition

- 1.1 Reduction in Height
- 1.2 Reduction in Height on the Corner of Farr St & Sydenham Rd
- 1.3 9m Side Setback above 5th Storey. New Roof Garden
- 1.4 Raking Setback to Sydenham Road above 5th Storey

2 Overshadowin

- 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 ADG Separation

- 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 Affordable Housing

- #### 4.1 Diagrammatic Amendments

5 Co-Living

- ### 5.1 Co-Living Unit Amendment for Maximum Room Size

6 General

- 6.1 Additional RLs
- 6.2 Additional Elevations &/or Section
- 6.3 Direct Access to A2 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)

3	09.08.25	DS	DPHI 25.07.25 RFI Response Issue
2	17.07.24	DS	Amended SSDA Submission
1	12.12.24	DS	For SSDA Submission

Rev	Date	Approved by	Change Note
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TURNER Architecture AND

Tribe Studio Architects Aileen Sage

MATTHEW PULLINGER ARCHITECT

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Client

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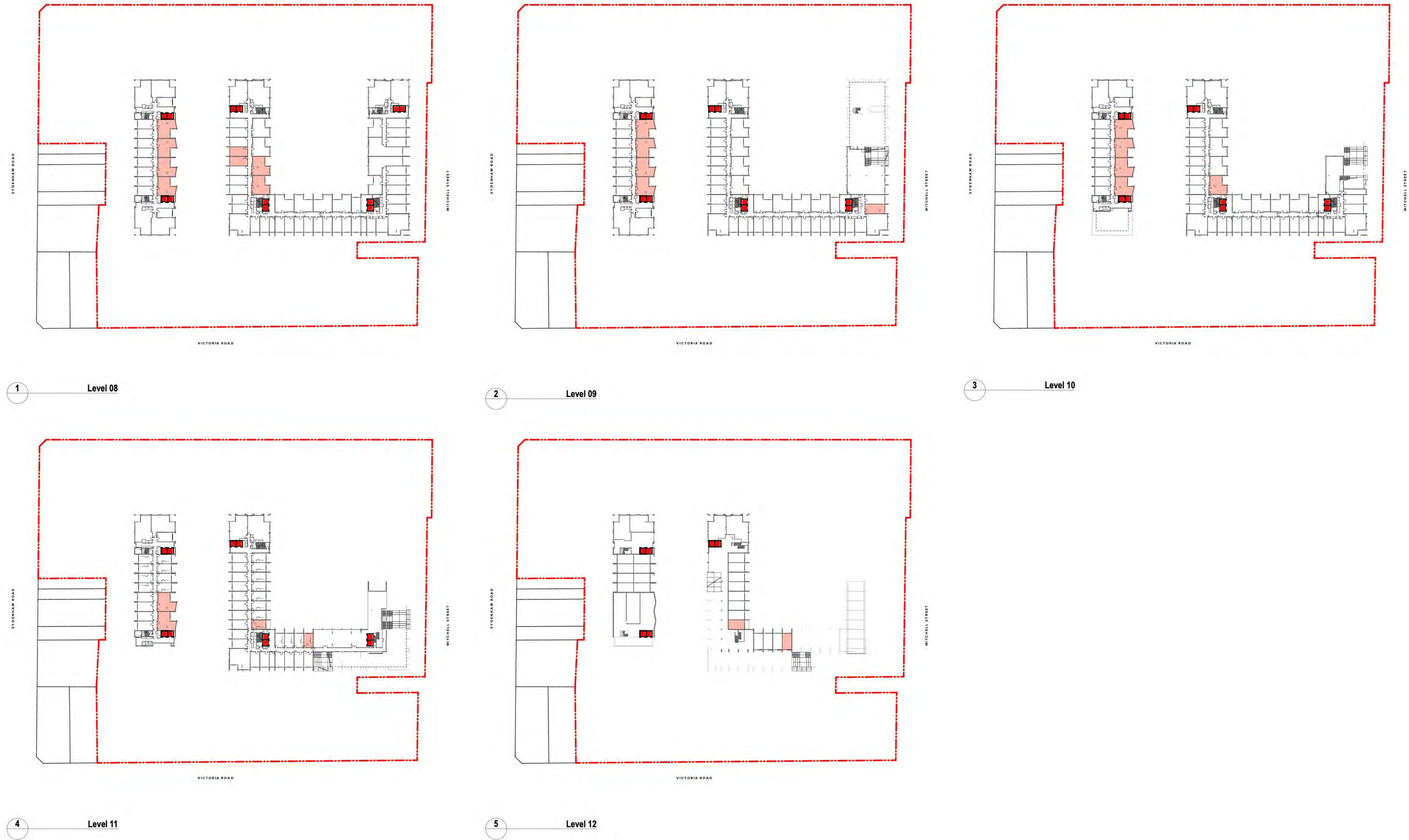
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Affordable Housing GL-L7

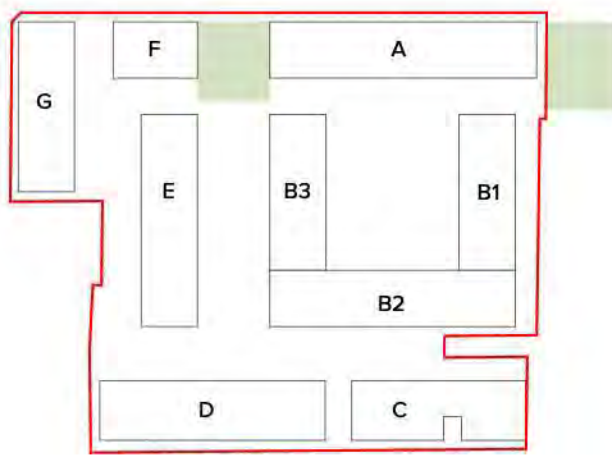
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For SSDA Submission	23068	3
Scale	Dwg No.	
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DLCS Quality Endorsed Company. ISO 9001:2015, Registration Number 20476
 Nominated Architect: Nicholas Turner 0696, ARB no 064 084 911



Key Plan



Notes:

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

Nominated affordable housing unit and floor space

- CHANGE LEGEND**
- 1 Building G Height Transition
- 1.1 Reduction in Height
1.2 Reduction in Height on the Corner of Farr St & Sydenham Rd
1.3 5m Side Setback above 5th Storey, New Roof Garden
1.4 Raking Setback to Sydenham Road above 5th Storey
- 2 Overshadowing
- 2.1 Overshadowing Studies in Equinox and Summer Solstice
2.2 Wicks Park Overshadowing Studies in Equinox and Summer Solstice
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2	04.06.25	DS	Amended SSDA Submission
1	12.12.24	DS	For SSDA Submission

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



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
Affordable Housing Diagrams
Affordable Housing L8-L12

Status	Project No.	Rev
For SSDA Submission	23068	2
Scale	Dwg No.	
1:1000, 1:100 @ B1	DA-785-002	


New South Wales Government
Independent Planning Commission

Issued under the Environmental Planning and Assessment Act 1979

Approved Application No: SSD 76927247

Approved on: 17 February 2026

Signed: AW

Sheet No: 61 of 62

