

THE TIMBERYARDS
BY RTL CO.

Design Report

Section 4.55

RTLco

Land+Form

Aileen Sage

Architecture AND

 Tribe Studio
Architects

TURNER

Report Details	
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Design Team

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	Nominated NSW Registered Architect Nicholas Turner, No. 6695

Acknowledgement For Country

We acknowledge the Aboriginal & Torres Strait Islander peoples of Australia, and in particular, the Wangal, Bediagal and Gameygal and Gweagal peoples within Cadigal Country of Eora Nation, as the traditional custodians of the lands in which this project resides.

Within this report and it's referenced and supporting documentation, Cadiagal Country is spelt as such, however it is noted that others may reference this same group by alternative spellings such as Gadigal.

We pay our deep respects to Elders, Past, Present & Emerging.

Artwork by *yukupin*



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Overview

The Section 4.55 amendments comprise a coordinated series of design refinements developed in response to Conditions of Consent, detailed design development, operational planning and continued consultant coordination. The most significant built form changes relate to Buildings D and G, where increased setbacks have been incorporated in response to Conditions B1 and B2. These amendments have resulted in a reduction of seven approved dwellings, partially redistributed within Building B, with the overall development reducing from 1,181 to 1,180 apartments and dwellings. Affordable housing provision remains unchanged at 115 apartments and the amended scheme introduces six work-live apartments within the Building E Annex. Apartment amenity outcomes relating to solar access, cross ventilation and apartment planning remain consistent with the approved scheme.

Beyond the Conditions of Consent response, the amendments include a series of precinct-wide and building-specific refinements grouped into five key themes:

- Public Domain and Movement
- Landscape
- Retail and Activation Strategy
- Operations and Facility Management
- Apartment Yield, Mix and Residential Amenity

These refinements are complemented by detailed building-by-building amendments relating to built form articulation, façade composition, apartment planning, communal spaces, operational integration and architectural detailing. Part 1 establishes the design rationale for the amended proposal, outlining the evolution of the design, the collaborative design process and consistency with the approved planning and design framework. Part 2 addresses amendments arising from the Conditions of Consent. Part 3 details precinct-wide and building-specific design refinements. Part 4 provides a comprehensive schedule of amendments and Part 5 contains the updated development schedules, housing mix and residential amenity assessments.

Key Modifications and Refinements

● Conditions of Consent Design Changes

● Retail Strategy and Building E Annex

● Yield and Mix Updates

● Public Domain and Landscape Refinements

● Built Form Refinements

Development Summary - Approved SSDA vs Amended S4.55

Metric	SSDA	S4.55	Change
GFA	76,777m²	76,824m²	+47m²
Apartments / Dwellings	1,181	1,180	- 1

Co-Living	591	582	- 9
Build to Rent	475	477	+ 2
Affordable Housing	115	115	-
Work Live	0	6	+ 6

Building A	105	105	-
Building B	414	420	+ 6
Building C	170	170	-
Building D	210	198	- 12
Building E	189	189	-
Building E Annex	0	6	+ 6
Building F	42	42	-
Building G	51	50	- 1



Executive Summary

This Design Report accompanies a Section 4.55 application seeking approval for a series of amendments to the approved Timberyards State Significant Development. The amendments build upon the approved SSDA scheme through detailed design development, consultant coordination and continued refinement of the architectural, landscape, public domain and operational components of the project.

The amended design responds to Conditions of Consent requiring increased setbacks to Buildings D and G while continuing the evolution of the precinct through detailed design resolution. The changes have been informed by the collaborative design process established during the SSDA phase together with ongoing input from the broader consultant team and specialist consultants. The amendments build upon the extensive design review and assessment process undertaken as part of the approved SSDA scheme.

The amendments focus on strengthening residential amenity, housing diversity, public domain activation, landscape integration and operational functionality across the precinct. Key refinements include the introduction of the Building E Annex - previously part of Building D, integration of work-live apartments, refinement of communal and resident facilities, enhanced accessibility through the bridge and public lift network, continued development of the retail strategy and detailed refinement of architectural character, materiality and landscape outcomes.

The proposal retains the approved planning framework, urban design strategy, built form logic and mixed-use character of the precinct. Collectively, the amendments represent the continued evolution of the approved design, delivering a more resolved and operationally integrated precinct outcome while maintaining consistency with the approved vision for Timberyards.

SEPP (Housing) 2023 Design Verification Statement



Artist Impression of Building C and Building B at the intersection of Victoria Road and Mitchell Street

Environmental Planning and Assessment Regulation
CL.29 Residential Apartment Development
Design Verification Statement

We confirm that Dan Szwaj in collaboration with Tribe Studio, Architecture AND, Aileen Sage and Land and Form has directed the design of The Timberyards by RTL Co. (multiple lots bound by Victoria Road, Sydenham Road, Farr Street and Mitchell Street) on behalf of Varsity Assets Management Pty Ltd (Developer) on behalf and for RTL Marrickville Property Trust (RTL Co)

The design including the S4.55 modifications have been prepared in accordance with the design quality principles and requirements set out in the State Environmental Planning Policy (Housing) 2021, Schedule 9 'Design principles for residential apartment development' and the objectives in Part 3 and 4 of the Apartment Design Guide.

Dan Szwaj is registered as an architect in accordance with the NSW Architects Act 2003.



Dan Szwaj
Director
Registered Architect 6529
Design Practitioner Architectural 1099

TURNER

1.0

Summary of Key Amendments

THE TIMBERYARDS BY RTL CO.

1.1

Collaborative Design Process

Design Evolution

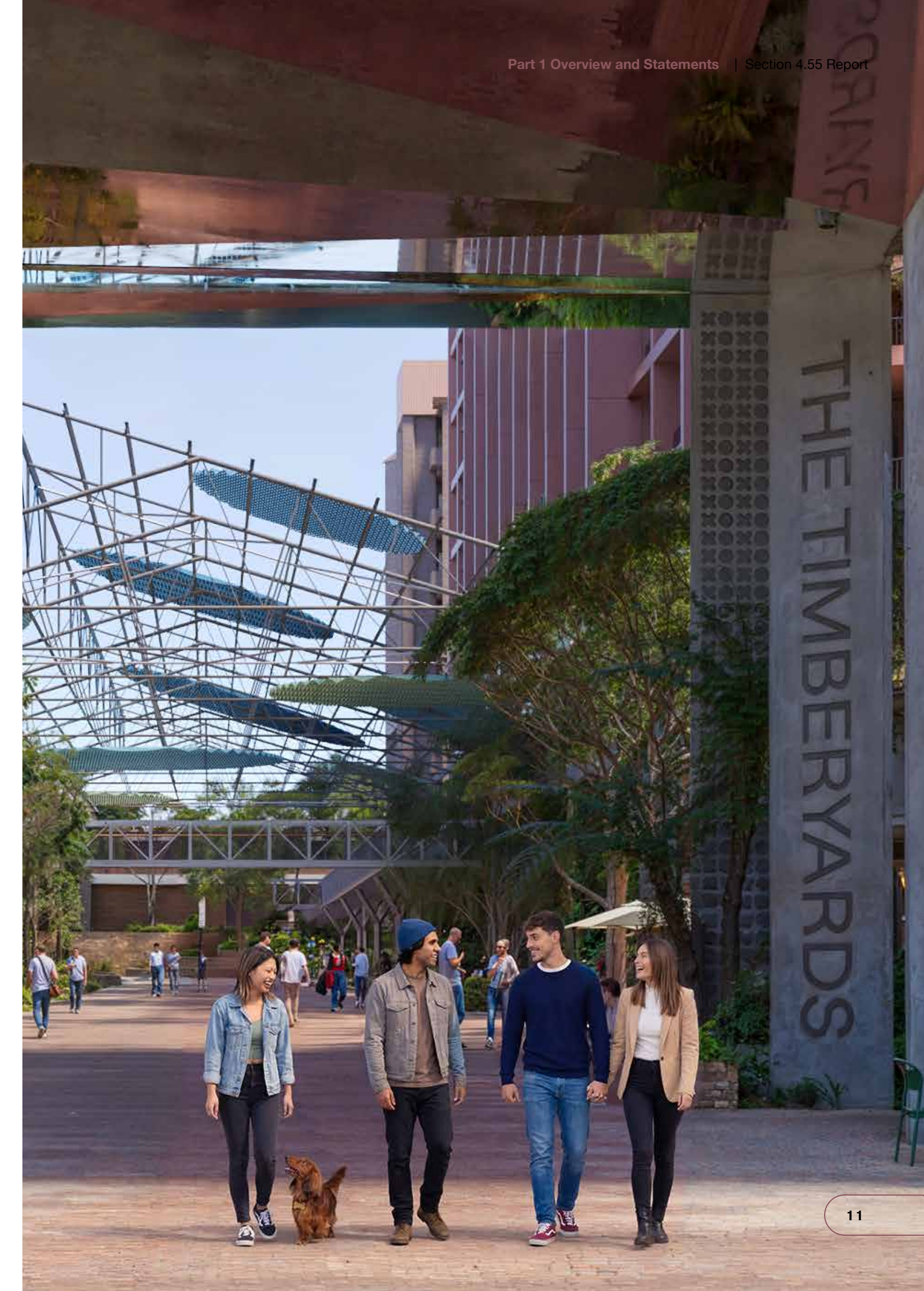
Since approval of the SSDA scheme, the project has continued to evolve through detailed design development, consultant coordination and operational review. The Section 4.55 amendments build upon the approved design framework established through the SSDA process.

The approved scheme already established the key precinct moves. These include a mixed-use urban environment, a connected public domain network and a series of buildings with distinct architectural characters. The amended design retains this overall structure.

Design development has focused on making the precinct work better in daily use. This includes refinement of residential amenity, housing diversity, communal spaces and ground plane activation. The relationship between buildings, landscape and movement has also been further resolved.

The design team has also tested materials, façade systems, servicing requirements and operational arrangements in greater detail. This has informed changes to entries, foyers, communal spaces, apartment layouts, rooftop forms, plant areas and interfaces with the public domain.

The amended proposal continues the design principles established through the SSDA and responds to the design review and assessment process that informed the approved scheme. The amendments refine the project through detailed resolution while maintaining consistency with the approved vision for Timberyards.



Collaborative Design Process

A collaborative design process has been a defining characteristic of the Timberyards project since its inception. The design team established during the SSDA process - Aileen Sage, Architecture AND, Tribe Studio and Turner, - has remained actively involved through detailed design development, supporting continuity of design intent across architecture, public domain and precinct character.

Since approval, the collaborative process has been strengthened through the involvement of Land + Form, Jackson Clements Burrows and Flack Studio. Land + Form have led the continued refinement of landscape delivery, working with Aileen Sage to integrate public domain and landscape outcomes. Jackson Clements Burrows and Flack Studio have contributed to the refinement of apartment layouts, communal interiors and shared resident amenity spaces. Together with the broader consultant team, this continued collaboration has informed the Section 4.55 amended design. The design statements included within this report demonstrate how both the original and additional design collaborators have contributed to the ongoing evolution of the project.



Tribe Studio Architects

Building A

This statement outlines the design modifications to Building A proposed as part of the Section 4.55(2) modification application. The changes described below arise from design development, consultant coordination, and refinements to the building planning. None of the changes alter the overall built form, scale, or character of Building A as approved. The following changes are proposed:

1. Change of use - the approved communal space at ground floor has been replaced with a retail tenancy to improve street-level activation. This north facing, ground floor site is adjacent to a proposed/approved park and perfectly suited as a café offering, that might support young parents watching kids play in the park, morning exercisers and generally activate the edge of the precinct. Active use at the edge of the site supports desire lines from school to metro, such that the development becomes activated not just by residents, but by the greater Marrickville community.

2. New communal balconies introduced at the north-east ends of residential corridors to improve resident amenity. The inclusion of communal outdoor spaces at the ends of Building A's circulation zone creates spaces for social interaction and shared access for residents to additional outdoor space. It allows us to introduce greenery and the beneficial properties of biophilia. These spaces are visible from within the corridors and from front doors, and they also animate the short building elevations with life and planting.

3. New entry awnings added at building entries for weather protection and improved entry legibility. In line with the precinct strategies for climate resilience, generous rain protection has been introduced into the design. The generous awnings provide refuge in inclement weather and are signifiers of public entry into the building.

4. Revised Farr Street entries; Stair configurations and landscaping to ground floor dwellings have been refined to improve amenity and pedestrian legibility along Farr Street. The Farr St elevation is animated at ground floor by generous shared stoops acting as shared entries to two ground floor apartments. These wide stairs are proportioned like public seats. The front garden walls are set back from the boundary to soften the junction with the public domain, using greenery and public seating. The design development provides levels of publicness and privacy with sophistication. It doesn't rely on heavy fencing or screening, rather nuance in the soft and hard landscape and the inclusion of custom furniture provides a balance of privacy, community and passive surveillance at the street.

Spacing of hardstand elements and building setbacks are finessed to promote healthy tree canopy on the street and in front setback zones.

5. 3 Bed 2 storey terraces on UG to L01, and 2 Bed 2 storey apartments on L02-L05 have been mirrored, with corresponding adjustments to window and balcony positions.

6. Window refinements; window sizes and configurations have been refined across the building in response to acoustic and mechanical consultant coordination.

7. Plant area refinements; building services layouts within plant areas have been developed and refined as part of detailed design.

Building G

This statement outlines the design modifications to Building G proposed as part of the Section 4.55(2) modification application. The changes described below arise from design development, consultant coordination, SSDA Conditions of consent, and refinements to building planning and expression. Refer to 1.2 for Response to Detailed Design Condition B2

The following changes are minor and nature and are the result of the developing design, continued efficiency across the precinct and coordination of consultant inputs:

1. Change of materiality - northern façade - approved brickwork has been replaced with off-form concrete blades as a design development refinement to the tectonic expression of the façade. The overall built form, scale and character of Building G remains as approved.

2. Ground floor terrace and entry refinements - terraces and entries to ground floor apartments have been refined to improve amenity and entry legibility. Letterboxes, street numbers and entry stairs have been developed to preserve resident privacy, protection from adjacent traffic, while maximising the quantity of soft landscaping and tree zone along Sydenham Road.

3. New entry awnings have been added at building entries for weather protection and improved entry legibility. In line with the precinct strategies for climate resilience, generous rain protection has been introduced into the design.

The generous awnings provide refuge in inclement weather and are signifiers of public entry into the building.

4. Farr Street façade - minor setback adjustment. The angled façade walls along Farr Street have been marginally adjusted to accommodate structural requirements and internal layout coordination, while maintaining the overall approved façade composition.

5. Exposed slab edges have been incorporated as a typical detail at balconies across the building. This detail removes the need for visible shelf angles in balcony soffits (which we are keen to avoid as it can give rise to corrosion and corrosion staining in facades.)

6. Wiggling the grid. In line with DPHI's conditions of consent, design development and consultant coordination, Building G has undergone some minor setback amendments. Marginal changes to structural setback and services provision, as well as acoustic and ventilation developments have given rise to developed design. From a planning point of view, these changes are negligible. Amending grid alignments has allowed us to adjust the roof level apartment balcony alignments providing sunny 10m2 primary balconies supplemented by additional smaller balconies on the south side.

7. Window refinements - Sydenham Road: window sizes and configurations have been refined in response to acoustic and mechanical consultant coordination.

Tribe Studio

Tribe Studio are the design architects for Buildings A and G of Marrickville Timberyards.

Architecture AND

Building D

The design of Building D has evolved in response to both SSDA Conditions of Consent and ongoing design development and coordination, while retaining the design integrity of the SSDA proposal. A summary of the key refinements is as follows:

1- South-Western Side Setback. Condition of Consent B1 required the side setback between the south-western façade of Building D and the neighbouring boundary to be increased to 3m at ground level, and 6m above this. We propose to continue the upper level 6m setback to ground, increasing the width of the new laneway established between Building D and the neighbouring boundary (Wicks Alley). This offers a more generous public realm, with greater opportunities for planting and for outdoor dining from adjacent tenancies, while providing a more resolved and intentional architectural form. At level 5 and above, the building is set back and expressed architecturally as metal clad sawtooth roofs, referencing the form of historic Marrickville warehouses. To retain the formal integrity of the proposal established by this key design element, while providing a 6m Setback, the previously approved sawtooth volumes have been shifted north-east, away from the neighbouring boundary. As a result, an external feature stair connecting levels 5 and 6 has been removed to minimise any loss of communal open space at level 5.

2- Glazing to Gateway Facades. Glazing has been introduced to the UG-L02 facades fronting the Building D Gateway, improving natural light and outlook to adjacent residential corridors, lift lobbies and common spaces.

3- Residential Lobby Configuration. The ground level residential lobbies have been centred on the gateway to provide active retail frontage to all corners of the gateway.

4- Ground Level Interfaces. Ground Level interfaces have been refined to the perimeter of Building D. The replacement of the annex previously connected to Building D with an Annex connected to Building E has resulted in the changes to the rear façade of Building D, which now comes to ground. Bay window retail glazing and awnings fronting Victoria Rd have developed through ongoing service coordination. Significant effort has been made to resolve all mechanical louvers above street awnings to preserve the design integrity of reading of full height glass up to awning.

Overall, we believe these changes to Buildings D are fully consistent with the design intent of the proposal established in the SSDA submission, improving and consolidating the architectural quality of the scheme.

Building F

The design of Building F has evolved in response to ongoing design development and coordination, while retaining the design integrity of the SSDA proposal. A summary of the key refinements is as follows:

Building F remains largely consistent with the SSDA approval, with minor changes incorporated:

1- Roof Mount Plant. A roof has been introduced to the roof mount plant, to improve the outlook to apartments in adjacent, taller buildings within the development. Rooftop services have been replanned to be minimise the visibility of this enclosure from surrounding streets.

2- Minor Adjustment of Window Locations. Minor changes to window positions and proportions have arisen from ongoing coordination and design development. These are accommodated within the design proposal's established architectural language of solid horizontal spandrel bands, preserving the design integrity of the scheme.

Overall, we believe these changes to F are fully consistent with the design intent of the proposal established in the SSDA submission, improving and consolidating the architectural quality of the schemes

Architecture AND

Architecture AND are the design architects for Buildings D and F of Marrickville Timberyards.

Aileen Sage

Public Domain

Within the warehouse structure, three distinct but interrelated elements are proposed: the roof, bridge and ground. Considered both spatially and environmentally, the three elements work together to ensure a vibrant, comfortable and functional environment for residents and the general public.

Improving upon the approved scheme which focused on connecting ground levels from Farr Street to the upper-level Timberyard Commons (a central publicly accessible communal outdoor space), the amended scheme extends equitable access from Farr Street down the length of the warehouse structure, enhancing site-wide connectivity. Connections to various indoor and outdoor communal spaces on the upper ground floor levels including Timberyard Commons, Hardware Lane Steps and communal resident facilities, along with the new Building E Annex are provided from the re-aligned bridge. Proposed shade structures within the retained warehouse structure extend the original intention for the space into the base build design. Designed in collaboration with a multidisciplinary artist team, these shade canopies build on key narratives from the connecting with country strategy, framing the sky and providing additional shade to this central gathering space whilst also improving privacy to individual units which front this public thoroughfare.

Aileen Sage

Aileen Sage are the Public Domain architects for Marrickville Timberyards.

Land+Form®

Landscape

The landscape Design is in general accordance with the previously approved SSDA. It provides spaces and amenity for residents and the wider public, as per the client's commitment to creating a world-class living precinct.

The connection and naming of spaces remains the same and allows movement through the development; connecting the streets and buildings to various spaces within the landscape. The current proposal has increased planting areas within Warehouse Place and the Gateway to further soften the hardscape and welcome additional canopy throughout. Farr Street Pocket park has been re-imagined as a terraced landscape, providing seating and additional usable space for gathering. The landscape here also frames the approach to the bridge by Aileen Sage, guiding people to the upper landscape, Building B and Building E, and connecting to lifts to access Warehouse Place. The addition of Building E Annex has created additional landscape laneways bringing users through to the Residential Mews along the western boundary line

Land + Form

Land + Form are the Landscape Architects for Marrickville Timberyards.

1.2

Planning Framework and Design Excellence

Consistency with Approved Scheme

The amended proposal retains the fundamental urban design, planning and architectural principles underpinning the approved SSDA scheme and remains substantially the same development for the purposes of Section 4.55 of the Environmental Planning and Assessment Act 1979.

The amendments build upon the approved precinct framework through detailed design refinement and coordinated resolution rather than introducing a new planning, urban design or built form approach. The approved spatial structure, movement hierarchy, landscape framework, activation strategy and mixed-use character of the precinct remain consistent with the endorsed scheme.

The refinements focus on improving the functionality, amenity and operational performance of the precinct while maintaining the approved design logic and strategic intent of the development. This includes refinement of public domain interfaces, communal spaces, accessibility, servicing arrangements, residential planning and architectural expression.

The proposal therefore represents the continued evolution of the approved scheme through detailed design development while retaining the integrity, character and precinct-wide framework established by the approved SSDA.

Planning Framework and Design Excellence

The amended proposal remains consistent with the planning framework that underpinned the approved SSDA scheme. This includes State Environmental Planning Policy (Housing) 2021, the Infill Affordable Housing provisions, Build-to-Rent and co-living housing objectives, Marrickville Development Control Plan 2011 and the Apartment Design Guide. The amendments continue to support the approved vision for Timberyards as a mixed-use precinct where housing, employment, retail, communal spaces and public domain are closely integrated. The strategic planning outcomes established through the approved scheme remain unchanged.

Housing diversity has remained a key focus through the design development process. The amended proposal retains the approved Build-to-Rent, co-living and affordable housing components and increases housing diversity with the introduction of work-live apartments. This broadens the housing offer and reinforces Marrickville's creative, small-scale productive character.

Consistent with the approved SSDA scheme, the amended proposal continues to apply the Build-to-Rent Flexible Design guidance adopted during the original assessment process. Apartment planning and residential amenity have been considered holistically, having regard to the objectives of the Apartment Design Guide and the operational needs of Build-to-Rent housing. Solar access, natural cross ventilation, communal open space and apartment planning outcomes remain consistent with the ADG design objectives. In some areas, these outcomes have been improved through more detailed apartment planning.

The amended proposal has been prepared through continued collaboration between the design team, specialist consultants and project stakeholders. This process has built upon the design review and assessment undertaken as part of the approved SSDA scheme, including feedback from the State Design Review Panel, DPHi assessment and recommendations. This ongoing process of review, testing and refinement has resulted in a more resolved precinct outcome. Refinements to the public domain, landscape, residential amenity and operational planning have strengthened the quality and functionality of the precinct while maintaining the approved design vision.

