

3.0

Design Refinements

THE TIMBERYARDS BY RTL CO.



Part 3 Introduction

Precinct Wide and Building Design Refinements

This section outlines the design refinements incorporated into the amended design as part of the Section 4.55 application. The amendments build upon the approved SSD scheme through continued design development, detailed consultant coordination and precinct-wide strategic review.

The changes focus on refining public domain interfaces, residential amenity and communal facilities across the precinct. Operational functionality and movement networks have also been further resolved through continued design development and consultant coordination.

The amendments continue to refine the architectural character and materiality of the development together with the relationship between built form, landscape and activation. These changes maintain consistency with the approved design intent, planning framework, scale and character of the development

This section outlines how the precinct has evolved spatially, how buildings and interfaces have been refined, and how architectural character, materiality and public domain relationships have been further resolved through the detailed design process.

The section is organised into two interconnected components comprising precinct-wide refinements relating to the public domain, landscape, movement, activation and shared amenity, together with building-by-building refinements relating to built form articulation, façades, interfaces, dwelling layouts and architectural detailing.

Further detail regarding the individual amendments associated with the Section 4.55 application is provided in Part 4 - Detailed Summary of Changes.

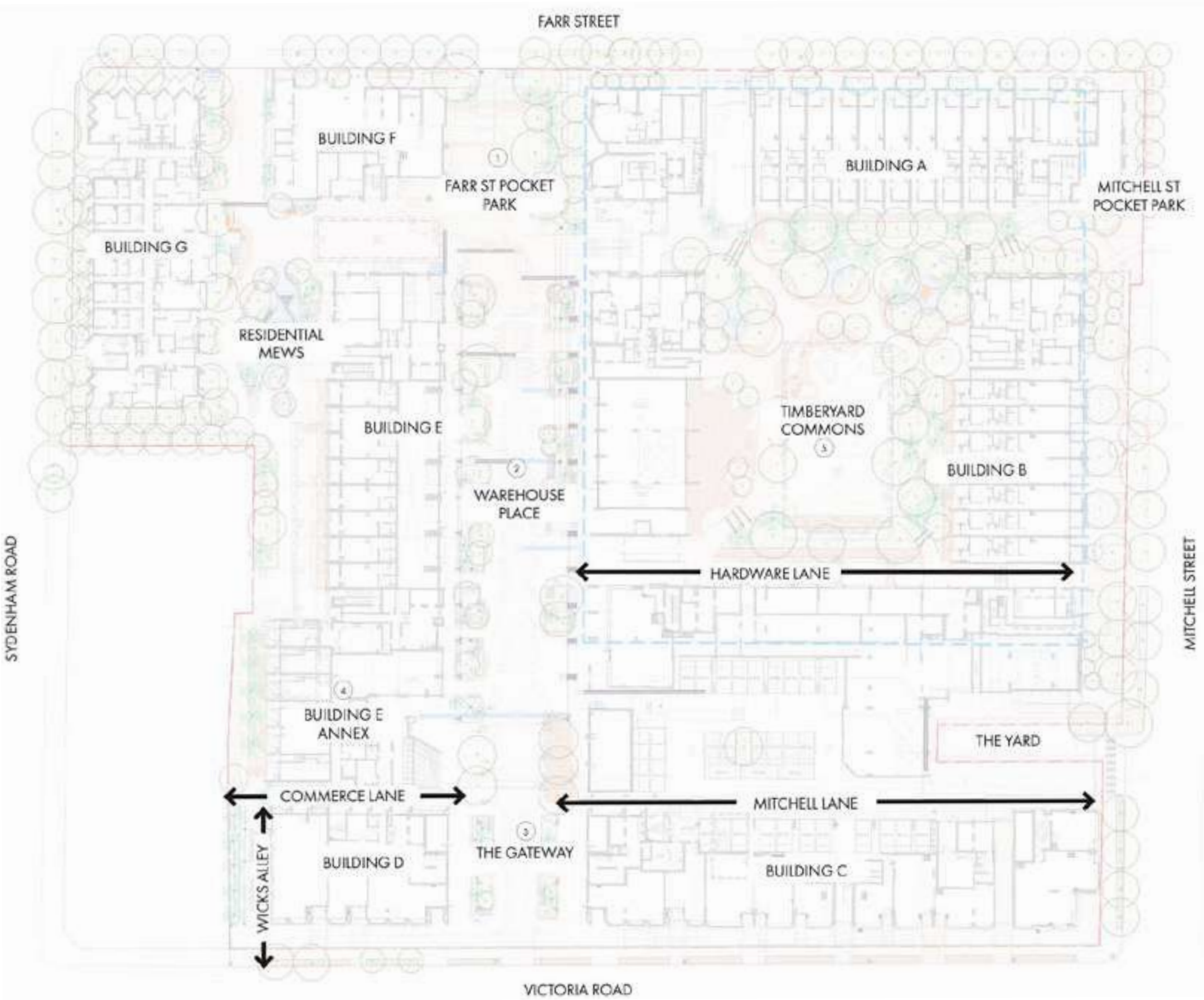
3.1

Precinct Public Domain and Movement

Public Domain Improvements

The Section 4.55 amendments include a series of refinements to the public domain and movement network focused on improving connectivity, activation and the everyday experience of the precinct. The refinements build upon the approved SSDA framework while further resolving the relationship between movement corridors, communal spaces, retained warehouse structures and active ground plane uses.

Particular focus has been placed on strengthening pedestrian permeability and improving the quality of key public interfaces including Warehouse Place, Wicks Alley, Commerce Lane and the Mitchell Street laneway connections. The integration of the new bridge connection, public lift and Big Steps has further refined movement through the precinct and strengthened connections between Victoria Road, Farr Street Pocket Park and Timberyards Commons. Ground level interfaces and communal thresholds have also evolved through continued coordination between the architectural, public domain and landscape teams to improve activation, accessibility and integration between residential, retail and communal uses.



Warehouse Place Public Domain Improvements

Aileen Sage

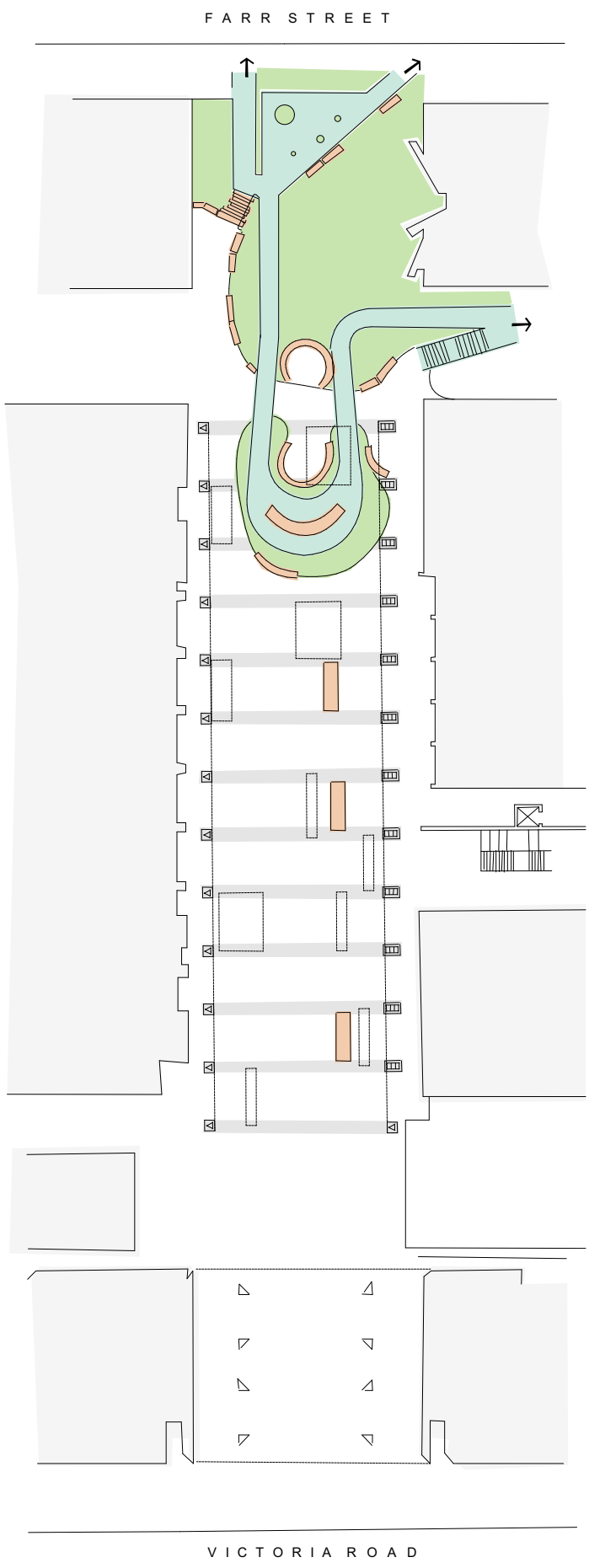
Within the warehouse structure, three distinct but interrelated elements are proposed: the roof, bridge and ground. Considered both spatially and environmentally, the three elements work together to ensure a vibrant, comfortable and functional environment for residents and the general public.

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.

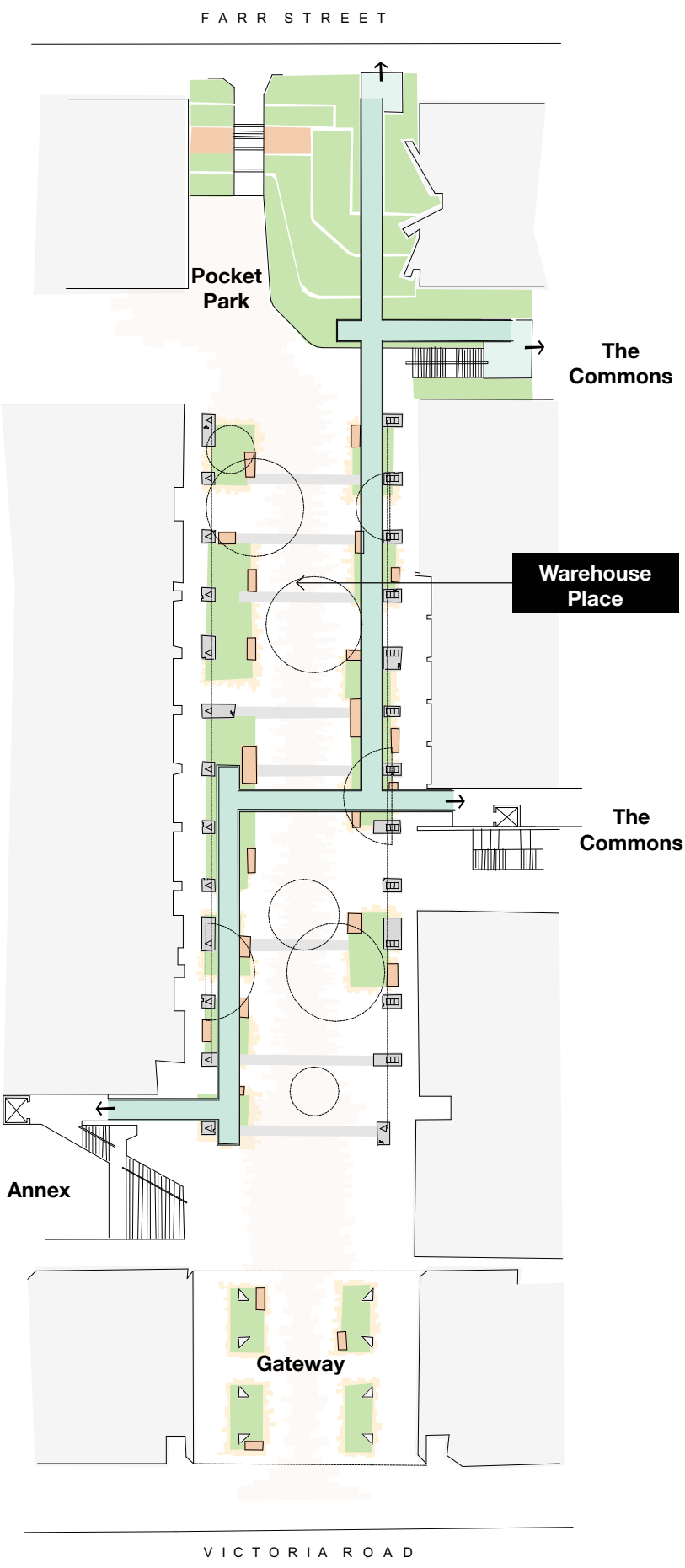
Proposed shade structures within the retained warehouse structure extend the original intention for the space into the base build design. Designed in collaboration with a multidisciplinary artist team, these shade canopies build on key narratives from the connecting with country strategy, framing the sky and providing additional shade to this central gathering space whilst also improving privacy to individual units which front this public thoroughfare.



Elements of Warehouse Place, Aileen Sage



Approved SSDA



S4.55 Submission



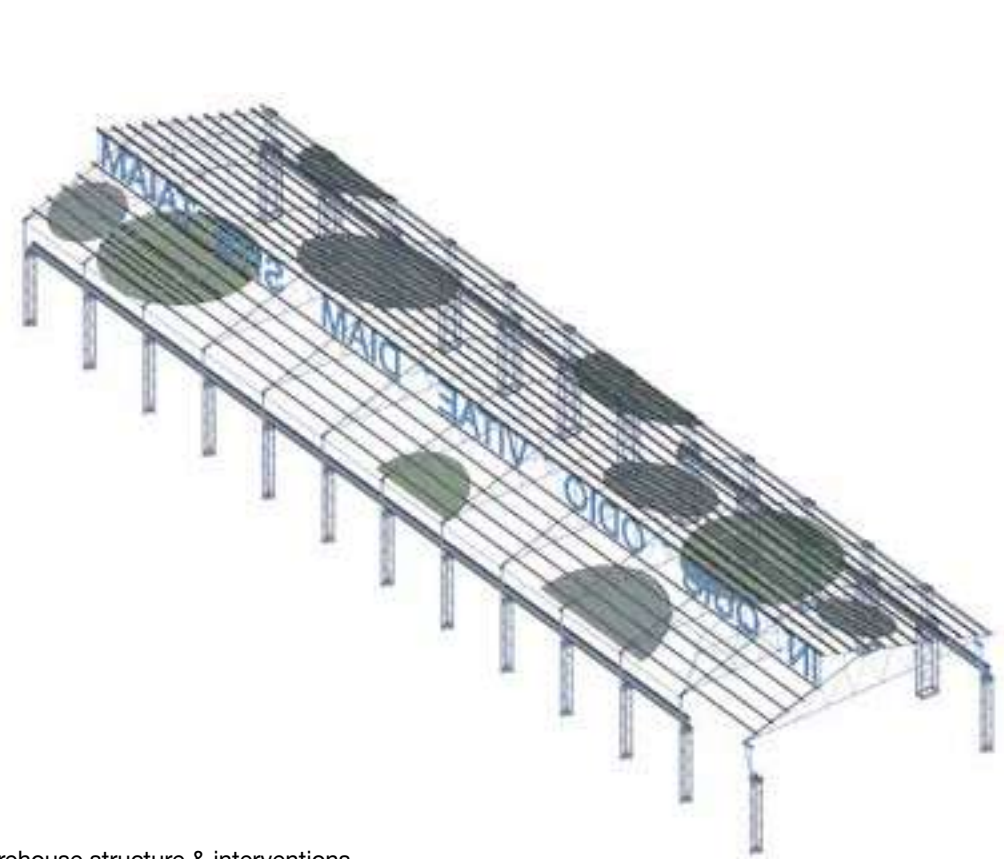
Warehouse Place Roof Intervention

Aileen Sage

Drawing from on-site observations of the original timberyard structures, openings, skylights and apertures, these moments of intervention demonstrate how light penetrates and animates the space beneath. Developed from the approved scheme, the interventions in the roof interplay light, shadow with architectural forms through simple geometric shapes in perforated metal claddings across multiple roof planes. In the form of large circular and semi-circular discs, these forms respond to the existing warehouse trusses and profiles to create a cohesive sculptural gesture.

Powder-coated panels are perforated to modulate sunlight, casting shifting shadows and patterns on the ground, forming constantly changing colour and shade conditions across the day and seasons. Colour is used in layered combinations to create subtle transitions, enhancing the perception of depth and movement.

Along the length of the salvaged structure, a new text work is proposed which will be developed in collaboration with local community leaders and/ or a local indigenous writer. This lettering references the large painted typographies from the walls of the existing timberyards site, whilst embedding the public domain with tangible references to the Indigenous history of the site.

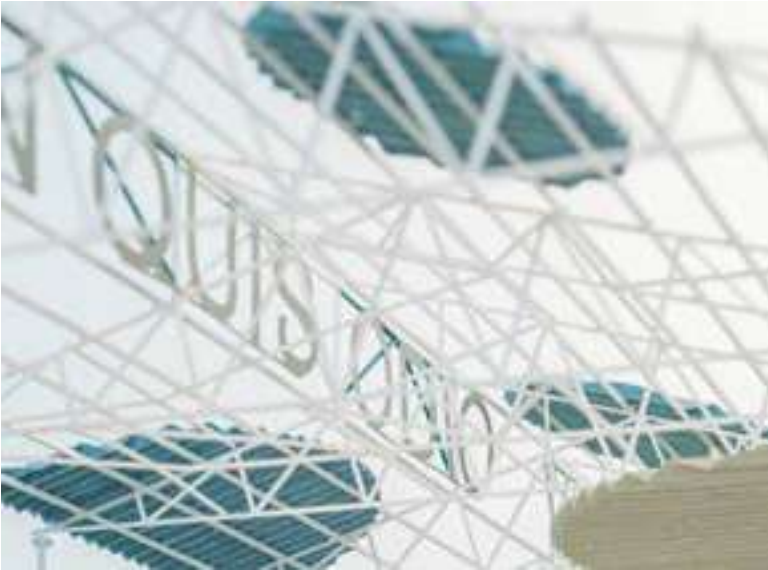


Warehouse structure & interventions,
Aileen Sage

Physical model, Warehouse Place,
Aileen Sage



Physical model,
Warehouse Place, Letterings and shades
Aileen Sage



Site photographs,
Moments of exposure



Spanish Nerja Street shades



Consuelo Cavaniglia,
seeing through you, 2025



Site photographs,
Timberyards typography



Warehouse Place Bridge

Aileen Sage

The expression and material palette of the bridge has been carried through from the approved scheme, utilising light-weight steel construction to suggest a floating boardwalk through the space. The bridge balustrade acts as a structural truss, to reduce the need for large steel members and to achieve long spans, minimising the amount of columns within the public domain below. The form of the columns has been developed further, its 'Y' shape being both structurally efficient and suggestive of the forest of trees which would have originally populated the site.

The pale-grey metallic finish ensures differentiation from the retained warehouse steel which is either to be retained or re-finished to match its matte, mid-grey tone. The floor and balustrade panels are proposed to be constructed from FRP plastic walkway grating with a non-slip finish. This open grated ensures lightness of the structure and allows natural light to penetrate below the elevated path.

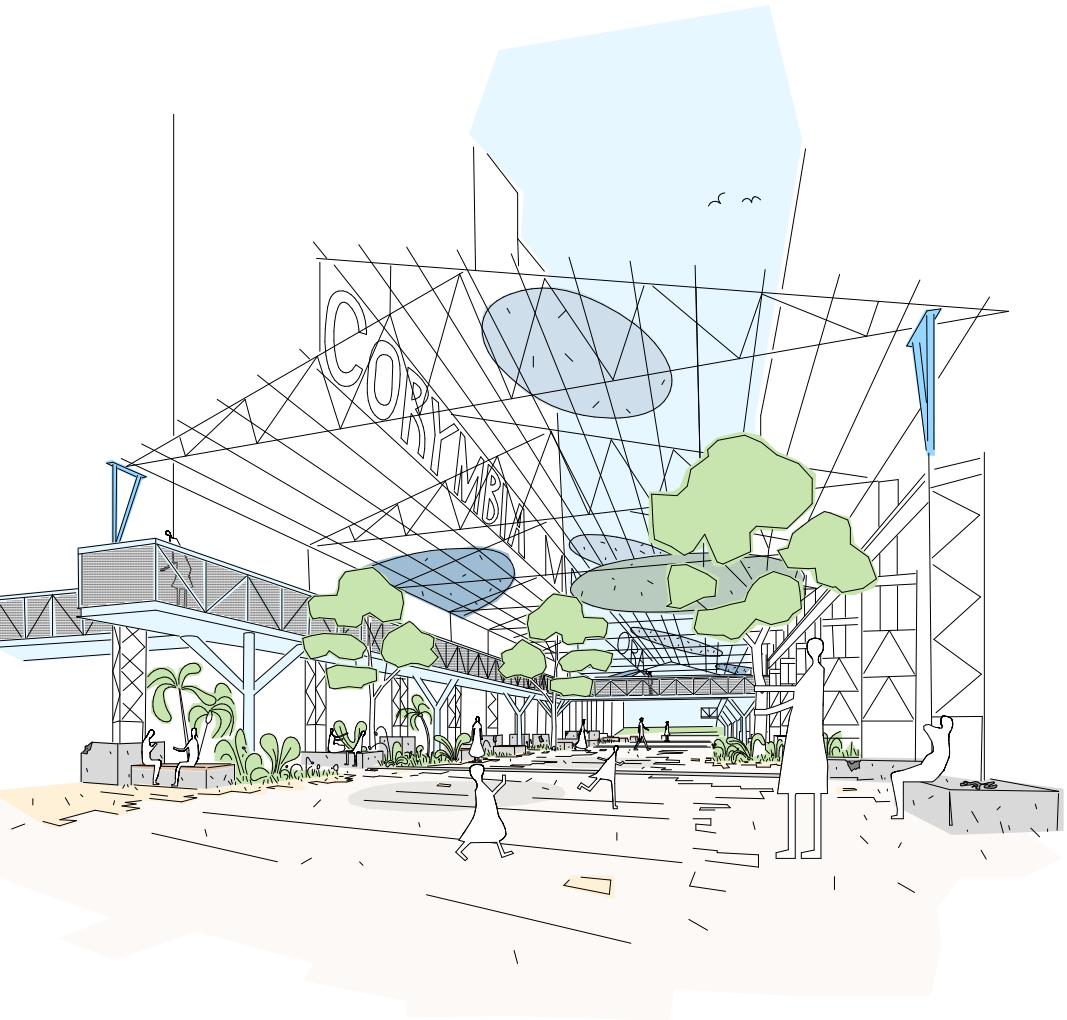
Realmstudios,
Reimagining your creek, 2021



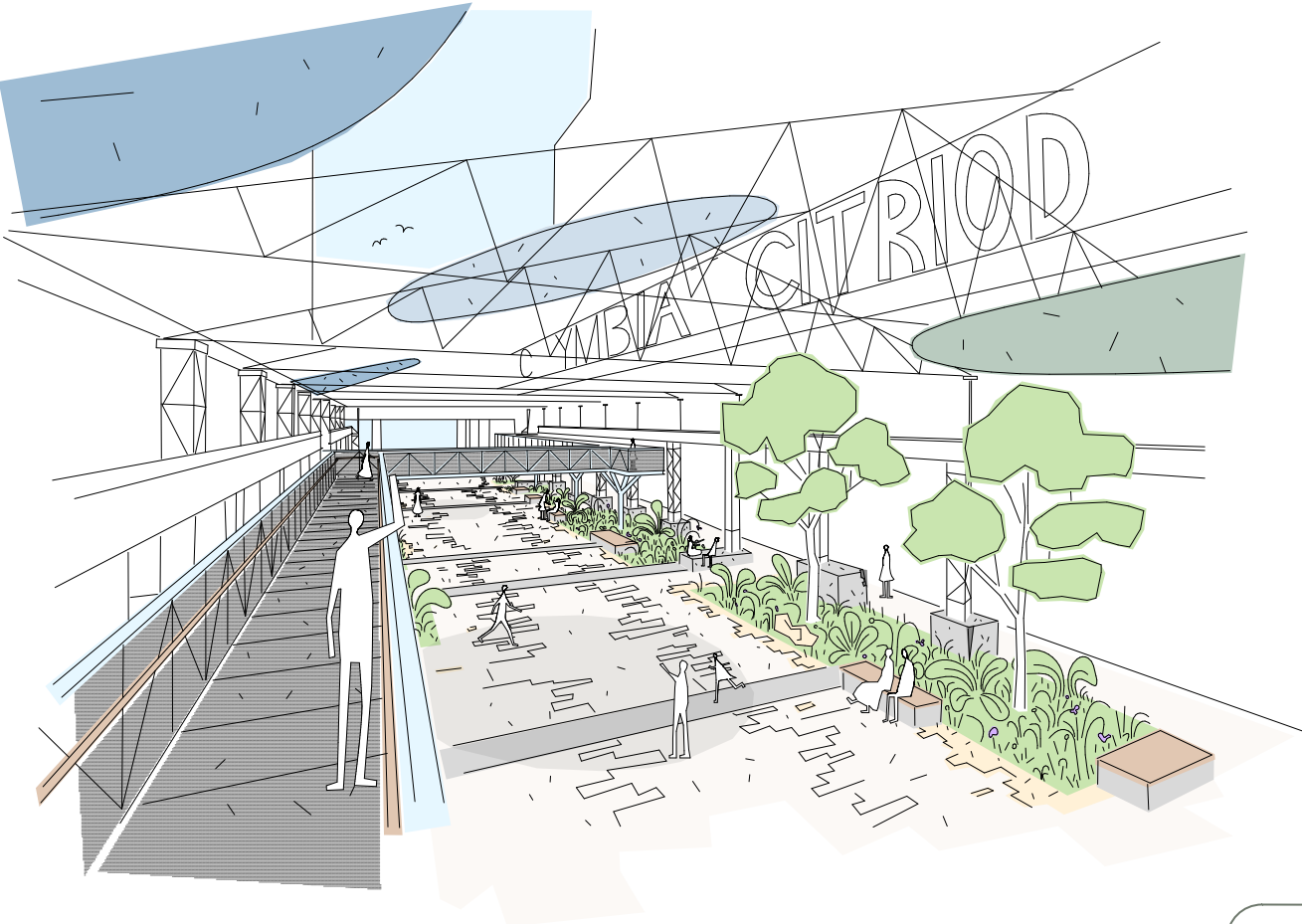
Fieldwork,
Collingwood Yards, 2020



Lintel Studio,
House Gretchen, 2025



Sketches, Warehouse Place,
Aileen Sage





Site Accessibility Public Domain Improvements

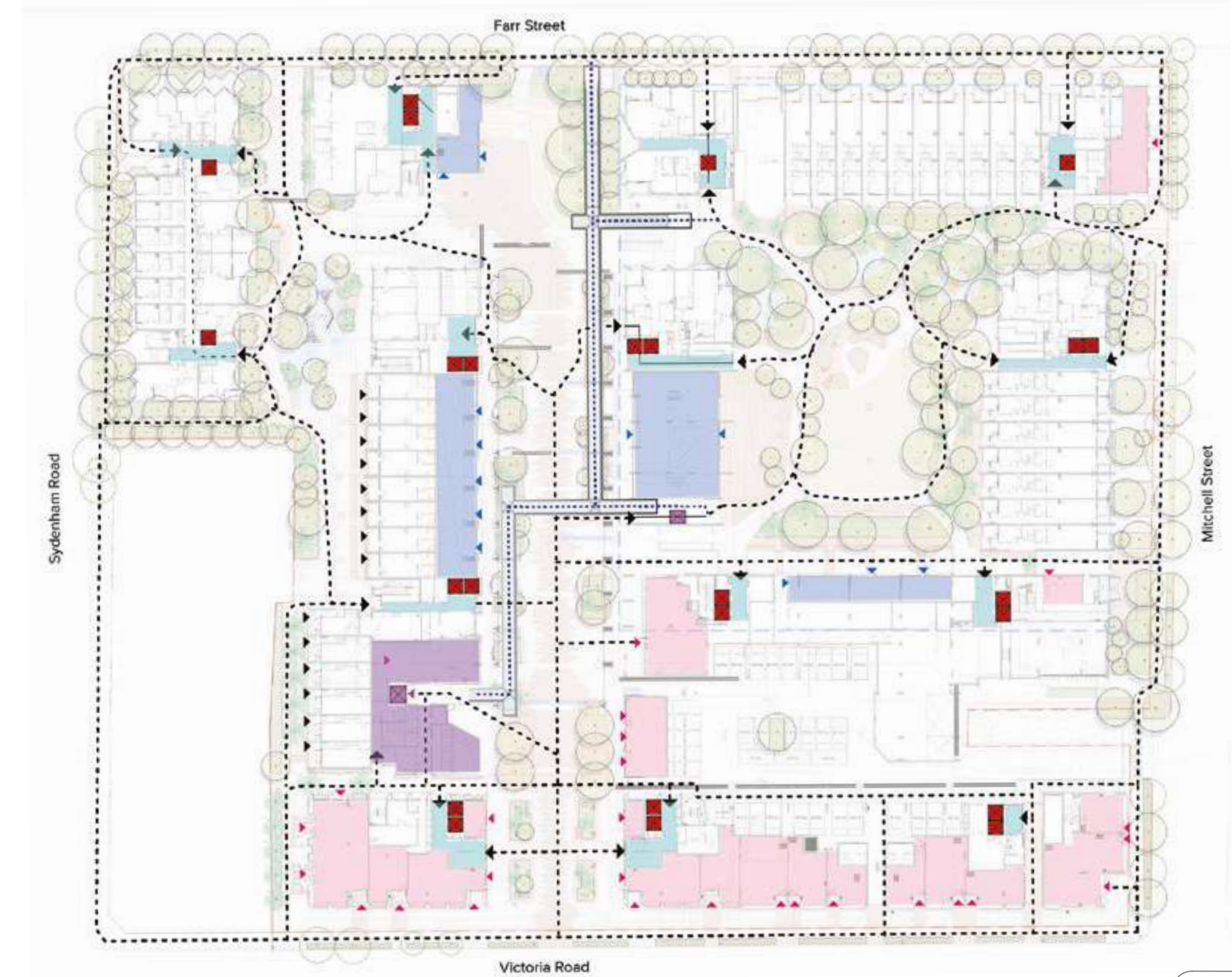
Accessibility across the precinct has been further refined through continued design development with a focus on improving movement, legibility and connections between key public domain spaces. The bridge connection forms a key part of this strategy linking Farr Street Pocket Park, Timbryards Commons, the Building E Annex and Warehouse Place within a highly connected pedestrian network.

In addition to the public lift integrated within Building B, the Building E Annex also incorporates a public lift improving accessible movement between Victoria Road, the upper-level bridge connections and surrounding communal spaces.

The broader network of through-site links, laneways, shared spaces and communal areas further strengthens the walkability and accessibility of the Timbryards precinct creating a more connected and inclusive environment for residents, workers and visitors.

Diagram Key

- Public Accessible Movement on the Bridge
- - - Public Accessible Pedestrian Movement
- Retail Tenancies
- Commercial Space
- Communal Indoor Space
- ⊗ Public Lift
- ⊗ Private Residential Lift
- Private Residential Lobby



Hardware Lane and the Big Steps Public Domain Improvements

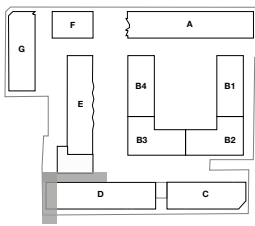
Hardware Lane and the Big Steps have been refined as key movement and communal gathering spaces within the precinct, strengthening connections between Warehouse Place, Timberyards Commons and the upper-level bridge links.

The Big Steps now integrate seating, planting and threshold design to create a more usable and social public space supporting informal gathering and movement through the precinct. The public lift and bridge connections have also been further integrated within the circulation and accessibility strategy.

Hardware Lane has similarly evolved through refinement of communal resident spaces, facilities management and servicing interfaces. Back-of-house movement, waste management and basement connections have been more carefully integrated within the building design allowing Hardware Lane to become a more active, pedestrian-focused and publicly engaged laneway environment.



Approved SSDA - DA-110-007_ Ground Level - Victoria Road



Hardware Lane and the Big Steps Public Domain, Operations and Communal Amenity Improvements

Communal Wellness

FM/Ops Rooms
Staff Offices

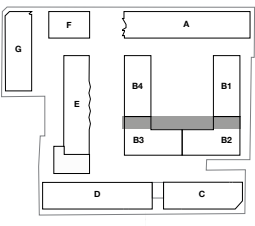
Communal Room/
Workshop

Bike Room

Communal /Retail
Such as Yoga/ Pilates Studio

Communal Rooms
Such as Maker's Workshop, Dogwash, Bicycle Repair Workshops

Retail
Such as Laundromat





Hardware Lane and the 'Big Steps' Public Domain Improvements



'Big Steps'



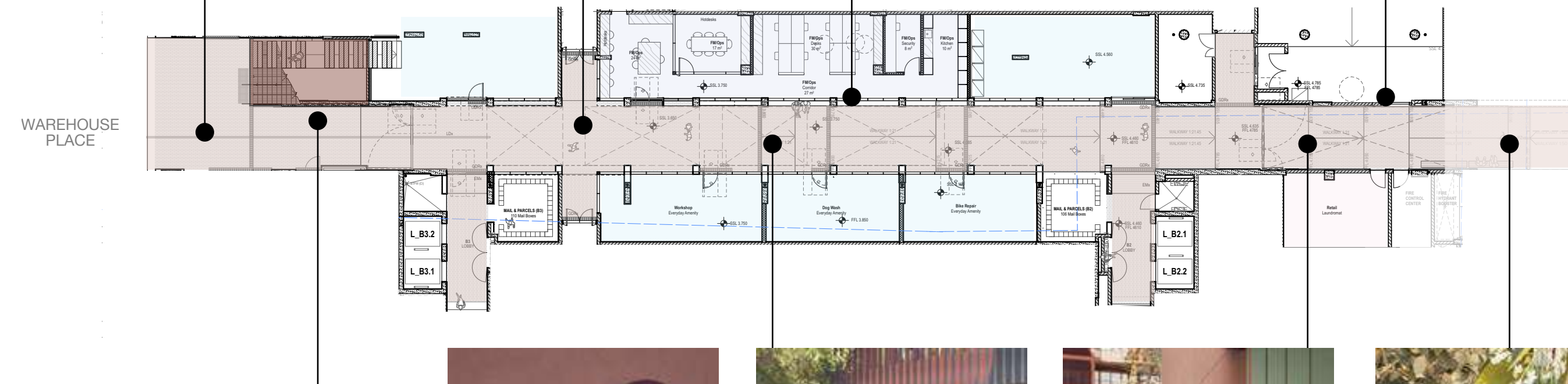
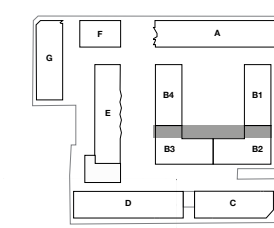
Hardware Lane



Hardware Lane
Window and seating
materiality and colours



Window looking to the Bike Room



'Big Steps' handrail and window design



Hardware Lane
Window and seating design



Entry to Hardware Lane
Entry to Bike Room



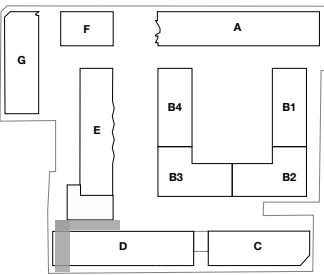
Entry to Hardware Lane

Wicks Alley and Commerce Lane Public Domain Improvements

Wicks Alley and Commerce Lane have been refined as part of the broader evolution of the precinct movement network, retail strategy and public domain experience. The amendments strengthen the finer grain laneway character established in the approved SSDA scheme while improving activation, permeability and connections between Victoria Road, Warehouse Place and surrounding communal spaces.

The increased setback to Building D has enabled Wicks Alley to become a more generous and activated public space with additional landscaping, outdoor retail interfaces and informal gathering opportunities. The introduction of work-live apartments within the Building E Annex further reinforces the laneway character and supports Marrickville's creative and small-scale business culture through adaptable studio and live-work frontages.

Commerce Lane has evolved as an active pedestrian connection between Warehouse Place and Wicks Alley. The lane enables Building D retail tenancies to achieve dual aspects and activation between Victoria Road and the internal precinct spaces. The Building E Annex also integrates end-of-trip facilities, parent facilities and retail amenities accessed from Commerce Lane together with a through-site connection linking to the public lift and bridge connection beyond.

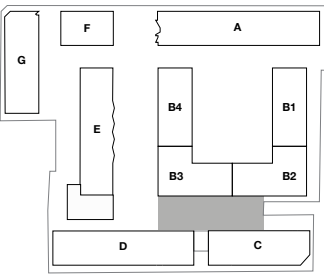


Retail Car Parking Area Public Domain Improvements

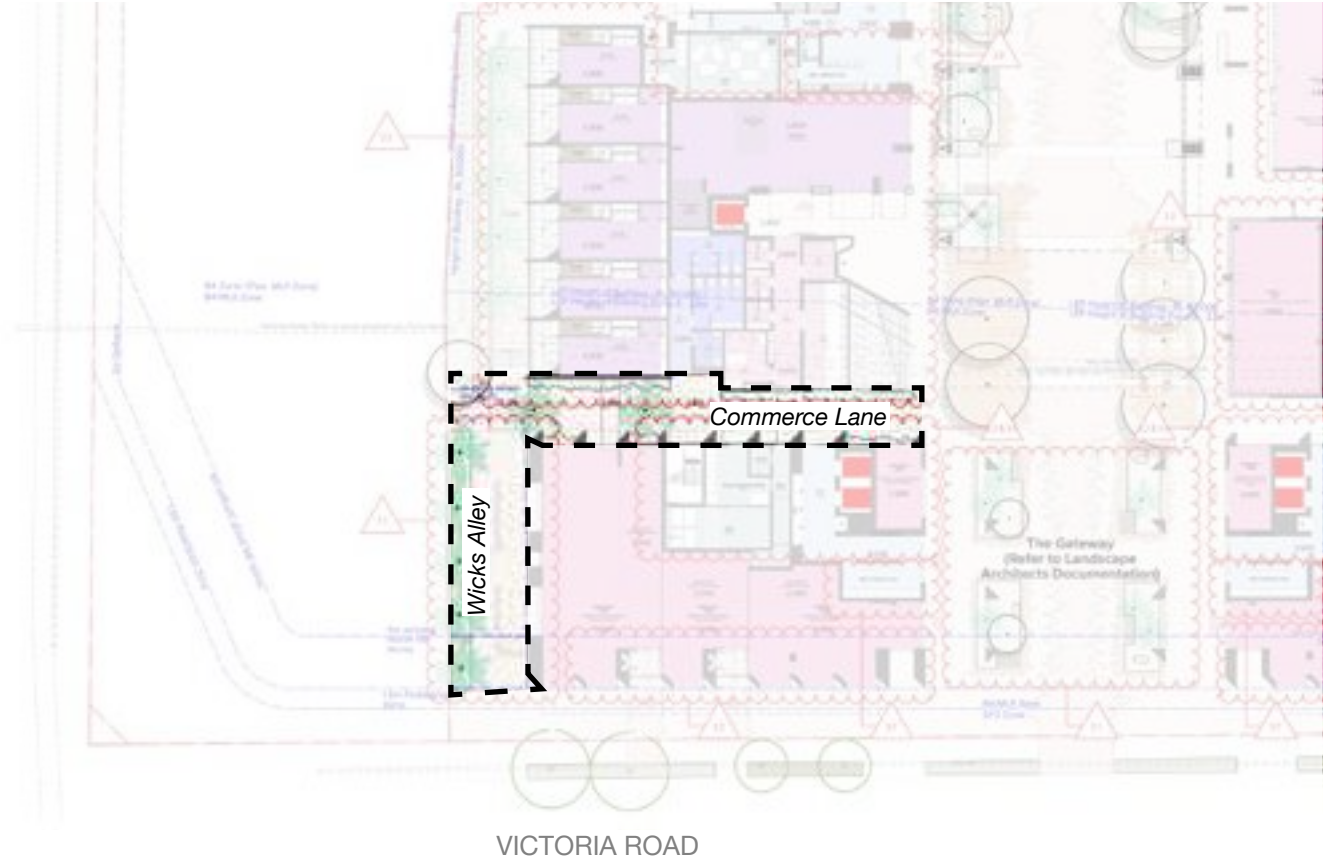
The retail parking refinements have been approached as part of the broader public domain and movement experience of the precinct rather than simply a parking and servicing outcome. The revised arrangement supports the evolving retail strategy while improving pedestrian movement, visual amenity and the character of the ground plane environment adjoining Warehouse Place.

Parking provision has been adjusted in response to the revised retail and commercial GFA and coordinated with the broader retail and operational strategy for the precinct. The parking area itself has been reconsidered as a landscaped courtyard space centred around a large tree and open-to-sky oculus, creating a softer and more integrated public domain outcome. Defined pedestrian movement paths improve access to surrounding retail tenancies and communal spaces while strengthening visual connection through the precinct.

The revised arrangement also improves the outlook from the surrounding apartments above, with the courtyard and landscape elements becoming part of the broader spatial and architectural experience of the precinct.



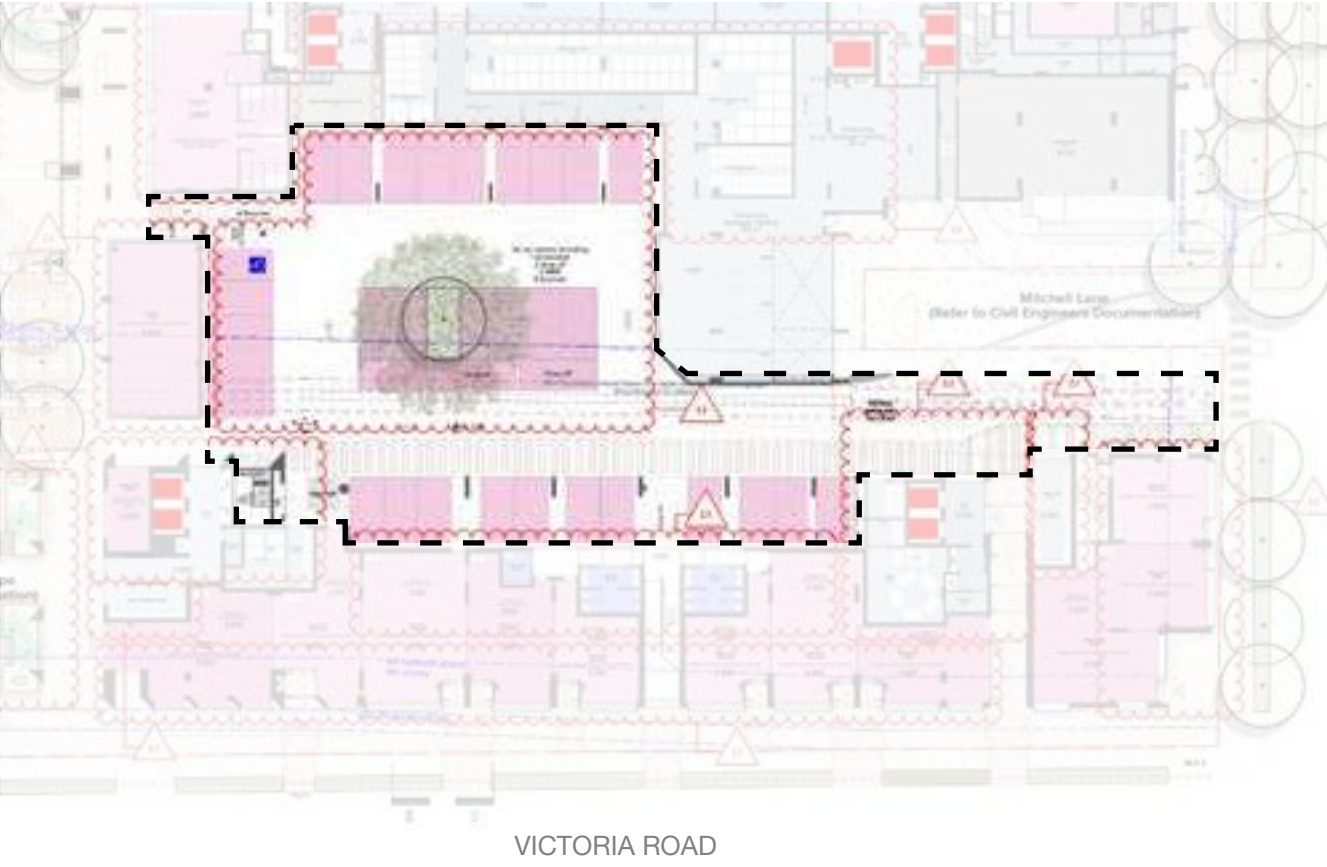
Approved SSDA - DA-110-007_ Ground Level - Victoria Road



S4.55 Submission - DA-110-007_ Ground Level - Victoria Road



Approved SSDA - DA-110-007_ Ground Level - Victoria Road



S4.55 Submission - DA-110-007_ Ground Level - Victoria Road

Refinements Summary

Public Domain and Movement

Public Domain Character and Experience

- Refinement of the public domain framework to strengthen the industrial warehouse character and communal identity of the precinct
- Improved integration between communal spaces, active ground plane uses and retained warehouse structures
- Refinement of seating, thresholds and gathering spaces throughout Warehouse Place and Timberyards Commons
- Increased activation and public engagement along key laneways and communal interfaces

Movement and Connectivity

- Integration of the new bridge connection and public lifts within the precinct movement network
- Improved pedestrian permeability through Wicks Alley, Commerce Lane and Mitchell Street laneway connections
- Refinement of communal thresholds, stair connections and movement corridors to improve accessibility and legibility
- Strengthened connections between Victoria Road, Farr Street Pocket Park and the communal precinct spaces

Interface and Operational Integration

- Refinement of ground plane interfaces between residential, retail and communal uses
- Improved coordination between servicing requirements, public domain activation and pedestrian movement
- Integration of operational functions and resident services within active public domain frontages



3.2

Landscape

This section provides extracts from the Landscape Design Report prepared by Land + Form

Land+Form

Design Refinements

Landscape Design

The landscape refinements build upon the approved public domain and landscape design established as part of the SSDA scheme. Since approval of the SSDA, Land + Form have been engaged to lead the continued development and refinement of the landscape design, working collaboratively with Aileen Sage and the architectural team - Architecture AND, Tribe and Turner - to further integrate the public domain, landscape and communal spaces within the established precinct framework and industrial character of the Timberyards precinct.

The amended landscape approach strengthens planting integration and communal amenity throughout Warehouse Place, Wicks Alley, Timberyards Commons, rooftop terraces and shared resident spaces. Refinements focus on improving transitions between public and private interfaces, increasing shade and seating opportunities, and creating more usable and comfortable outdoor communal environments.

The landscape refinements also support the evolution of the precinct movement network through integrated stair, bridge and threshold design. Country-informed planting, durable materials and layered planting typologies continue to reinforce the industrial warehouse character of the precinct while supporting biodiversity, canopy and microclimate outcomes.

The landscape refinements also support the evolution of the precinct movement network through integrated stair, bridge and threshold design. Country-informed planting, layered planting typologies and durable materials continue to reinforce the industrial warehouse character of the precinct while supporting biodiversity, canopy and microclimate outcomes. Continued consultant coordination has also refined the integration of stormwater infrastructure, OSD requirements and servicing interfaces within the landscape strategy.



For further information refer to the Design Report and drawings prepared by **Land + Form** as part of the Section 4.55 submission.



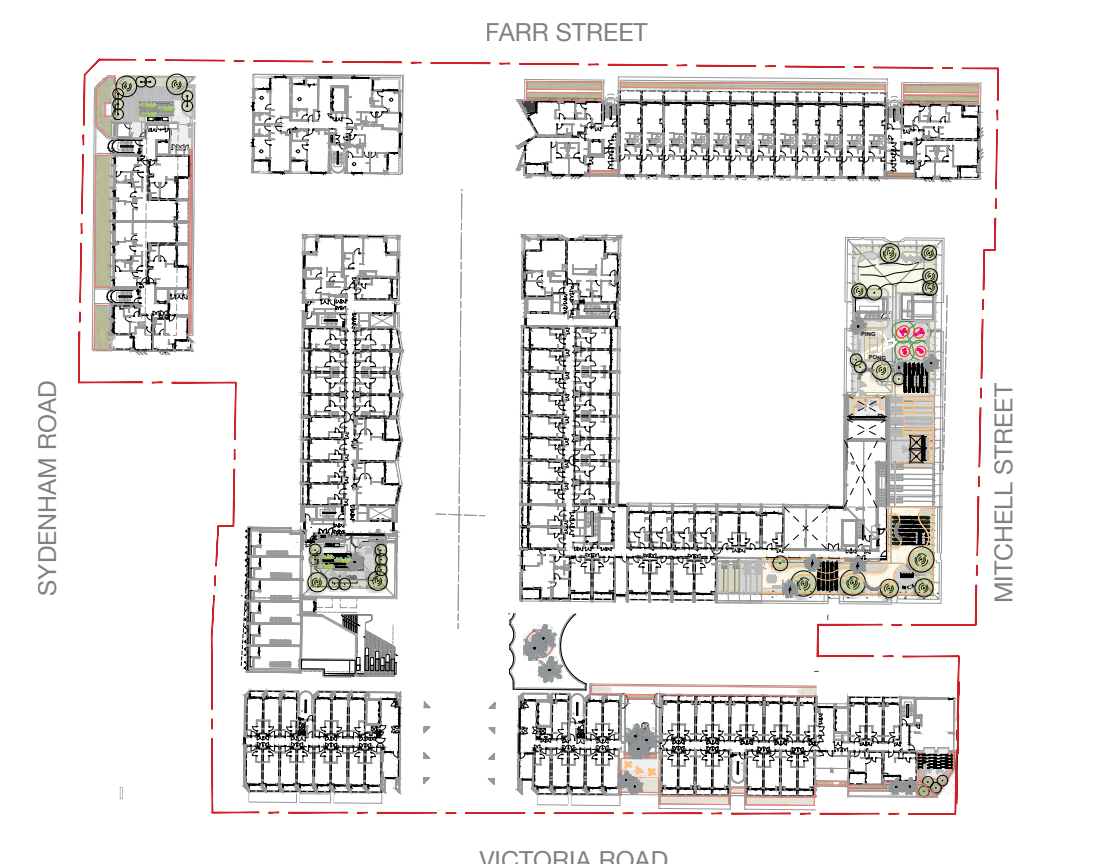
Approved SSDA
Ground Level Plan



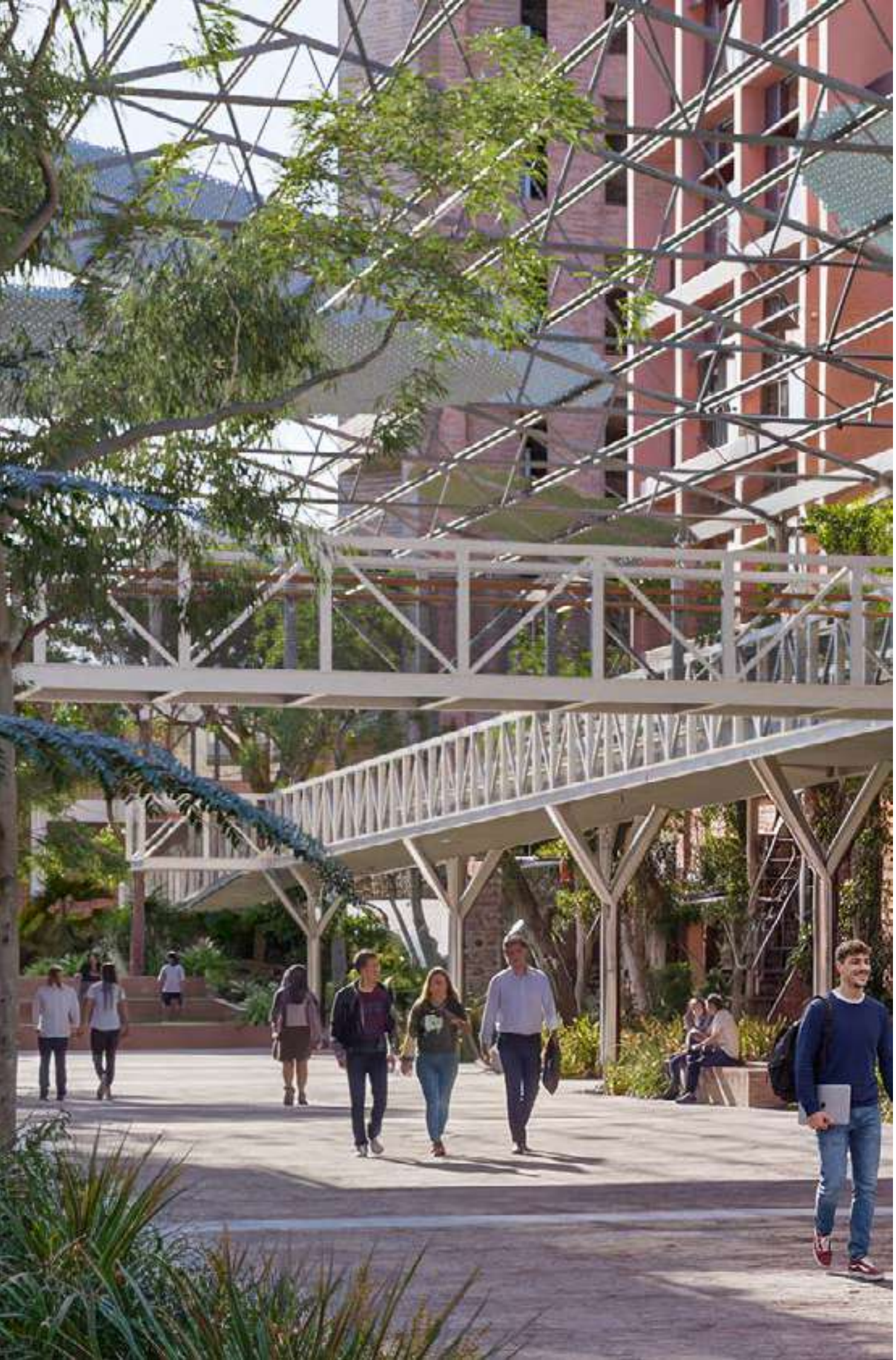
Approved SSDA
Roof Plans



S4.55 Submission
Ground Level Plan



S4.55 Submission
Roof Plans



Refinements Summary

Landscape

Character & Spatial Experience

- Refinement of the landscape character to reinforce the industrial warehouse identity and communal experience of the Timberyards precinct
- Increased integration of planting, seating and communal gathering spaces throughout Warehouse Place, Timberyards Commons and rooftop terraces
- Integration of Country-informed planting and layered planting typologies to support biodiversity, seasonal variation and landscape identity
- Continued coordination of materials, planting and public domain elements to strengthen precinct cohesion and spatial legibility

Movement & Activation

- Refinement of landscape interfaces associated with the bridge connection, Big Steps and public lift integration within Warehouse Place
- Improved pedestrian permeability and activation through Wicks Alley, Commerce Lane and communal movement corridors
- Increased integration of planting and landscape thresholds adjoining retail frontages, communal spaces and residential interfaces
- Strengthened relationship between movement corridors, landscape spaces and active ground plane uses across the precinct

Environmental & Technical Intergration

- Refinement of stormwater and OSD integration within rooftop and communal landscape areas
- Coordination of landscape interfaces with servicing, plant and operational infrastructure requirements across the precinct
- Improved shade, canopy and microclimate performance throughout communal and public domain spaces

3.3

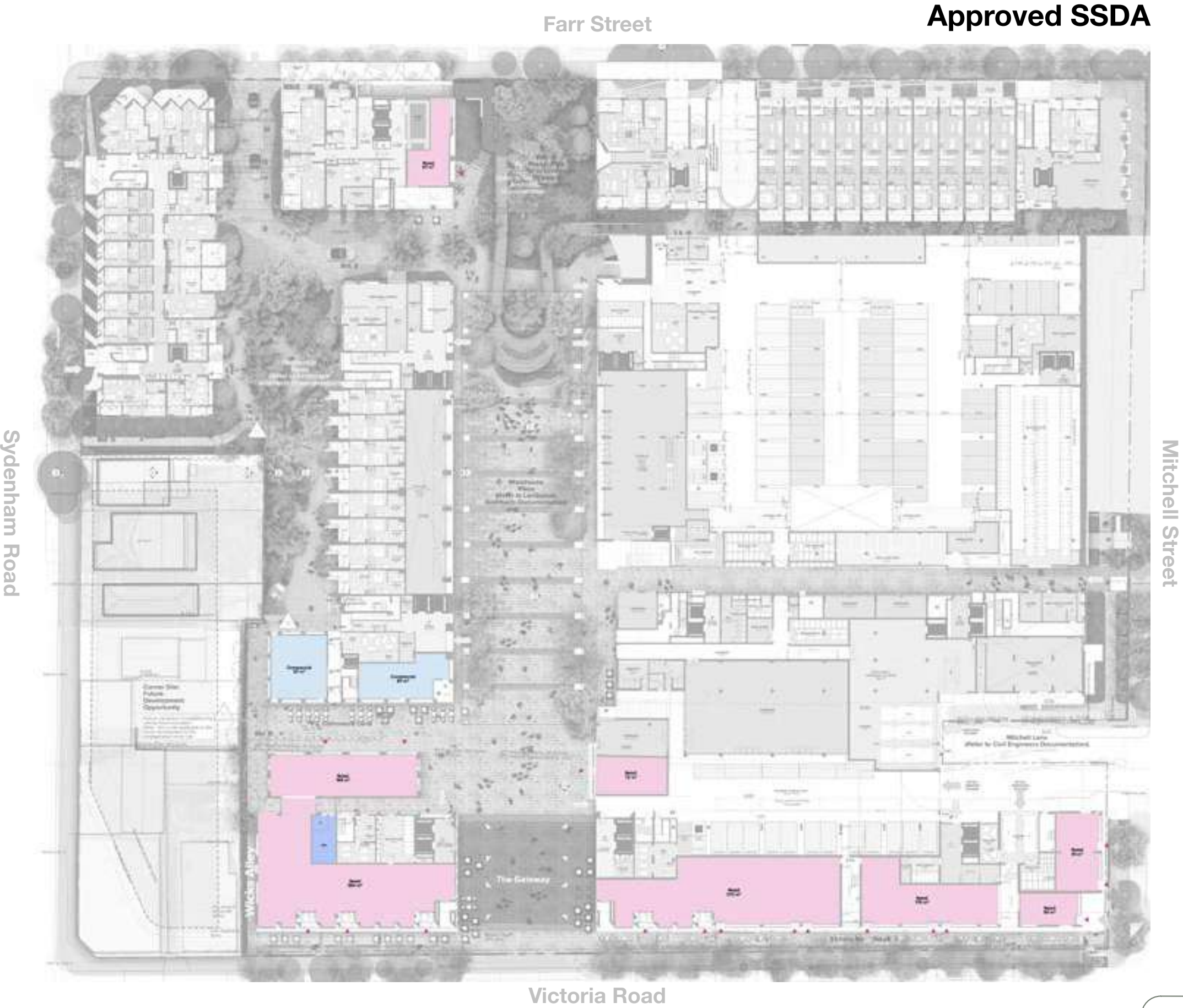
Retail and Activation Strategy

Design Refinements Retail and Activation Strategy

The Section 4.55 amendments include refinements to the retail and activation strategy focused on strengthening the functionality, diversity and character of the Timberyards precinct. Developed in collaboration with Precinct Retail and the broader consultant team, the revised strategy further resolves tenancy mix, activation patterns, operational requirements and public domain integration.

Diagram Key

- Commercial
- Retail
- F&B / Restaurants



Proposed Refinements

Retail and Activation Strategy

The refinements support a more flexible and locally responsive retail offering reflecting Marrickville's creative, small-scale and independent business character. Changes include redistribution of retail and commercial uses, introduction of work-live apartments within the Building E Annex and stronger integration between retail frontages, communal spaces and movement corridors throughout Warehouse Place, Commerce Lane and Wicks Alley. A local retail tenancy has also been introduced within Building A adjoining the Farr Street Pocket Park to support neighbourhood-scale activation and day-to-day amenity.

Retail servicing and parking arrangements have also evolved to improve operational efficiency and the quality of the ground plane environment. This includes refinement of the retail parking area adjoining Warehouse Place to improve pedestrian movement, retail access and the quality of the surrounding public domain experience.

Diagram Key

- End of Trip
- Amenities
- Creative Residence / Others
- Live / Work
- Commercial
- Retail
- Food & Beverage



Refinements Summary

Retail and Activation Strategy

Retail Character and Precinct Identity

- Refinement of the retail strategy to support a more diverse and locally responsive tenancy mix
- Introduction of work-live apartments within the Annex supporting creative and small-scale commercial uses
- Introduction of a local retail tenancy within Building A adjoining Farr Street Pocket Park
- Strengthened activation and finer grain retail character along Warehouse Place, Commerce Lane and Wicks Alley

Activation and Public Interface

- Increased integration between retail, communal and public domain spaces throughout the precinct
- Refinement of retail frontages and communal thresholds to improve activation and pedestrian engagement
- Improved pedestrian movement and access between retail spaces, communal areas and surrounding laneways

Operational and Tenancy Integration

- Refinement of tenancy planning to improve flexibility and long-term adaptability of retail and commercial spaces
- Improved coordination of servicing, loading and back-of-house arrangements supporting retail operations
- Integration of retail WC amenities and support spaces including end of trip and parent facilities
- Consolidation and refinement of servicing interfaces to improve operational functionality and ground plane quality

3.4

Operation and Facility Management

Operations and Facility Management Precinct Wide Refinements

The Section 4.55 amendments include a series of operational and facility management refinements focused on improving servicing efficiency, residential experience and day-to-day functionality across the precinct. The refinements have been developed through continued coordination between the architectural, operational and consultant teams and are integrated within the ground plane, basement and communal planning strategies.

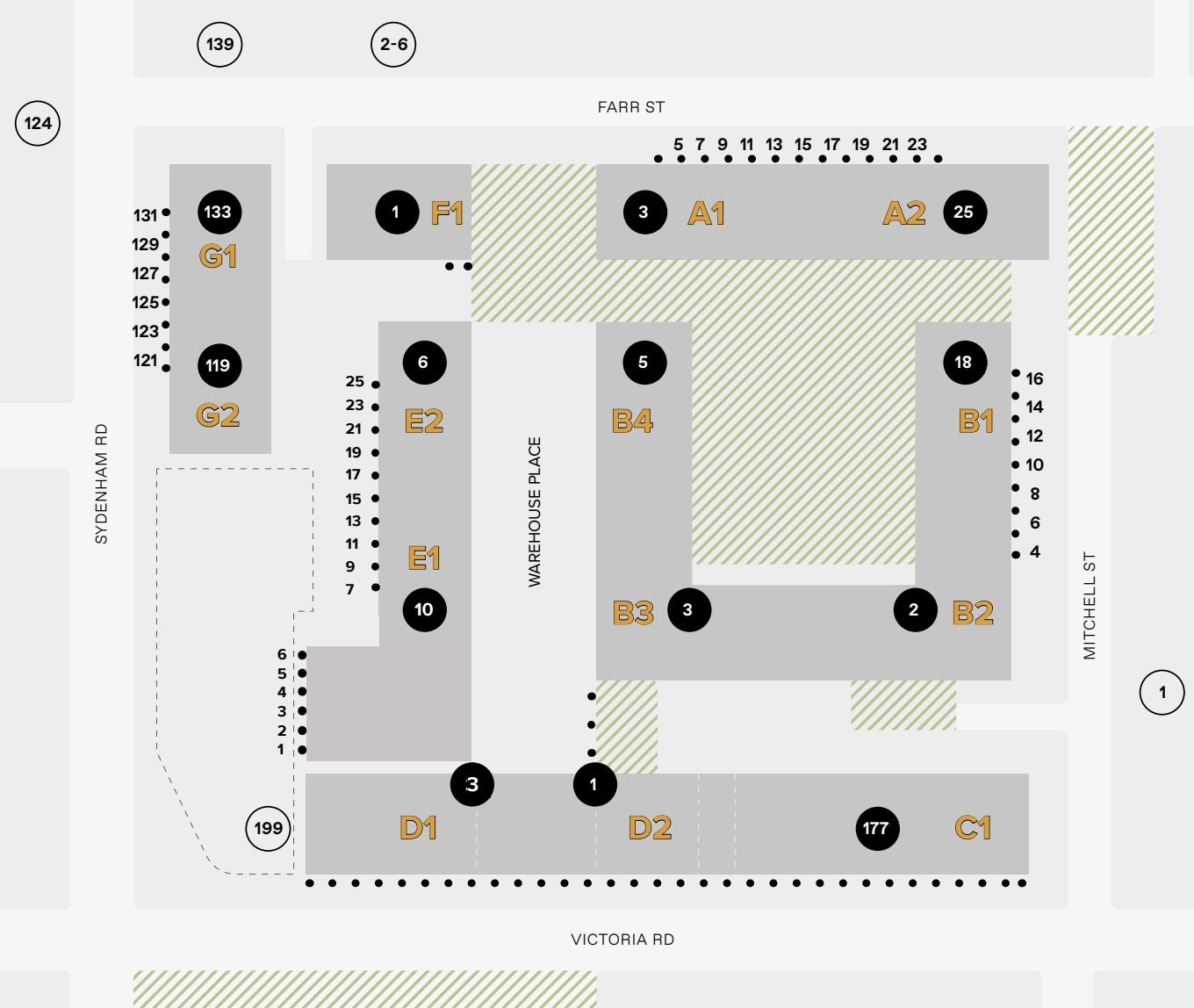
Key changes include the introduction of the facilities management office as an active component of Hardware Lane together with integration of the concierge and resident services team within Building B as part of the communal experience. The mail and parcel management strategy has also evolved from a centralised collection model to a decentralised building-by-building approach integrated within residential foyers. Basement planning and resident bicycle parking have similarly been refined to improve legibility, access and operational efficiency while consolidating servicing requirements and back-of-house functions. Waste management and loading dock arrangements have also been refined to improve servicing efficiency and the quality of the ground plane environment.



Mail and Parcel Strategy

The mail and parcel strategy has been refined from a single centralised collection model to a decentralised building-by-building approach. This better reflects the different residential foyer conditions across the precinct and provides a more legible, convenient and operationally manageable outcome for residents.

The approach is calibrated to the scale and character of each residential entry. Terrace-style dwellings with direct street access include individual mailboxes located adjacent to their front gates. Smaller residential foyers integrate mail and parcel storage within the foyer environment, while larger foyers incorporate dedicated rooms or larger collection areas to accommodate the greater number of residents and anticipated parcel volumes. This creates a more nuanced operational strategy that supports convenience, security and day-to-day resident experience.



Site Diagram of Street Numbering Strategy, MAAT Studio



Designated Mail Rooms - Freestanding mailbox unit



Alcove or Corridor Mail Room - Recessed mail joinery



Street Accessible Apartments - Top Mounted / Integrated Mailbox

Mitchell Lane Loading Dock Refinements

The Mitchell Lane loading dock has been refined as part of the broader operational and facilities management strategy for the precinct. Previously distributed servicing functions have been consolidated into a single enclosed loading and waste management area improving operational efficiency and reducing servicing activity across the ground plane.

The enclosed loading dock accommodates retail servicing, residential waste, recycling and FOGO collection together with day-to-day operational requirements associated with the mixed-use precinct. The design also improves acoustic management and visual screening to apartments above while supporting a more active and pedestrian-focused Mitchell Lane environment.



SSDA Approved- DA-110-007_ Ground Level - Victoria Road



S4.55 Submission - DA-110-007_ Ground Level - Victoria Road

Refinements Summary Operations and Facility Management

Resident Experience and Community Management

- Introduction of the facilities management office as an active and visible component of Hardware Lane
- Integration of concierge and resident services within Building B as part of the communal resident experience
- Decentralised mail and parcel strategy integrated within individual residential foyers
- Refinement of basement planning and resident bicycle parking to improve legibility, accessibility and resident experience

Servicing and Operational Efficiency

- Consolidation of loading dock functions previously split between Building B and Building C
- Refinement of servicing, storage and back-of-house circulation to improve operational efficiency
- Updated waste management planning including integration of general waste, recycling and FOGO systems
- Consolidation of servicing infrastructure and basement functions to improve operational coordination and efficiency

Ground Plane and Interface Integration

- Improved integration of operational functions within active ground plane frontages
- Refinement of servicing interfaces to reduce visual impact and strengthen activation outcomes
- Coordination of operational planning with retail, communal and movement strategies across the precinct

3.5

Yield and Mix Adjustments

Yield & Mix Adjustment

Maintaining the housing diversity and residential amenity outcomes established in the approved SSDA scheme has remained a key focus when integrating the required Conditions of Consent and ongoing planning refinements.

Changes to apartment yield have primarily resulted from increased setbacks to Buildings D and G, with the resulting reduction in apartments partially redistributed within Building B through detailed planning refinement and reconsideration of servicing and communal space arrangements.

The amended scheme also introduces six work-live apartments within the Building E Annex, broadening the housing offer and reinforcing Marrickville's creative and small-scale productive character. There is no reduction in the approved affordable housing provision. Apartment amenity outcomes relating to solar access, natural cross ventilation and apartment planning remain broadly consistent with the approved scheme and continue to achieve Apartment Design Guide benchmarks.

Refer to Part 5 - Development Schedules and Amenity Assessment Schedules.

Summary of Changes in the Apartment Yield and Mix compared to SSDA Approved (including conditions of consent)

Co-Living Dwellings +11 Dwellings		577	to	588	50%
BTR Apartments +2 Apartments		474	to	477	40%
	Studios	72	to	75	+3
	1 Bed	125	to	125	0
	2 Bed	292	to	229	0
	3 Bed	47	to	47	0
	4 Bed	1	to	1	0
Affordable Housing		115		10%	
Total (compared to SSDA conditions of consent)		1166	to	1180	+14
Total (compared to SSDA submission)		1181	to	1180	-1

Refer to Part 5 Development Schedules for further information.



3.6

Dwelling Layout Refinements

Dwelling Layout Refinements

The approved SSDA scheme established a diverse housing offering including co-living dwellings, affordable housing and Build-to-Rent apartments. The Section 4.55 amendments further expand this diversity through the introduction of work-live apartments within the Building E Annex, directly responding to Marrickville's creative culture, small-scale productive industries and evolving mixed-use character.

As part of the continued design development process, Jackson Clements Burrows and Flack Studio have contributed to the refinement of apartment layouts, communal facilities and resident amenity outcomes across the precinct. The refinements focus on improving functionality, flexibility and the everyday usability of the dwellings while maintaining consistency with the approved design intent and residential mix.

Co-living dwellings have been refined through clearer spatial planning, increased integrated storage and reconsidered kitchen and bathroom layouts to better support shared living arrangements and long-term functionality. Build-to-Rent apartments have similarly evolved through refinements to living space planning, storage provision and the relationship between communal and private spaces.

Continued coordination with the consultant team has also refined the integration of structure, services and acoustic requirements within the apartment planning. This includes more efficient riser and services strategies together with the integration of acoustic plenums and façade coordination measures to support improved internal amenity outcomes across the precinct.



Layout Refinements
Co-living

Original SSDA Layout

Amended Layout



CL02_01

Internal Area 21m²
External Area 3m²

Internal Area 22.3m²
External Area 2.2m²

Layout Refinements
Co-living

Original SSDA Layout

Amended Layout



CL03_04

Internal Area 33m²
External Area 10m²

Internal Area 35.5m²
External Area 9.4m²

Original SSDA Layout

Amended Layout



CL03_04

Internal Area 30m²
External Area 3m²

Internal Area 29.3m²
External Area 2m²

Layout Refinements
Studio

Original SSDA Layout



Amended Layout



ST_01

Internal Area 35m²
External Area 4m²

Internal Area 35m²
External Area 3.5m²

Original SSDA Layout



Amended Layout



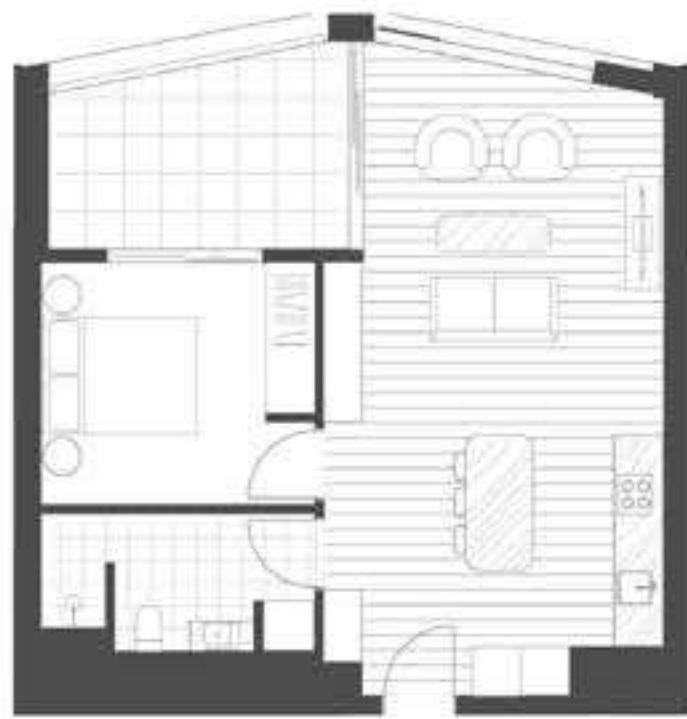
ST_01b

Internal Area 35m²
External Area 8m²

Internal Area 35.3m²
External Area 5.7m²

Layout Refinements
1 Bedroom

Original SSDA Layout



Amended Layout



1B_02d

Internal Area 55m²
External Area 10m²

Internal Area 54.5m²
External Area 9.8m²

Layout Refinements
1 Bedroom 2 Storey

Original SSDA Layout



1B2S_01
Internal Area 55m²
External Area 10m²

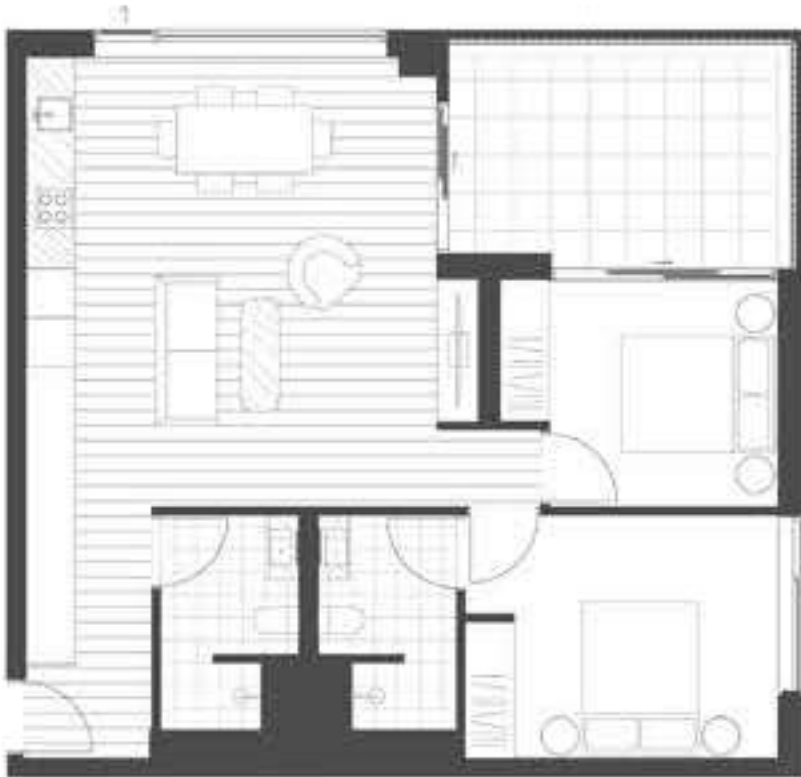
Amended Layout



Internal Area 50.1m²
External Area 11m²

Layout Refinements
2 Bedroom

Original SSDA Layout



2B_14
Internal Area 78m²
External Area 12m²

Amended Layout



Internal Area 75.7m²
External Area 7.6m²

Layout Refinements
2 Bedroom 2 Storey

Original SSDA Layout

2B2S_01

Internal Area 93m²
External Area 10m²



UPPER



LOWER



Amended Layout

Internal Area 85m²
External Area 9m²



UPPER



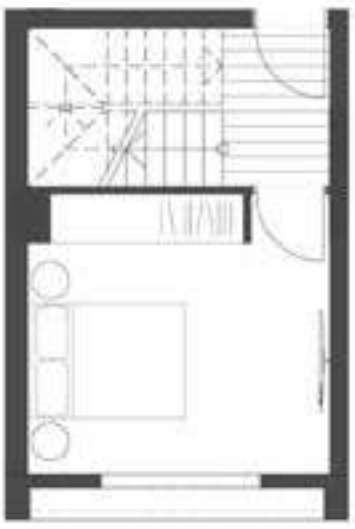
LOWER

Layout Refinements
2 Bedroom 2 Storey

Original SSDA Layout

2B1B2S_01

Internal Area 77m²
External Area 6m²



LOWER



UPPER



Amended Layout

Internal Area 76m²
External Area 9.7m²



LOWER



UPPER

Layout Refinements
3 Bedroom

Original SSDA Layout



3B_03
Internal Area 94m²
External Area 13m²



Amended Layout



Internal Area 95m²
External Area 6.1m²

Refinements Summary
Dwelling Layout

Residential Amenity and Layout Planning

- Refinement of co-living and Build-to-Rent apartment layouts to improve functionality, flexibility and everyday usability
- Increased integrated storage and improved kitchen, bathroom and living space layouts
- Introduction of work-live apartments within the Annex supporting greater housing diversity
- Refinement of communal resident facilities and shared amenity spaces

Communal Living and Resident Experience

- Improved relationship between communal and private resident spaces across the precinct
- Refinement of communal programmes and shared resident facilities to support a broader range of resident needs
- Increased focus on long-term liveability, resident comfort and communal experience for co-living residents

Technical Integration and Coordination

- Coordination of structure and apartment planning to improve layout efficiency and integration
- Refinement of services, and riser within apartment planning
- Integration of acoustic plenums required to support internal acoustic amenity
- Continued consultant coordination to improve residential functionality and building performance outcomes



3.7

Built Form, Planning and Technical Refinements

Built Form, Planning and Technical Refinements

Introduction

The S4.55 modifications to Buildings A, B, C, D, E, F and G form part of an iterative and integrated design refinement process undertaken following approval of the original SSDA. The amendments respond to Conditions of Consent (refer Part 2 - Design Amendments in Response to Conditions of Consent), detailed design development, operational planning, consultant coordination and continued refinement of the residential, retail and public domain experience across the Timberyards Precinct.

The design evolution has involved coordinated input from architecture, interiors, retail strategy, structure, acoustics, stormwater and building services disciplines to further resolve built form, apartment planning, façade articulation, operational functionality and precinct activation outcomes. Key precinct-wide refinements include the removal of the Building D Annex and introduction of the new Building E Annex, enabling greater diversity of uses including commercial, retail support and work-live typologies. The revised arrangement also strengthens activation, movement and connectivity associated with the new bridge connection linking key communal and public spaces throughout the precinct.

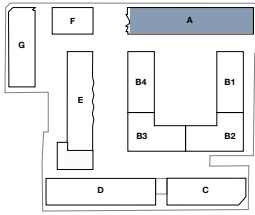
Across all buildings, refinements to façade composition, material palette, colour strategy, glazing systems, awnings, screening and roof forms have strengthened the architectural cohesion and warehouse-inspired character of the precinct. Continued technical coordination has also enabled improved integration of plant, services and environmental performance requirements within the architecture of each building, reducing visual bulk and improving building efficiency. Detailed façade prototyping, shop drawing coordination and material testing - including masonry, balustrade, glazing and metal cladding systems - have informed the refinement of detailing, material interfaces and overall building quality to deliver a more resolved and integrated architectural outcome while retaining the approved design intent and broader urban design framework.





Design Refinements

Building A



Building A has undergone a series of targeted design refinements as part of the S4.55 process to further strengthen its relationship to the public domain, residential amenity and operational functionality while retaining the approved built form and architectural character.

Key refinements include the introduction of a local retail tenancy at the corner of Farr Street and Mitchell Street, replacing previously approved communal space to better address the future pocket park and support activation of this important neighbourhood interface. This change was informed through the updated retail strategy and broader precinct activation planning.

Additional refinements include updates to the Farr Street ground level interface, integration of retail WC amenities, refinement of the mail and parcel management strategy and associated foyer planning. Architectural refinements include updates to awnings, screens, landscaped planters, terrace entries and the eastern elevation including communal balconies. Continued coordination of plant, fire egress, OSD and bridge interface requirements together with refinement of apartment layouts has resulted in a more resolved and integrated building outcome.



Building Character Refinements

Building A

- 1 New Communal Balconies**
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.
- 2 Foyer Entry Awnings**
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
- 3 Window Refinements**
Window sizes and configurations have been refined across the building in response to acoustic and mechanical consultant coordination.
- 4 Plant area and Screening Refinements**
Building services layouts within plant areas have been developed and refined as part of detailed design.



Approved SSDA - DA-210-101_ Farr Street_North West Elevation



Approved SSDA
DA-210-201_ Mitchell Street_North East Elevation

S4.55 Submission
DA-210-201_ Mitchell Street_North East Elevation

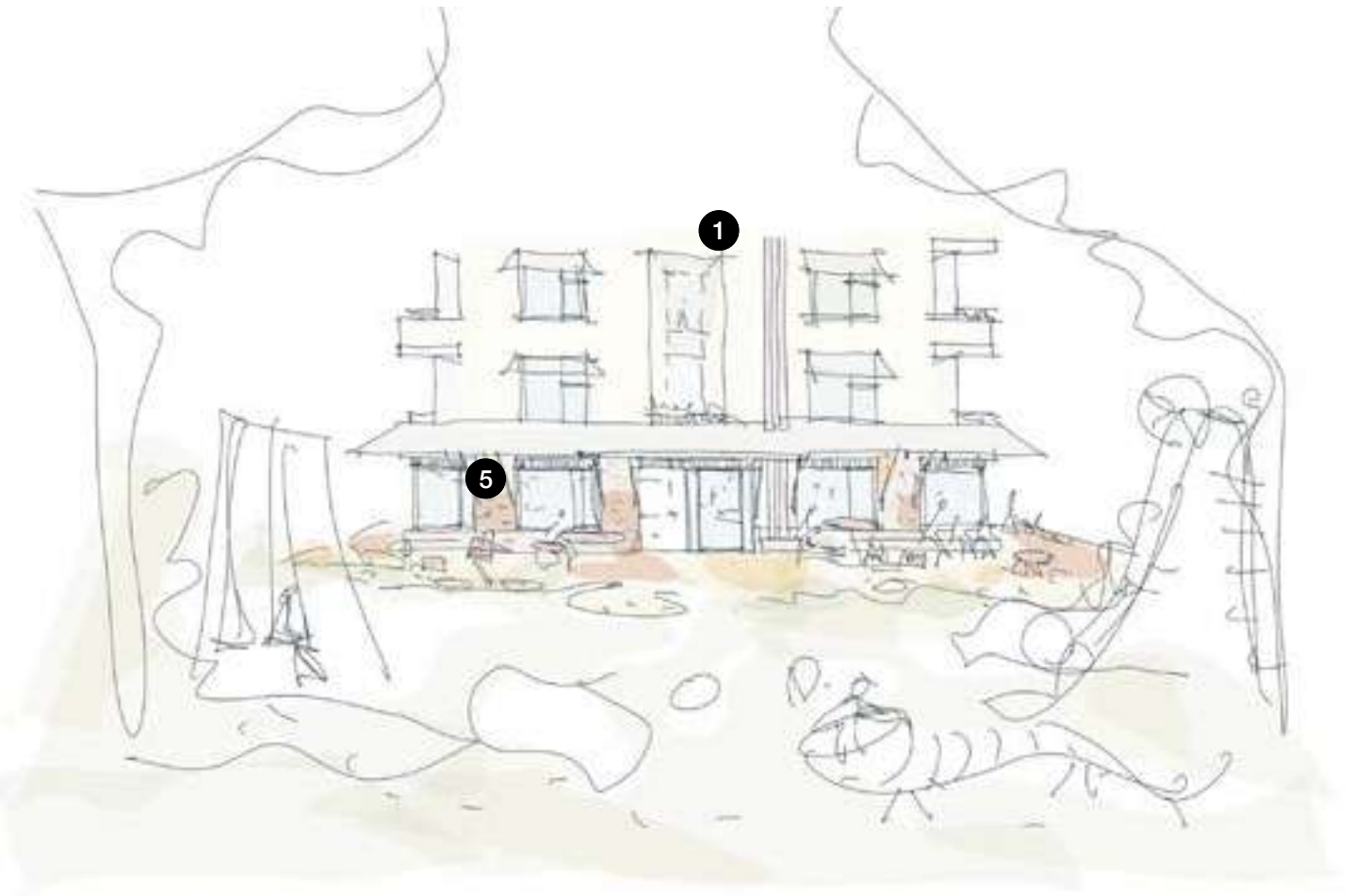


S4.55 Submission - DA-210-101_ Farr Street_North West Elevation

Planning and Technical Refinements

Building A

- 5
- Communal Space Change of Use - Street Corner Retail Activation**
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.
- 6
- Retail Amenities** - Introduction of retail amenities including publicly accessible WC facilities associated with the new corner retail tenancy
- 7
- Mail and Parcel Strategy** - Integration of updated mail and parcel management strategy within the foyers including secure gated lobby interfaces and parcel storage coordination
- 8
- Mirrored Apartments**
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.
- 9
- OSD and Bridge Interface** - Coordination of the OSD infrastructure zone with revised landscape stair and bridge interface connections at ground and podium levels between Building A and B



Cafe offering on Ground Floor from Mitchell Street Pocket Park, sketch by Tribe Studio



Approved SSDA - DA-110-008_5 Upper Ground Level - Farr Street

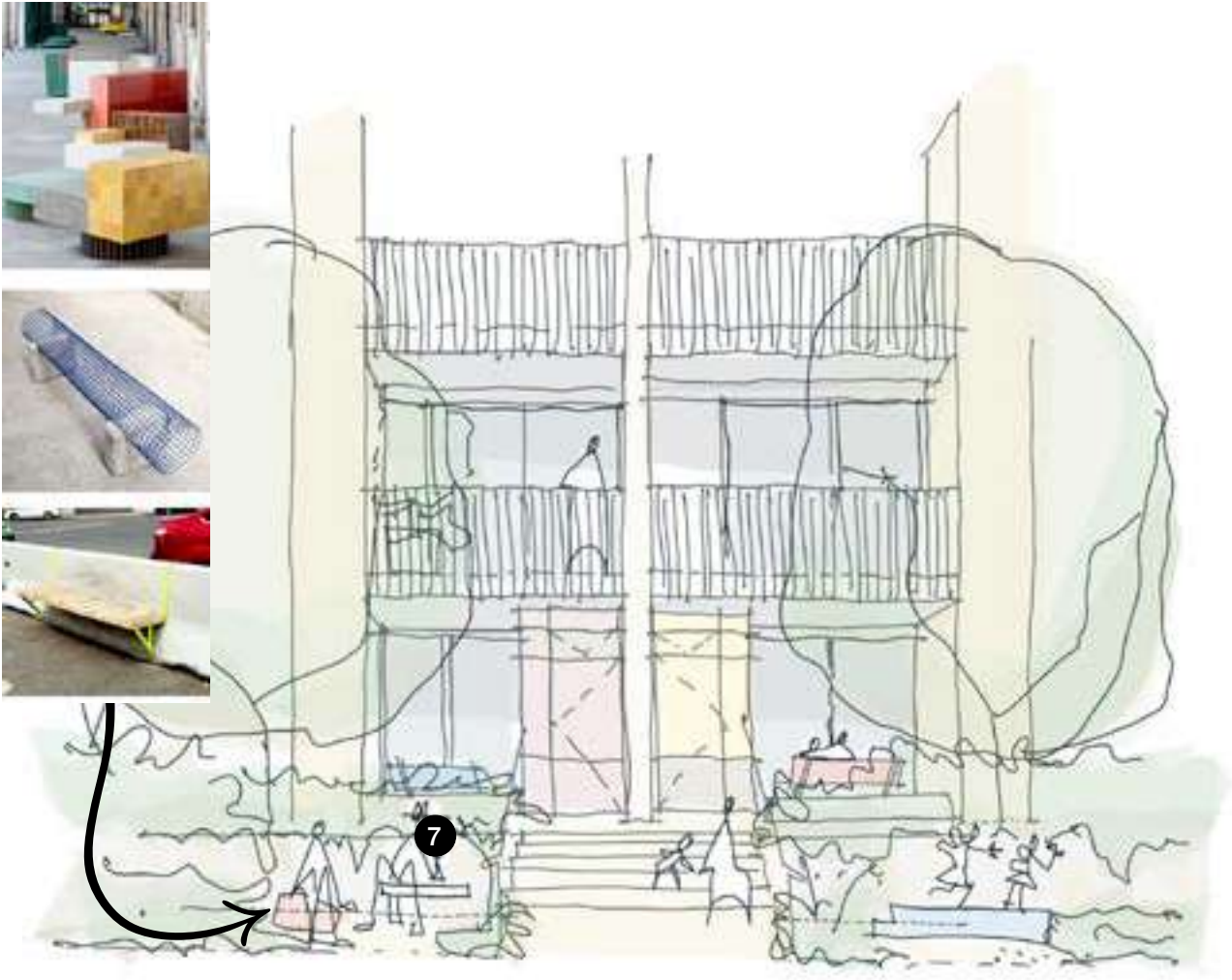


S4.55 Submission - DA-110-008_5 Upper Ground Level - Farr Street

Planning and Residential

Amenity Refinements

- 10
- Farr Street Ground Floor Dwellings**
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.



Farr Street shared stoops with a balance of privacy and public seating, sketch by Tribe Studio

Refinements Summary

Building A

Built Form and Architectural Refinements

- **New Communal Balconies** - New communal balconies introduced at the north-east ends of residential corridors to improve resident amenity.
- **Farr Street Interface** - Refinement of the Farr Street frontage including new landscaped planters, terrace thresholds and integrated seating edges to improve the residential/public domain interface
- **Communal Space** - Reconfiguration of rooftop communal spaces associated with the A2 roof terrace including refinement of planting zones, communal seating and screening elements

Planning and Residential Amenity Refinement

- **Apartment Layouts** - Refinement of internal apartment layouts to improve planning, kitchen functionality and integrated storage outcomes
- **Corner Retail Activation** - Conversion of the approved communal space at the Mitchell Street/Farr Street corner into a local retail tenancy to strengthen activation and passive surveillance adjoining the future pocket park
- **Retail Amenities** - Introduction of retail amenities including publicly accessible WC facilities associated with the new corner retail tenancy
- **Mail and Parcel Strategy** - Integration of updated mail and parcel management strategy within the foyers including secure gated lobby interfaces and parcel storage coordination

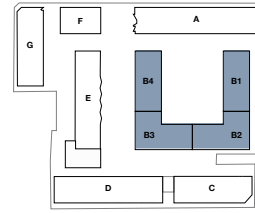
Technical Coordination and Building Integration

- **OSD and Bridge Interface** - Coordination of the OSD infrastructure zone with revised landscape stair and bridge interface connections at ground and podium levels between Building A and B
- **Plant and Screening** - Refinement of rooftop plant room planning and screen design to reduce visual bulk while maintaining acoustic and servicing performance requirements
- **Fire Egress Integration** - Integration of revised fire stair egress arrangements along Farr Street including gated security and landscape interface coordination
- **Acoustic Coordination** - Detailed coordination of façade systems, glazing and balcony interfaces in response to acoustic attenuation requirements



Design Refinements

Building B



Building B has undergone significant refinement as part of the S4.55 process in response to detailed design development, operational planning and integration of apartments redistributed from Buildings D and G following the Conditions of Consent modifications. The revised scheme increases the overall Building B apartment yield from 414 to 420 apartments, including an additional three Build-to-Rent apartments and three co-living apartments, while maintaining consistency with the approved built form and residential amenity objectives.

The refinements focus on strengthening activation, movement and operational integration across Hardware Lane, Warehouse Place and Timberyards Commons. Key changes include refinement of the Big Steps and associated seating elements, integration of the public lift and new bridge connection, relocation of facilities management to a more prominent frontage along Hardware Lane and improved back-of-house circulation between basement levels, loading dock and waste areas. Communal spaces at both street and rooftop levels have also been refined with input from Flack Studio, including additional everyday-use spaces along Hardware Lane, stronger communal interfaces to Warehouse Place and more defined rooftop communal programmes and spatial arrangements.

Continued consultant coordination has refined plant and servicing requirements, reducing the overall extent of plant areas and integrating these elements more cohesively within the building form. The façade composition, material palette and colour strategy have also been refined through detailed prototype testing and shop drawing coordination to strengthen the architectural quality and material consistency of the building.

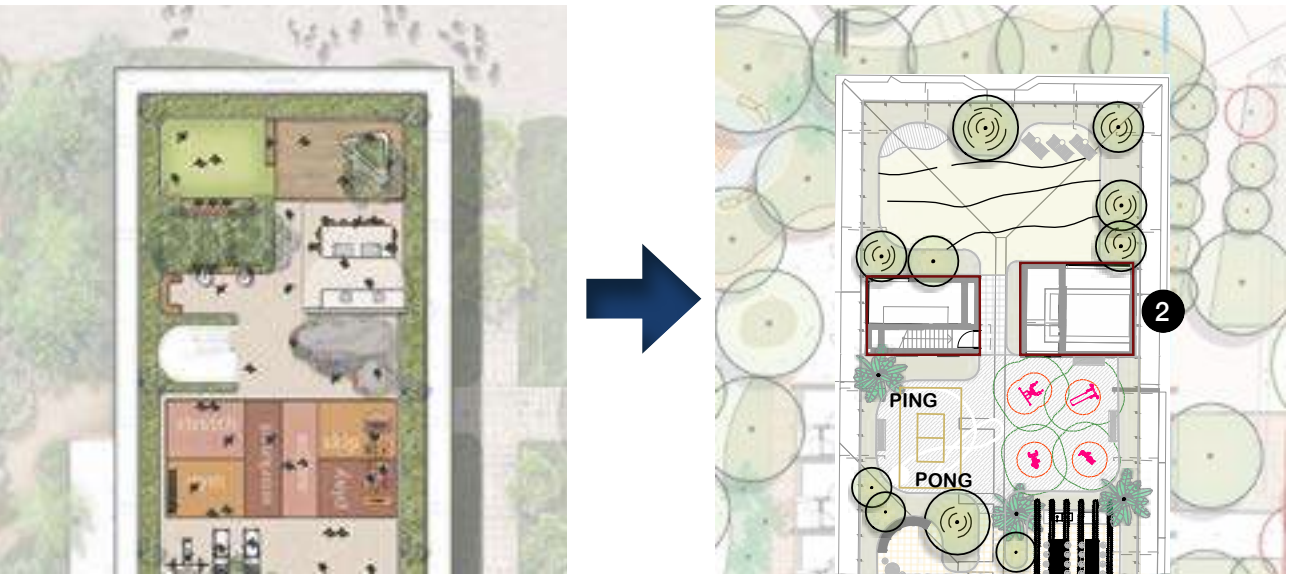


Built Form and Architectural Refinements

- 1 Residential Foyer Entries** - Refinement of the main residential foyers including awnings, street interface, mailbox locations and parcel storage integration
- 2 Roof Form and Plant Integration** - Refinement of rooftop plant extents through OLS coordination. Significant consultant coordination to reduce and refine rooftop plant requirements and integrate services within the building form. Enclosures to B1 firestairs, lift core and mechanical shafts on the Level 9 landscaped roof have been design developed with sloped roof forms to reduce visual bulk and better integrate within the architectural form
- 3 Façade and Material Refinement** - Updates to façade composition, colour palette and material selections including reduction in the extent of green finishes and refinement of masonry and cladding elements were undertaken to the residential foyer entry awnings and wall cladding, as well as ground floor 'Terrace' apartment entries along Mitchell Street



Approved SSDA - DA-210-201_Mitchell Street_North East Elevation



Approved SSDA - DA-110-090_ Level 09

S4.55 Submission - DA-110-090_ Level 09



S4.55 Submission - DA-210-201_Mitchell Street_North East Elevation

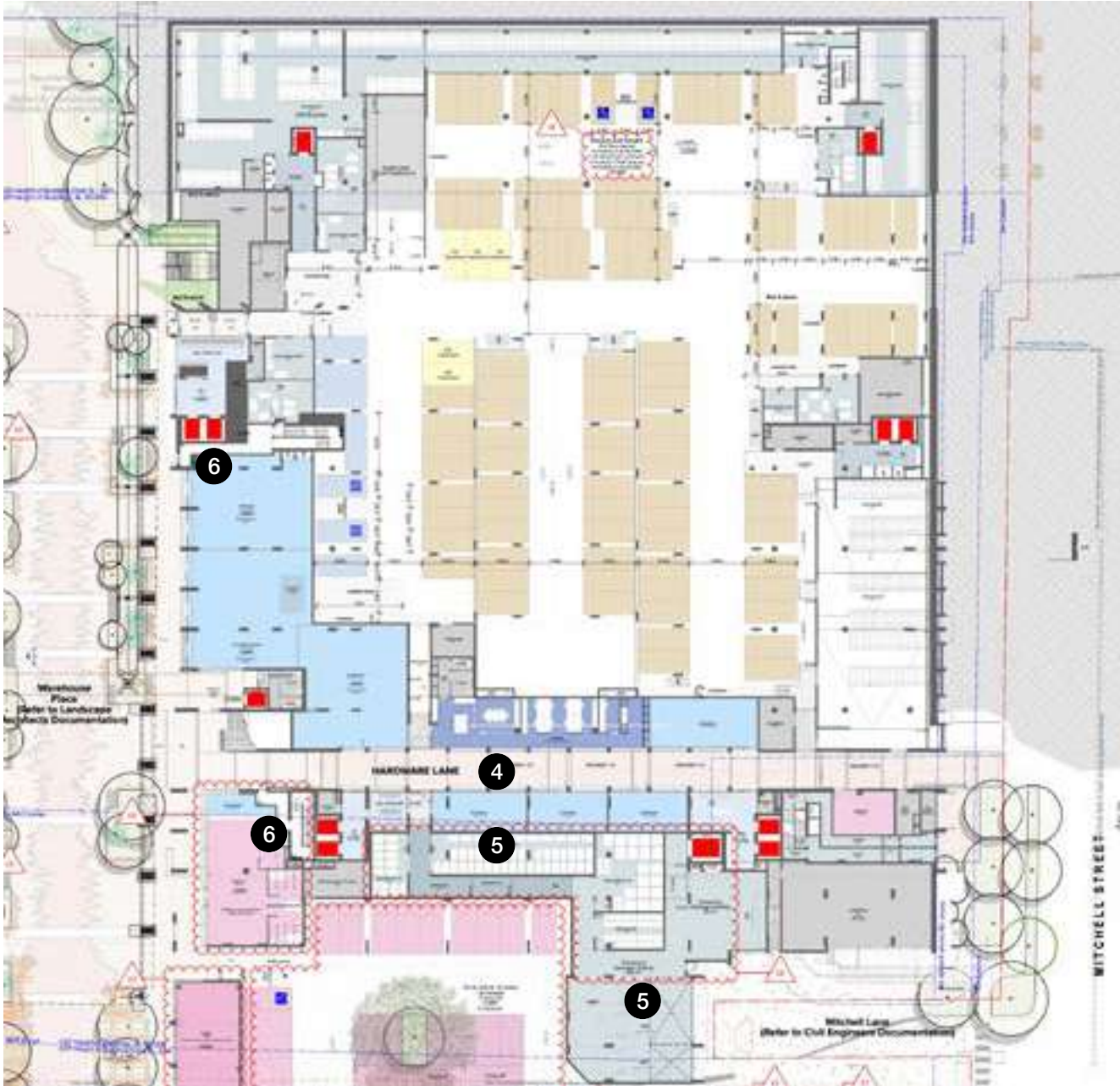
Planning and Residential Amenity Refinements

4 Hardware Lane Activation - the refinements focus on strengthening the role of Hardware Lane as an active, visible and integrated interface for the wider precinct. This includes the relocation and reconfiguration of offices, facilities management areas, waste and garbage holding rooms, and bump-in rooms to improve frontage quality, reduce inactive edges and provide better residential experience as an integral through-site link from Mitchell Street to Warehouse Place. The proposal also has a communal workshop and resident amenity spaces along Hardware Lane to support activation and everyday use. The design development of the Big Steps, associated seating elements, public lift foyer and bridge connection supports improved accessible movement and public connectivity between Warehouse Place and Timberyards Commons.

- 5 Basement and Loading Dock Coordination** - Overall refinement of basement planning, loading dock arrangements and back-of-house circulation to improve waste movement, goods handling and bump in/bump out operations
- 6 Fire and Egress Integration** - Refinement of fire stair and egress arrangements across basement, upper ground and communal levels including retail and communal interfaces



Approved SSDA - DA-110-007_ Ground Level - Victoria Road



S4.55 Submission - DA-110-007_ Ground Level - Victoria Road

Built Form and Architectural Refinements

3 Façade and Material Refinement



Approved SSDA - Residential Entries using highlighted 'Park Green'



S4.55 Submission - Residential Entries using highlighted 'Claret'



Approved SSDA - Mitchell Street Terrace apartment entries using highlighted 'Park Green'



S4.55 Submission - Mitchell Street Terrace apartment entries using highlighted 'Claret'

Refinements Summary

Built Form and Architectural Refinements

- Hardware Lane Activation** - Refinement of Hardware Lane interfaces to strengthen activation, visibility and integration of communal, building services and operational uses
- Big Steps and Bridge Interface** - Refinement of the Big Steps, seating elements, public lift foyer and bridge connection linking Warehouse Place and Timberyards Commons
- Façade and Material Refinement** - Updates to façade composition, colour palette and material selections including reduction in the extent of green finishes and refinement of masonry and cladding elements
- Roof Form and Plant Integration** - Refinement of rooftop plant extents, sloped roof forms and OLS coordination to reduce visual bulk and better integrate plant within the architectural form

Planning and Residential Amenity Refinement

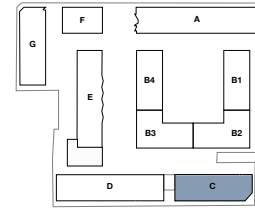
- Apartment Yield and Mix** - Increase in apartment yield from 414 to 420 apartments including an additional three BTR and three co-living apartments relocated from Buildings D and G
- Facilities Management Relocation** - Relocation of facilities management spaces to provide a stronger frontage and improved connection to the residential community
- Residential Foyer Entries** - Refinement of the main residential foyers including awnings, street interface, mailbox locations and parcel storage integration
- Communal Space Refinement** - Updates to communal spaces and Hardware Lane interfaces to improve usability, activation and resident amenity outcomes
- Apartment Planning** - Refinement of apartment planning and apartment mix changes to Levels 9 and 11

Technical Coordination and Building Integration

- Basement and Loading Dock Coordination** - Refinement of basement planning, loading dock arrangements and back-of-house circulation to improve waste movement, goods handling and bump in/bump out operations
- Plant and Services Coordination** - Significant consultant coordination to reduce and refine rooftop plant requirements and integrate services within the building form
- Fire and Egress Integration** - Refinement of fire stair and egress arrangements across basement, upper ground and communal levels including retail and communal interfaces
- OSD and Bridge Interface** - Coordination of the OSD infrastructure zone with revised landscape stair and bridge interface connections at ground and podium levels between Building A and B
- Acoustic and Façade Coordination** - Coordination of façade systems, glazing and plant screening

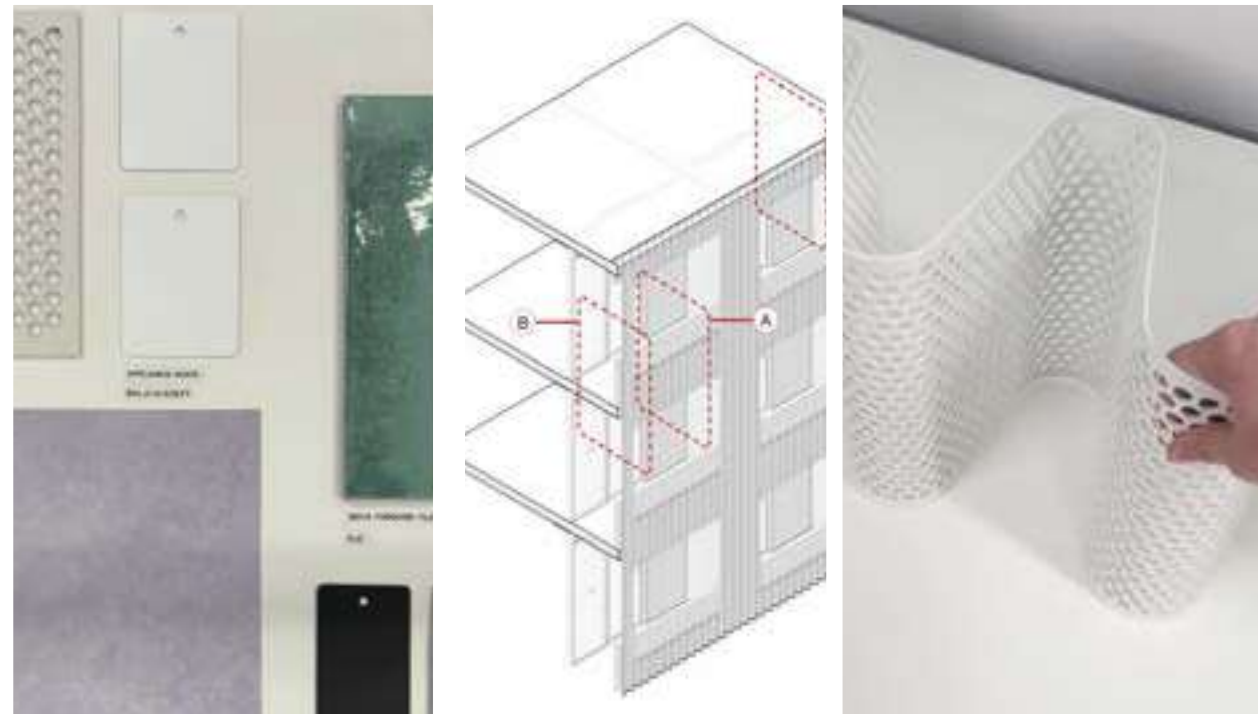


Design Refinements Building C



Building C has been refined through the continued design development of the approved SSDA, with key changes focused on the integration of retail, servicing and residential interfaces together with refinement of the rooftop form and ground plane experience. A significant outcome of the detailed coordination process has been the refinement of the rooftop plant and servicing strategy through extensive collaboration with the consultant team. This has enabled a reduction in the bulk and height of the rooftop form while retaining and strengthening the clarity and legibility of the sawtooth roof expression. The refined roof profile also contributes to reduced overshadowing impacts to adjacent properties along Victoria Road.

At ground level, the loading dock and service areas previously associated with Building C have been relocated and consolidated within the main loading dock adjoining Building B. Vehicle access from Mitchell Street has been retained as per the approved site servicing arrangement. This refinement has enabled the residential foyer to be redesigned with direct access from Victoria Road and integrated within an active through-site link connecting Victoria Road to the Mitchell Street laneway network. Retail planning has also been refined in response to the retail strategy, including a more flexible tenancy arrangement, consistent awning design, integrated back-of-house arrangements and provision of retail WC amenities. Flood management requirements have also informed refinement of the ground floor design to maintain active street-level retail interfaces. Material and façade refinements remain consistent with the approved SSDA character.

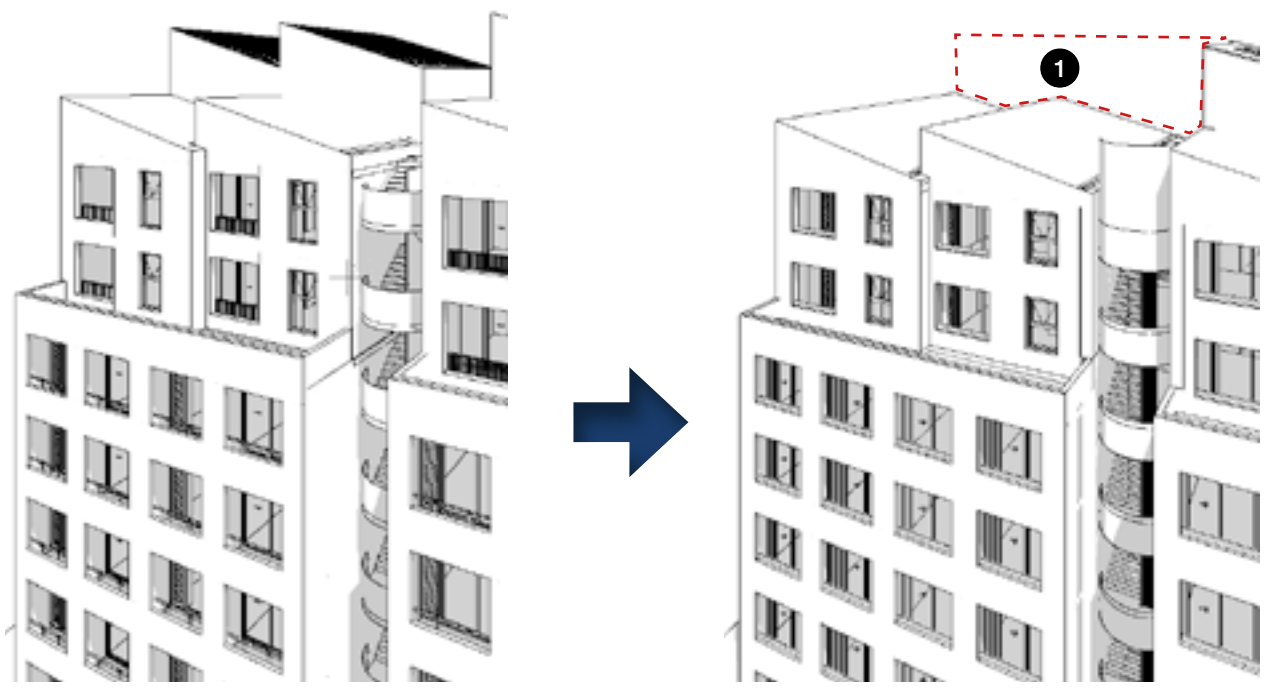


Built Form and Architectural Refinements Building C

- 1 Saw Tooth Roof Form**
The sawtooth roof form of Building C has been rationalised and refined in response to ongoing consultant coordination and plant room efficiency requirements, whilst reducing visual bulk and minimising overshadowing. Additional bulk associated with plant room areas has also been reduced compared to the previous SSDA submission.
- 2 Awnings**
A concrete awning and planter replaces the previously proposed steel awning, extending to connect with the market-style retail canopy and creating a continuous sheltered path of travel. The design has also been refined to respond to the varying conditions around Building C.
- 3 Facade Openings**
The fire stair adjacent to the mid landing has had minor refinements. The opening is retained and enlarged to create a more consistent and integrated facade composition across the remaining elevation, reinforcing the overall architectural character and original design intent of the building.

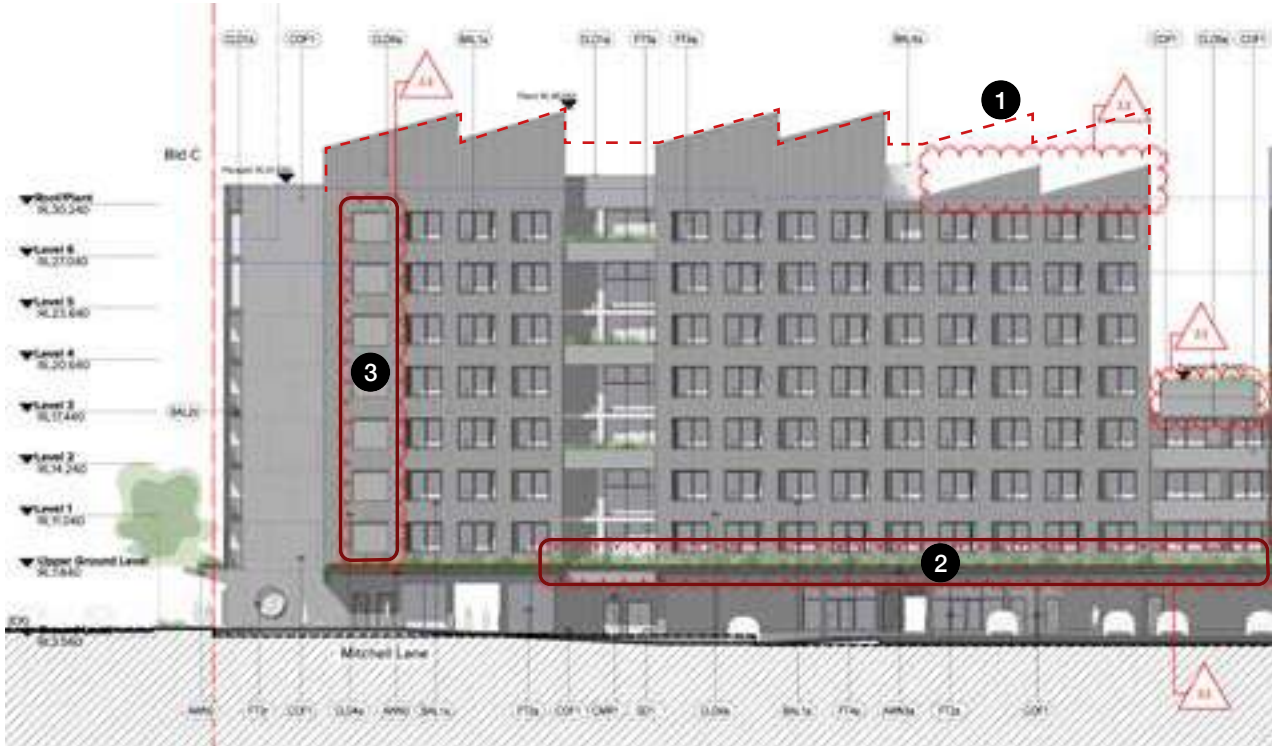


Approved SSDA - DA-220-801_ Commerce Lane North West Elevation



Approved SSDA - Roof profile from Victoria Road

S4.55 Submission - Roof profile from Victoria Road



S4.55 Submission - DA-220-801_ Commerce Lane North West Elevation

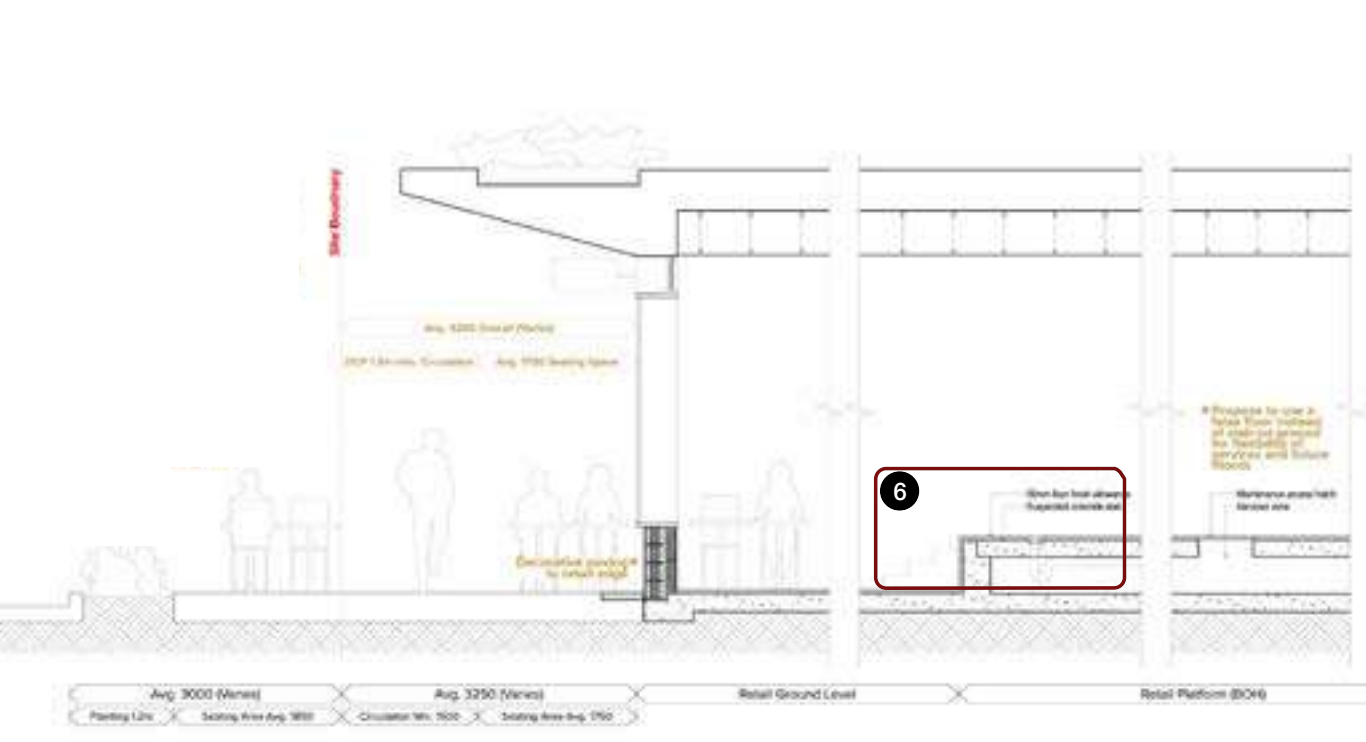
Planning and Residential Amenity Refinements Building C

- 4

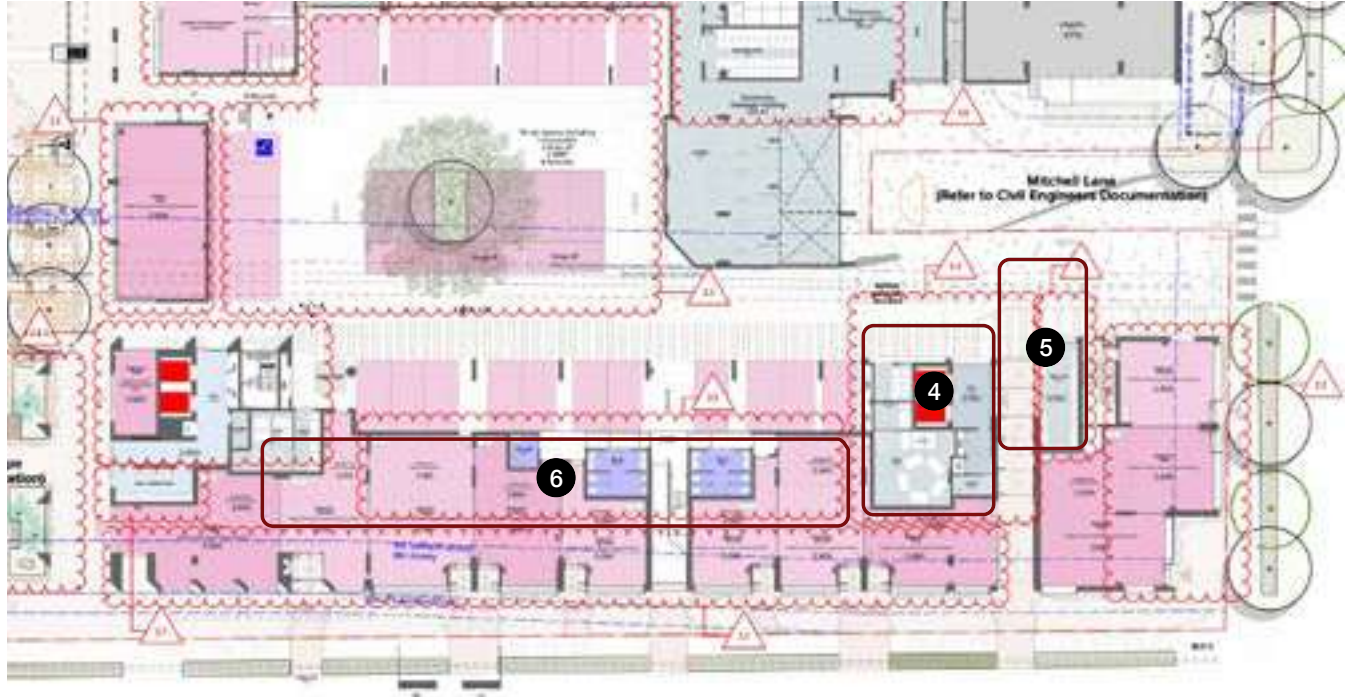
Foyer & Retail Refinements
The C1 lobby area has had minor refinements to provide access via a new through site link, improving flexibility of entry and exit across the site. This also enables a dedicated mail room,
- 5

Loading Dock
The relocation of the Building C loading dock has opened up the ability to create a through site link, as well as accommodate a building specific mailroom in line with the revised site wide mail strategy. Building C dock provisions have been absorbed by Building B.
- 6

Victoria Rd Back of House
Continued consultant advice has driven minor refinements to planning levels throughout the Victoria Road retail, with a strategy established to lift BOH areas above the required flood planning level. These levels now align with the Mitchell Lane carpark entry.



Approved SSDA - DA-110-007_ Ground Level - Victoria Road



S4.55 Submission - DA-110-007_ Ground Level - Victoria Road



Refinements Summary Building C

Built Form and Architectural Refinements

- Sawtooth Roof Refinement** - Reduction in rooftop bulk and height through detailed services coordination while retaining and strengthening the sawtooth roof form
- Continuous Awning Strategy** - Replacement of mixed steel and concrete awnings with a continuous concrete awning and integrated planter design along the northern frontage
- Retail Interface Refinement** - Refinement of retail entries and façade notches to achieve flood protection requirements while maintaining accessibility and design continuity
- North Façade Refinement** - Refinement of the northern façade composition between Buildings C and D

Planning and Residential Amenity Refinement

- Victoria Road Foyer Interface** - Introduction of direct residential foyer access from Victoria Road integrated with the through-site link to Mitchell Street laneway
- Retail Tenancy Planning** - Rationalisation of retail tenancy mix to support flexible small, medium and larger tenancy configurations in response to the retail strategy
- Retail Back-of-House Integration** - Refinement of retail BOH areas including flood protection measures, retail WC amenities and evacuation requirements
- Mail and Parcel Strategy** - Integration of mailboxes and parcel storage adjacent to the residential lobby and through-site link
- Co-Living and Communal Spaces** - Refinement of co-living apartment layouts, balcony interfaces and introduction of additional communal spaces to the northern façade

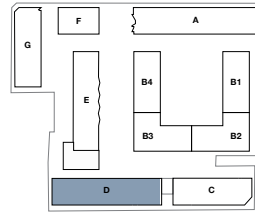
Technical Coordination and Building Integration

- Loading Dock Consolidation** - Relocation of Building C loading dock and GHR functions to the consolidated loading dock adjoining Building B
- OSD Integration** - Introduction and coordination of OSD infrastructure between Buildings C and D including
- Plant and Ventilation Coordination** - Refinement of rooftop plantroom layouts to reduce bulk and better integrate services within the roof form
- Fire and Egress Coordination** - Refinement of internal fire stair arrangements and façade interfaces while retaining overall façade composition
- Bicycle Parking and Basement Coordination** - Relocation of bicycle parking to Building B basement areas to support revised lobby and parcel management arrangements



Design Refinements

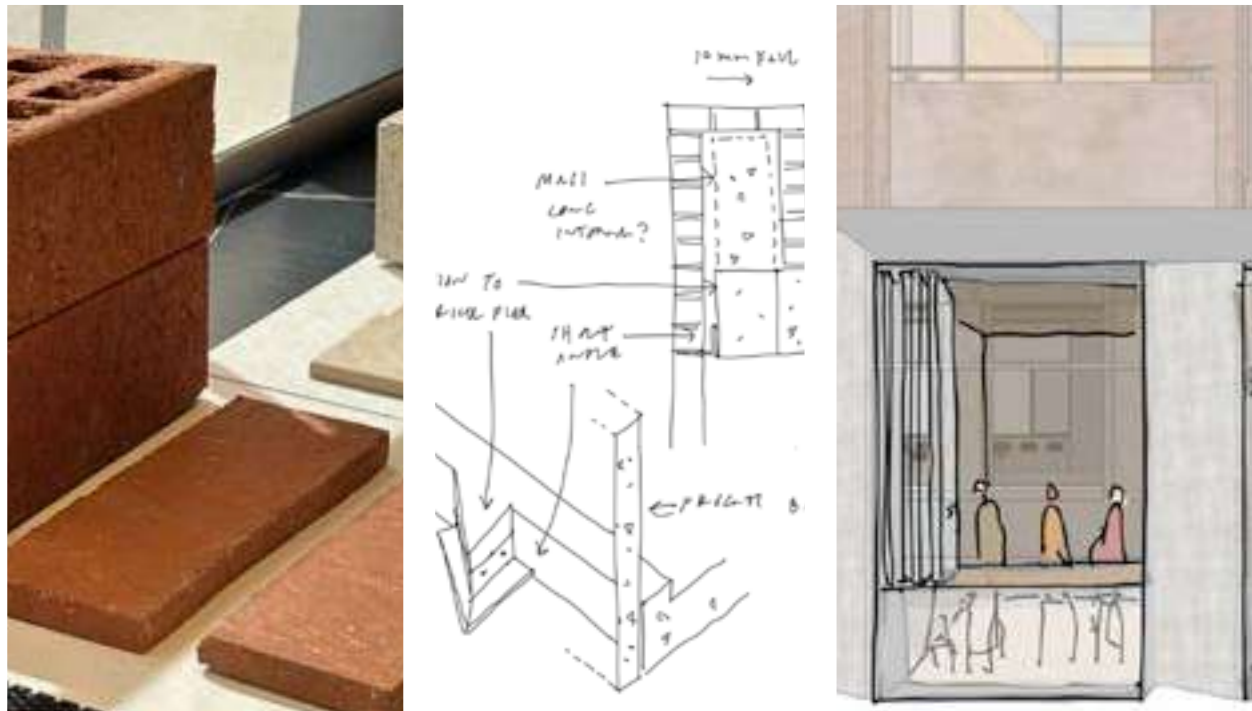
Building D



Building D has been refined in response to the design amendments required under Detailed Design Condition B1, together with continued design development of the approved SSDA scheme. As outlined in Part 2 of this report, the increased setback to the adjoining site at 199 Victoria Road has resulted in significant refinement to the building footprint, ground plane and relationship to Wicks Alley and Warehouse Place. The revised setback has increased the width of Wicks Alley, enabling additional landscaping, planting and opportunities for outdoor retail activation while improving pedestrian movement, openness and visual connectivity through this part of the precinct.

Similar to Building C, the ground plane and retail interfaces of Building D have also been refined in response to the retail strategy and flood management requirements. This includes adjustments to retail entries, thresholds and back-of-house planning to maintain active street-level retail interfaces and avoid a podium-style outcome while achieving the required flood protection levels. The removal of the previously approved Building D Annex and redistribution of these uses within the new Building E Annex has also improved the internal interface and connectivity of Building D to surrounding public domain spaces including Commerce Lane and Warehouse Place.

At ground level, the retail planning and foyer arrangements have been refined to improve activation, tenancy flexibility and the identity of the Warehouse Place gateway interface. Residential foyers within the gateway have been reconfigured to strengthen connection and legibility, alongside the introduction of additional small-format retail tenancies. Increased glazing to the portal interface improves transparency and visual connection to upper-level communal foyers and circulation spaces. Co-living apartment layouts have also been refined to improve functionality and resident amenity outcomes. Minor façade refinements have been undertaken while maintaining consistency with the approved material palette.



Built Form and Architectural Refinements

Building D

- 1 Building D Annex**

Ongoing consultant advice and design development resulted in the Building D annex being removed and merged with the Building E annex, creating a more balanced retail and communal space strategy across the precinct. As a result, the relationship between the body of Building D and the annex has evolved to one that is complementary to the Building E annex, hosting additional retail amenities and EOT facilities adjacent to Building D's ground floor areas.
- 2 Facade Treatments**

The rooftop finish and sawtooth form have been simplified and refined to achieve a cleaner architectural expression whilst maintaining the primary material palette. Minor reductions to the roof form further enhance the clarity and overall articulation. The external communication stair has also been relocated along the facade face due to DPHI conditions.
- 3 Gateway Refinements**

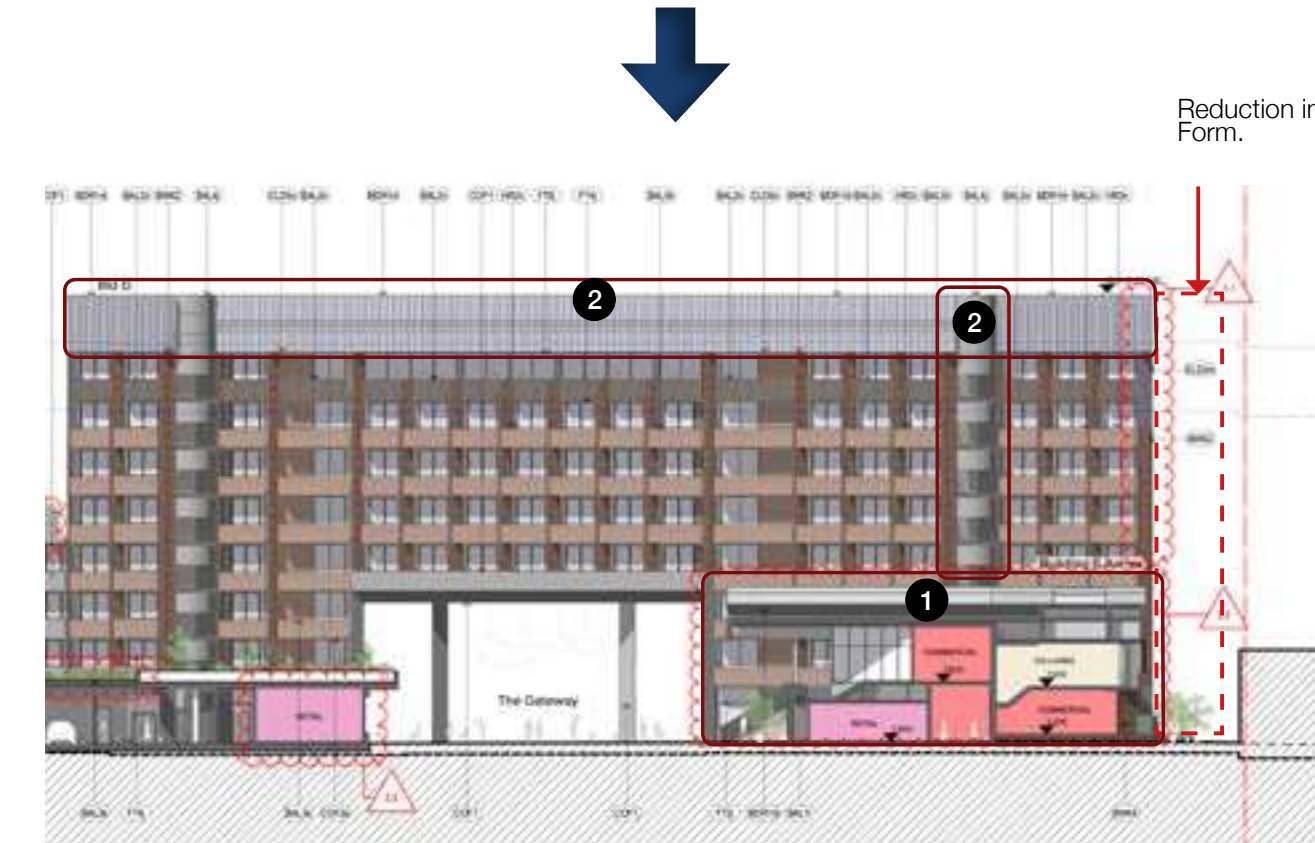
The proposed terrazzo cladding has been replaced with glazing, opening the gateway element to the lift lobby, residential corridors, and communal spaces above. This refinement enhances visual permeability and strengthens connections to the gateway landscape and proposed public art installations, while allowing visual activity within the communal areas to be expressed externally.



Development of Brickwork and Mortar Colours



Approved SSDA - DA-210-801_ Commerce Lane_North West Elevation



S4.55 Submission - DA-210-801_ Commerce Lane_North West Elevation

Reduction in Built Form.

Planning and Residential Amenity Refinements

Building D

4 Foyer & Retail Refinements

Buildings D1 and D2 lobbies have been relocated to the opposite side of the lift core to support the revised retail layout and dual-aspect entries. Mailboxes and parcel shelving have been introduced adjacent to the lobbies, and the D2 fire stair has shifted one bay to accommodate the updated arrangement.



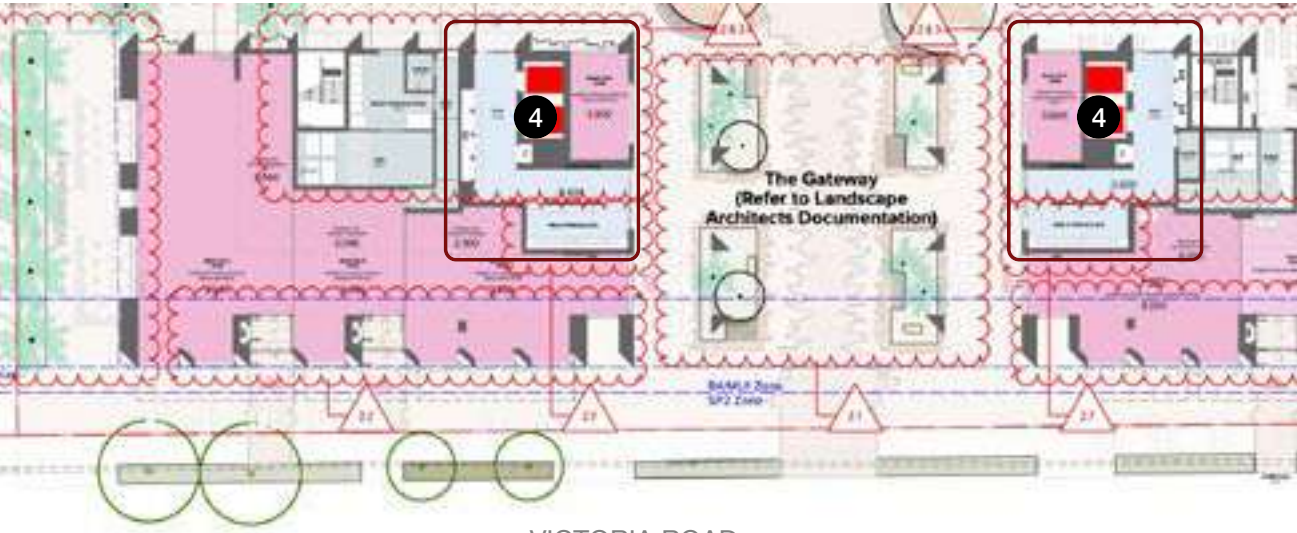
Approved SSDA - Architecture AND Gateway Design Concepts
Terrazzo cladding to side of Gateway



S4.55 Submission - Architecture AND Gateway Design Concepts
Glazing to side of Gateway



Approved SSDA - DA-110-007_ Ground Level - Victoria Road



S4.55 Submission -- DA-110-007_ Ground Level - Victoria Road

Refinements Summary

Building D

Built Form and Architectural Refinements

- **Building D Annex Removal** - Removal of the Building D Annex and consolidation of these uses within Building E Annex to improve openness, connectivity and activation along Commerce Lane and Warehouse Place
- **Wicks Alley Interface** - Increased width of Wicks Alley enabling additional landscaping and outdoor retail activation opportunities
- **Gateway Refinement** - Refinement of the Warehouse Place gateway including replacement of terrazzo cladding with increased glazing to strengthen transparency and visual connection to upper-level communal foyers
- **Rooftop and Façade Refinement** - Simplification of rooftop screening and sawtooth roof interfaces together with minor façade and screening refinements while retaining the approved material palette and architectural character

Planning and Residential Amenity Refinement

- **Retail Entry Refinement** - Adjustment and relocation of retail entries to achieve flood protection and accessibility requirements while maintaining activation and design continuity
- **Ground Floor Foyers** - Reconfiguration of residential foyers to improve identity, legibility and strengthen their relationship to Warehouse Place
- **Retail Strategy Integration** - Introduction of additional small-format retail tenancies and refinement of tenancy planning to improve flexibility and activation outcomes
- **Co-Living and Communal Spaces** - Refinement of co-living apartment layouts, communal indoor rooms, communal balconies and Level 5 terrace arrangements to improve resident amenity and functionality

Technical Coordination and Building Integration

- **Flood and BOH Coordination** - Refinement of retail back-of-house planning and flood protection measures including relocation of retail WC amenities to Building E Annex
- **Structural and Core Coordination** - Refinement of ground floor core arrangements including relocation of foyers and fire stair coordination to support active retail frontages





Design Refinements

Building E Annex

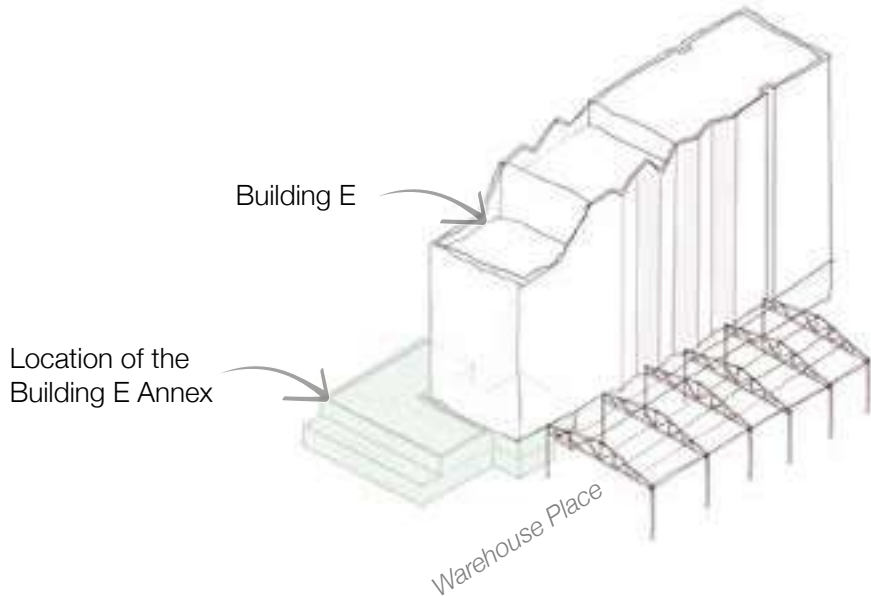


The Annex has evolved from the approved SSDA scheme where it originally formed part of Building D into a standalone building integrated with Building E. The revised arrangement strengthens the relationship between the Annex and the surrounding public domain network including Warehouse Place, Commerce Lane and Wicks Alley. Through continued design development, detailed retail strategy review and the amendments arising from the Conditions of Consent to Building D, the Annex was reconsidered as a more active and connected building element with a broader role supporting a diversity of retail and commercial uses together with greater housing diversity to complement the Timberyards precinct.

The Annex adopts a two-storey industrial warehouse-inspired character with a strong civic presence to Warehouse Place. Grandstand seating and integrated steps create an active public interface and take advantage of mid-day solar access, while the sawtooth roof form provides weather protection and reinforces the architectural language of the precinct. Materials and finishes remain consistent with the broader precinct palette including masonry, metal cladding and industrial colour references, with yellow highlights used to identify key circulation and activation elements.

The inclusion of six work-live apartments within the Annex reinforces the creative and small-scale commercial character associated with Marrickville, activating Wicks Alley and providing adaptable spaces for independent businesses and live-work opportunities. The increased 6 metre setback to Building D has enabled Wicks Alley to play a more active role within the precinct, strengthening connections between Victoria Road, the work-live apartments and Warehouse Place. The new bridge connection and public lift integrated within the Annex further strengthen pedestrian connectivity between Victoria Road, Farr Street Pocket Park and Timberyards Commons.

The Annex also consolidates a range of ancillary precinct facilities including retail and commercial WC amenities, bicycle parking, changerooms, parent facilities and integrated stormwater infrastructure including OSD storage as part of the broader precinct stormwater strategy.



The Design Framework

Building E Annex

Project Objectives



Authenticity

Embracing Marrickville's eclectic charm, the proposal aims to reflect a harmonious tension between the intentional and the incidental, the raw and playful, the functional eclecticism mirrors the ad hoc composition of the surrounding urban fabric to ensure the built form is as diverse and vibrant as the community it serves.



Thresholds and Layers

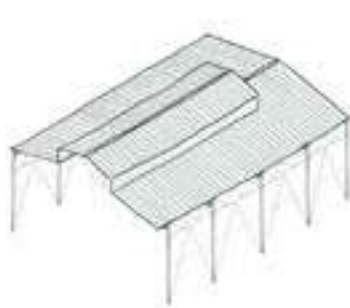
Carefully layering public, communal, and private spaces to enhance amenity and encourage interaction. Emphasising shifts in spatial and visual connectivity for fully accessible "hidden gems" to activate open spaces, curating layered views that highlight overlapping neighbourhood character and ensuring comfort amidst the urban bustle.



Hyperlocal

Celebrating local craftsmanship and community identity through the integration of locally made materials, salvaged remnants, site-specific fabrications and public art. Inviting public engagement through creative industries fostering a sense of ownership and custodianship.

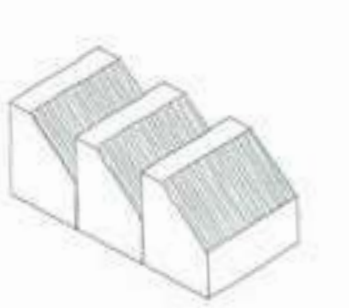
The Marrickville Archetypes



Big Roofs



Expressed Structure



Efficiency of Repetition



Functional Aesthetic

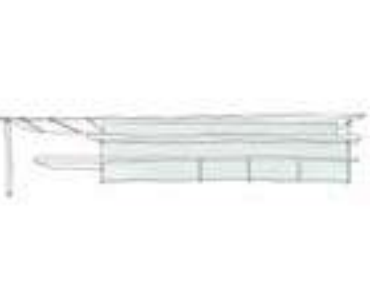
The Annex Principles



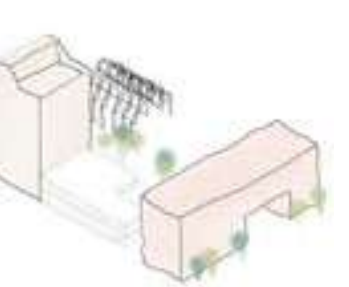
Own Identity
(Stand alone, but connected)



Connects to Warehouse Place

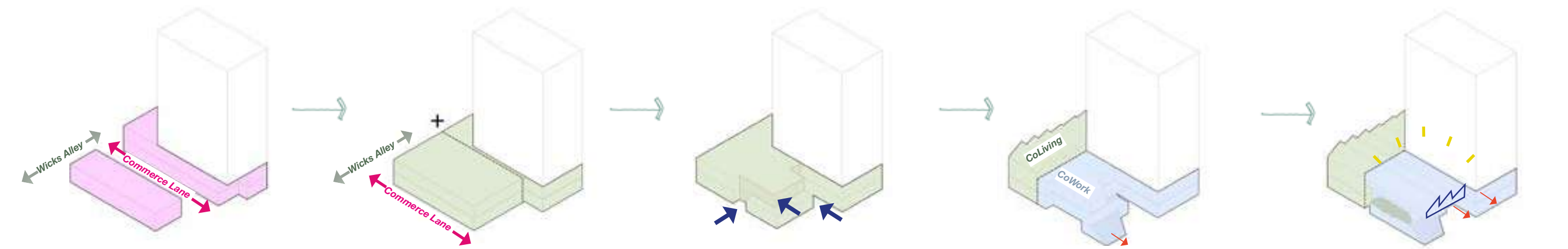


Low Rise



Lightweight
(Perceived lightness between structures)

Key Design Moves
Building E Annex



Approved SSDA
Building D & E Annex

Building D & E Annex combine to create a large 'E Annex'

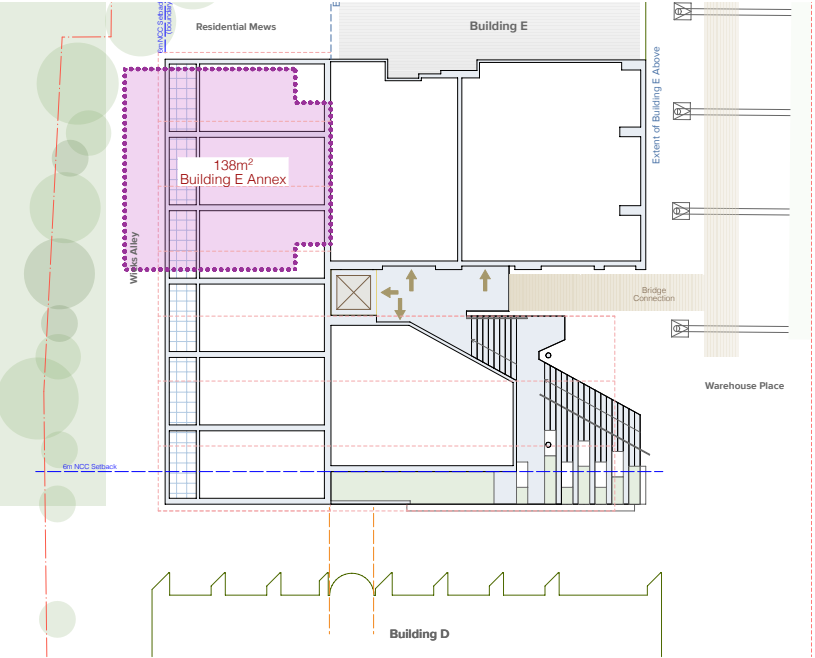
Initial building articulation to accomodate setbacks and public domain strategies

Division between Commercial & Co-Living/Work. Sawtooth roofs with varying pitches to create dynamic elevation.

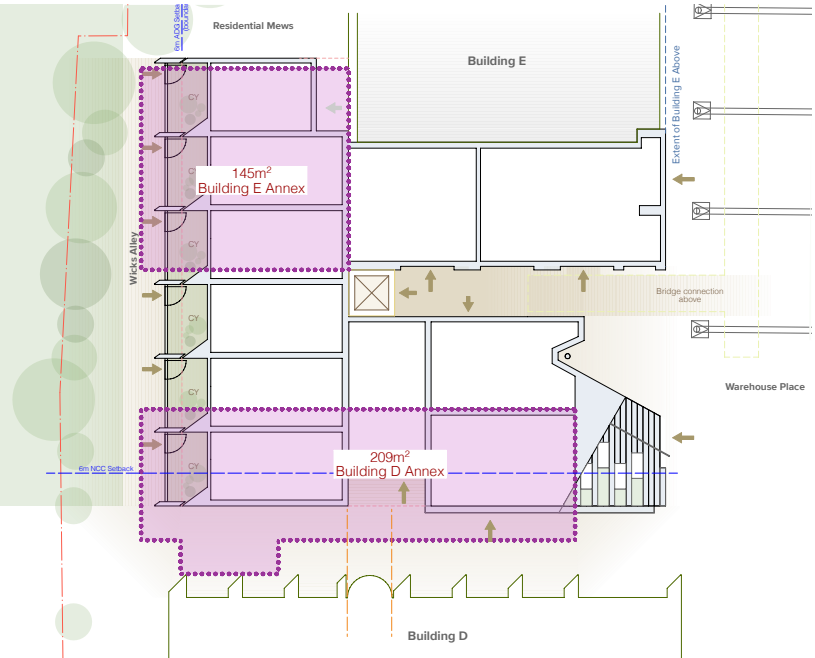
Addition of Public Domain 'Big Steps' to create activation of commercial area and respond to site 'Gateway'

S4.55 Submission
Extension of sawtooth form at the rear to create a 'Big Roof' Pavillion over public domain steps

SSDA Comparisson
Building E Annex



Footprint of approved SSDA E-Annex compared to proposed E-Annex - Upper Ground floor



Footprint of approved SSDA D & E Annex compared to proposed E-Annex - Ground floor



SSDA Commerce Lane
(View from Gateway)



S4.55 Commerce Lane
(View from Gateway)



SSDA Commerce Lane
(View from Wicks Alley)



S4.55 Commerce Lane
(View from Wicks Alley)

Wicks Alley - Work Studio & Co-Living Units

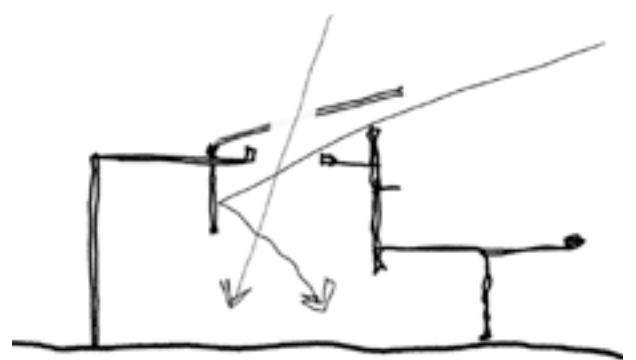
Building E Annex



Co-Living on Upper Ground Floor



Work-studio on Ground Floor



Clerestory glazing for natural light & ventilation

- 1 Roofing System**
Longline 305
Colour to match Colorbond 'Cosmic Metallic'
- 2 Perforated Screen**
Colour to Roof Cladding
'Cosmic Metallic'
- 3 Concrete Off-form**
Exposed concrete
Clear coat finish
- 4 Brick**
Bowral 76
'Murray Grey'
- 5 Entry Gates**
Frames & Baluster - PCF
Colour to match
Colorbond 'Cosmic Metallic'
- 6 Entry Gates**
Circular element - PCF
Colour to match
Le Corbusier 'Le Jaune' /
Bright Yellow
- 7 Door & Window Systems**
Frames - PCF
Colour to match
Interpon 'Flat Matt Monument'



The inclusion of work-live apartments within the Annex reinforces the creative and small-scale commercial character associated with Marrickville

Commerce Lane

Building E Annex

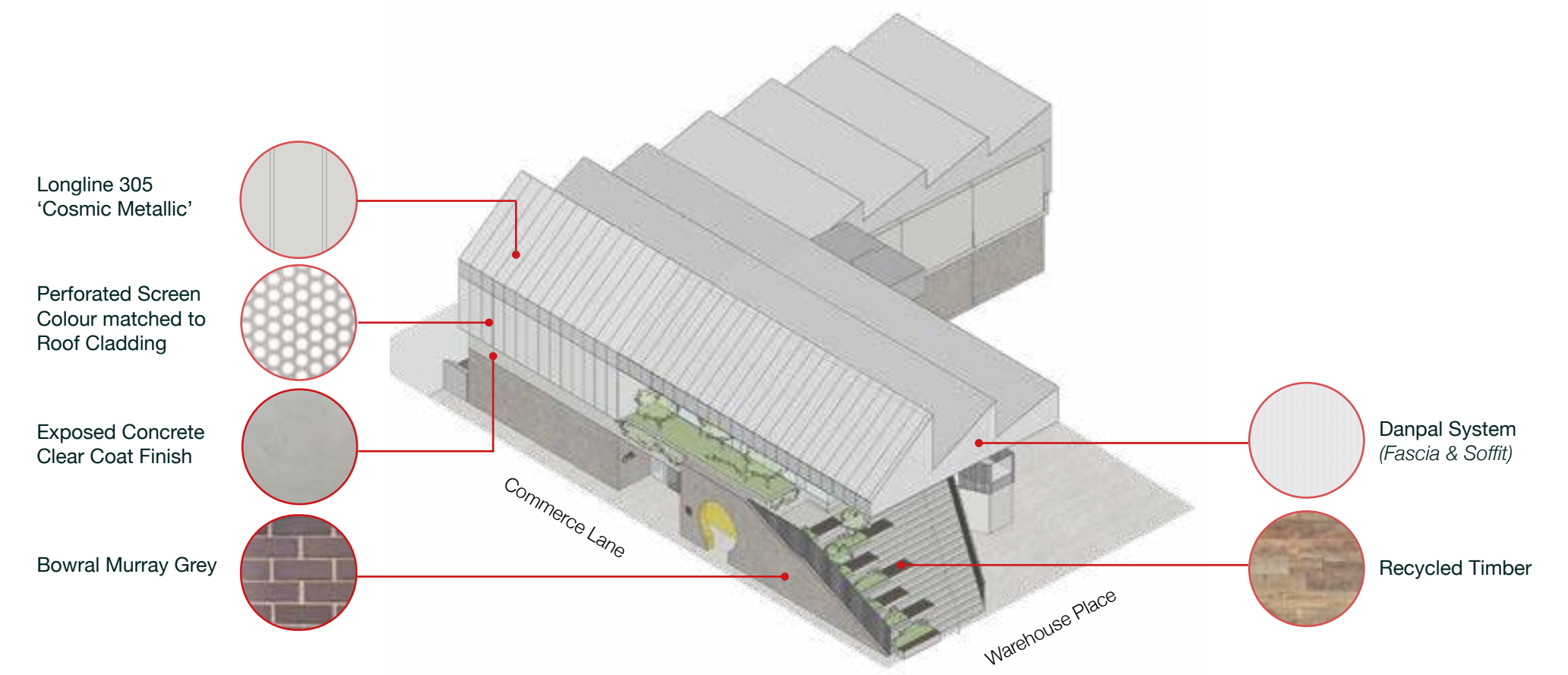
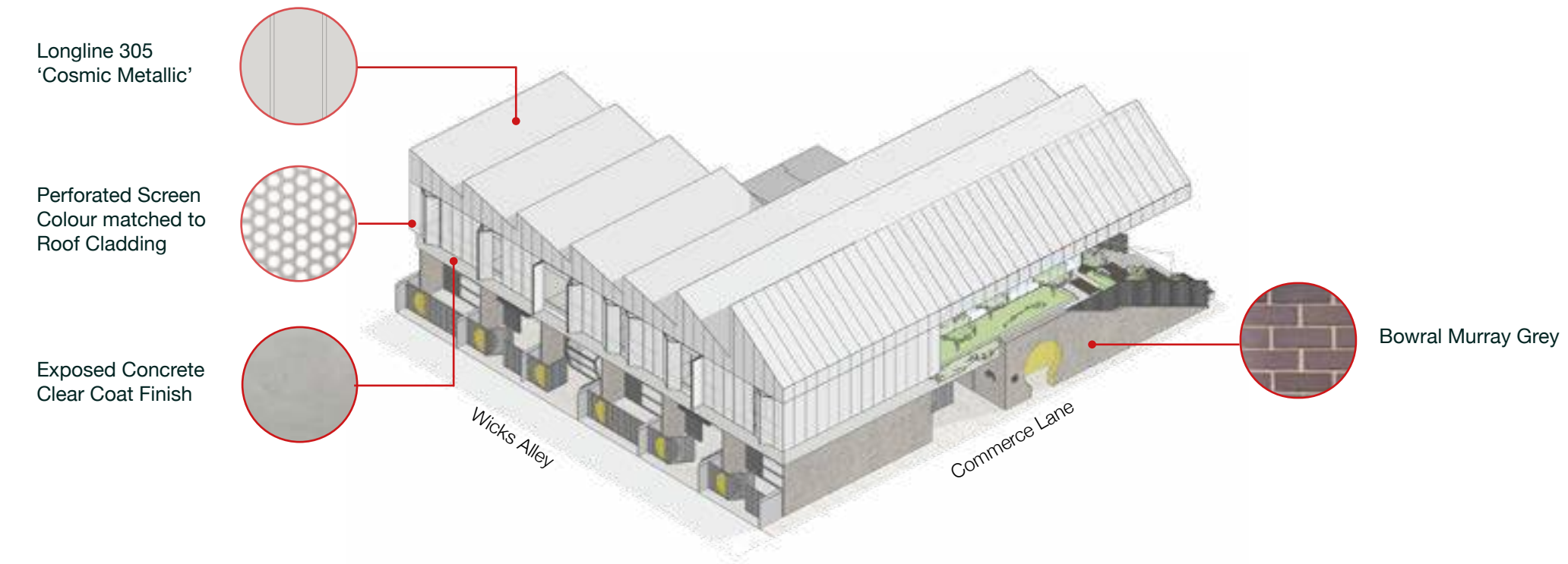


View to E-Annex from Building D



Entry to retail amenities and EOT on Commerce Lane

Materials and finishes remain consistent with the broader precinct palette including masonry, metal cladding and industrial colour references, with yellow highlights used to identify key circulation and activation elements.





Building E Annex -Evening perspective imagery from the Gateway

Refinements Summary

Building E Annex

Built Form and Architectural Refinements

- **Standalone Annex Building** - Refinement of the approved annex into a standalone building element with a distinct role within the precinct activation and movement network
- **Bridge and Public Lift Integration** - Integration of the bridge connection, public lift and grandstand seating within the Annex building
- **Warehouse Character** - Development of a two-storey warehouse style building form with sawtooth roof profile, masonry detailing and industrial material expression
- **Wicks Alley Activation** - Introduction of work-live apartment interfaces to strengthen activation and pedestrian engagement along Wicks Alley
- **Material and Colour Strategy** - Refinement of the material palette including brickwork, metal cladding and industrial colour references with yellow highlights identifying key circulation and activation elements

Planning and Residential Amenity Refinement

- **Work-Live Apartments** - Introduction of six work-live apartments with separate studio/workspace entries and upper-level residential apartments
- **Retail and Commercial Mix** - Provision of up to five retail and commercial tenancies supporting a finer grain and flexible tenancy strategy
- **Public Domain Connectivity** - Improved pedestrian movement and connectivity between Commerce Lane, Warehouse Place, Wicks Alley and the refined upper level Bridge
- **Ancillary Amenities** - Integration of retail and commercial support amenities including WC facilities, bicycle parking, changerooms and parent facilities
- **Apartment Amenity** - Inclusion of clerestory glazing, screened balconies and landscaped interfaces to improve natural light, ventilation, privacy and separation outcomes

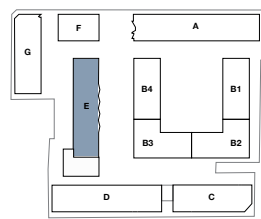
Technical Coordination and Building Integration

- **Building E Integration** - Consolidation of functions previously located within Building D Annex into the revised Building E Annex arrangement
- **Stormwater Integration** - Integration of OSD infrastructure within the roof form as part of the broader precinct stormwater management strategy
- **Services and BOH Coordination** - Integration of retail and commercial servicing, waste and support facilities within the Annex and adjoining precinct operations



Design Refinements

Building E

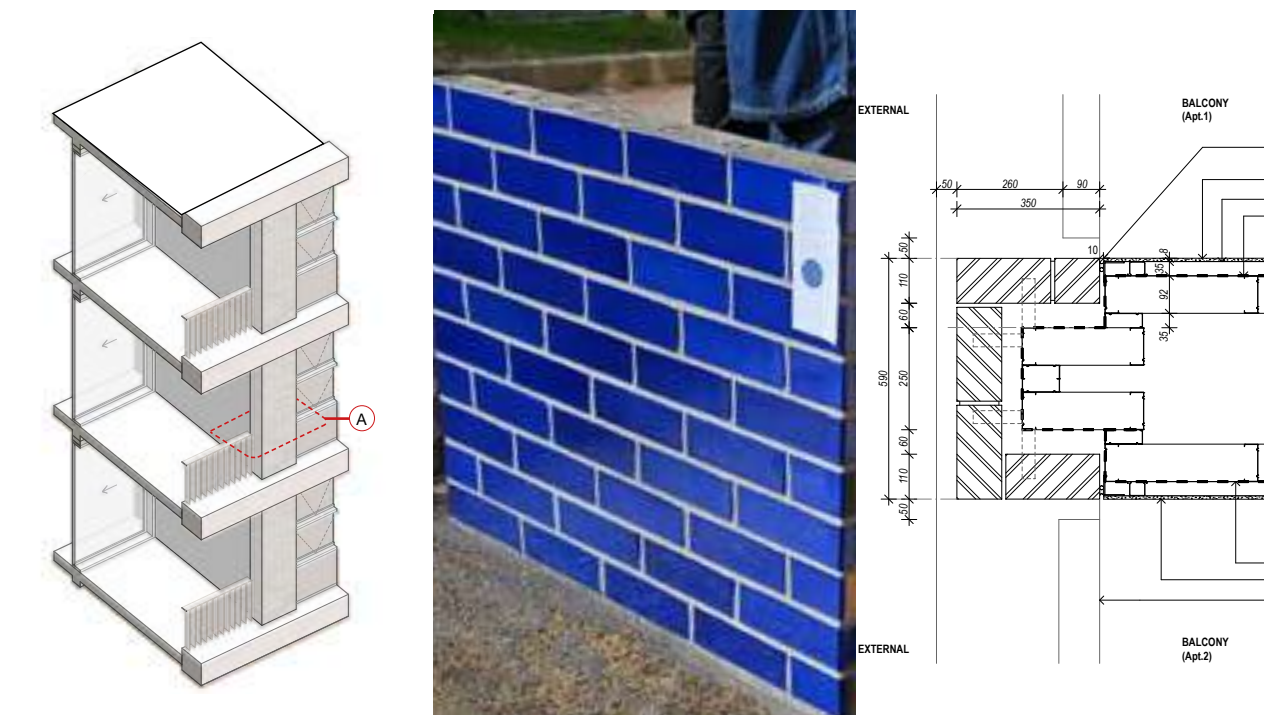


Building E has been refined through continued design development of the approved SSDA scheme together with detailed consultant coordination across architecture, services and operations. The refinements maintain the approved building form and distinctive rooftop profile while improving integration of building services, apartment amenity and operational functionality.

Co-living and Build-to-Rent apartment layouts have been refined to improve functionality, storage integration and resident amenity outcomes. Residential foyers have also been reconfigured to incorporate integrated mail and parcel facilities together with improved coordination of essential services and operational requirements.

The façade and material palette have also evolved through continued prototype testing and detailed façade coordination. The decorative glazed brick colour scheme has been refined from green to a more classic royal blue following further testing of brick samples, finish quality and product availability. This refinement has also informed associated adjustments to window frame colours, awnings and ground plane elements fronting Warehouse Place.

Detailed refinements to the retail and commercial interfaces at the Victoria Road end of Building E are addressed separately within the Building E Annex section of this report.



Built Form and Architectural Refinements

Building E

1 Rooftop Refinements
The rooftop has been refined to balance playfulness with precision. The signature roof profile is retained, whilst plant services are better concealed and integrated. Overhead louvres have been removed and screening refined, reducing visual bulk and resulting in a cleaner roofline that strengthens the building's overall identity.

2 Prototype Material Testing
Façade prototyping has been an ongoing and collaborative process, spanning four testing sessions to refine materiality, colour, finish quality, and constructability. Testing has covered awning sizes and colours, brick types, and joint profiles ensuring design intent is achieved and all stakeholders are aligned before finalisation. These changes can now be seen in colour changes through the ground plane



Approved SSDA - DA-220-301_ Warehouse Place North Elevation

Original Green



Monument & Cobalt Blue



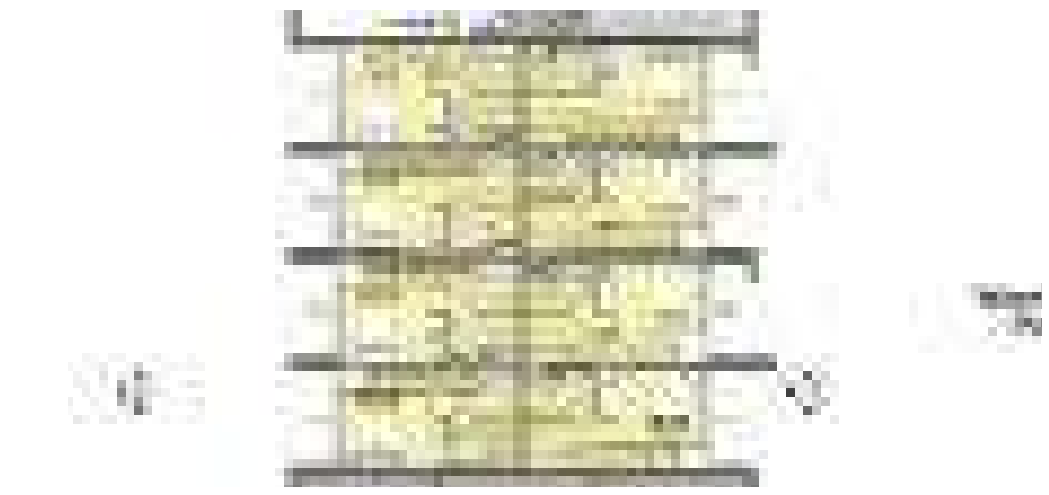
S4.55 Submission - DA-220-301_ Warehouse Place North Elevation

Planning and Residential Amenity Refinements Building E

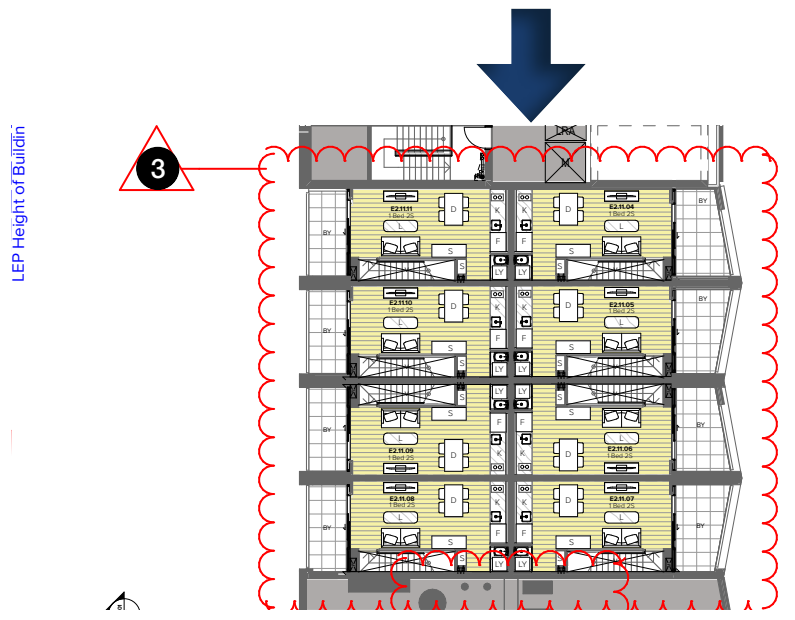
- 3

Apartment Layouts & Balconies
Upper units were developed to increase internal area and provide more useable outdoor space. These units benefit from views towards the CBD as well as out towards the Inner West, providing greater visual amenity. Additional design development has also occurred across other units within Building E.
- 4

Foyer & Ground Plane
Continual design refinement and consultant feedback has shaped the current iteration of E1 Core. An increase in waste rooms, along with the introduction of building specific mail rooms, has driven a change and an overall increase in foyer area. The design now enables usable and activated foyer spaces upon entry.



Approved SSDA - DA-110-120_ Level 12



S4.55 Submission - DA-110-120_ Level 12



Approved SSDA - DA-110-120_ Level 12



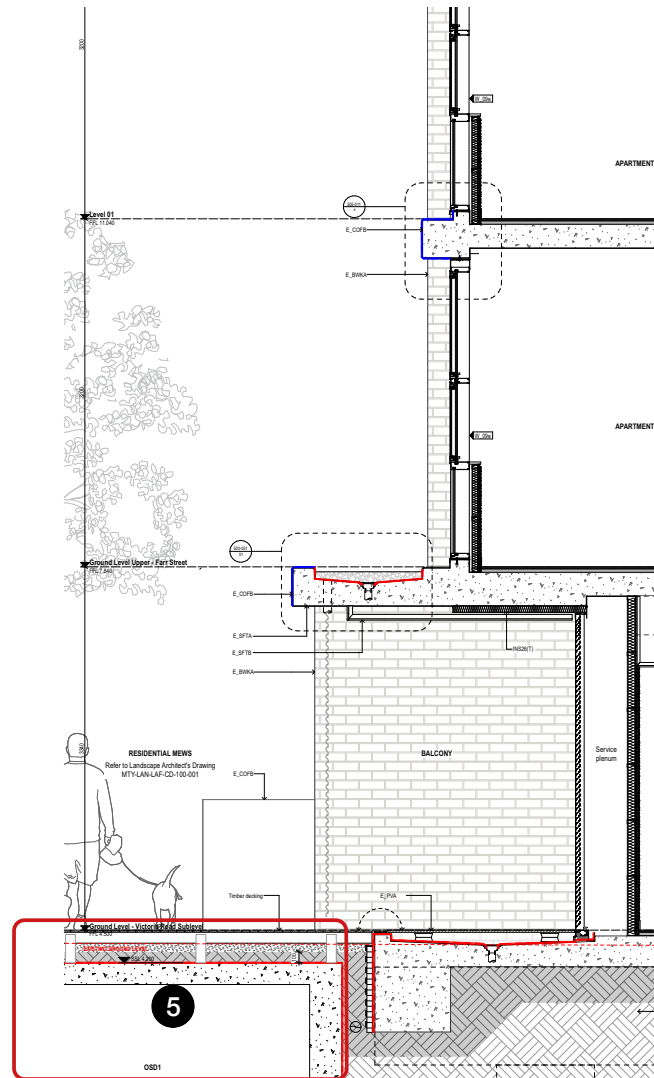
S4.55 Submission - DA-110-120_ Level 12

Technical Coordination Building E

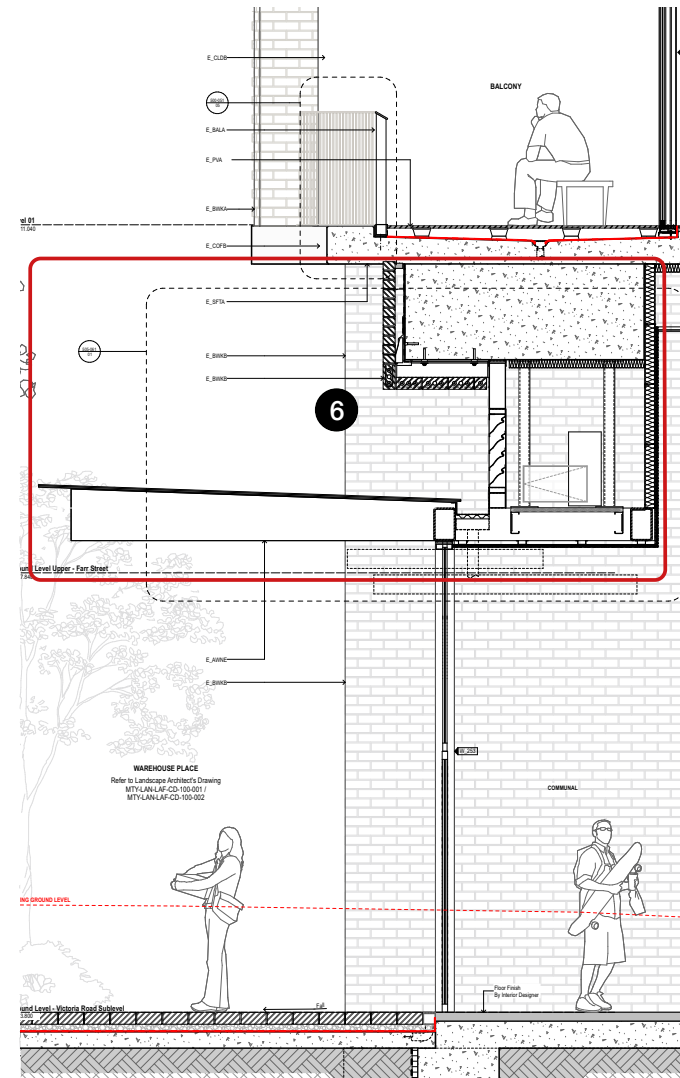
- 5

OSD & Residential Mews
Further technical coordination across the site identified the requirement for additional OSD to be captured for Building E. This has been positioned below the Residential Mews, which has in turn refined and layered the SOU units within this space. The addition of a raised footbridge adds depth to the landscaping through this area, providing a natural separation between the public domain and private space.
- 6

Awnings
Design refinement of the artist studios and glazing compositions allowed for further development of the awnings. Service requirements and structure through this space resulted in continual refinements and proportion changes, whilst ensuring awnings are positioned within the structural bays of the Warehouse Place structure. This has resulted in a more refined and considered creative space.



S4.55 - Section Detail through Residential Mews



S4.55 -Section Detail through Warehouse Place

Refinements Summary Building E

Built Form and Architectural Refinements

- **Rooftop Form Refinement** - Retention and refinement of the playful roof profile with improved intergration and concealment of rooftop plant services
- **Prototype Material Testing** - Continued façade prototyping, colour testing and material coordination to inform materiality, colours, finish quality and constructability
- **Plant Screening Integration** - Removal of overhead louvres and refinement of rooftop screening to reduce visual bulk and improve architectural integration

Planning and Residential Amenity Refinement

- **Apartment Layouts** - Refinement of co-living and Build-to-Rent apartment layouts to improve functionality and resident amenity
- **Residential Foyers** - Introduction of retail amenities including publicly accessible WC facilities associated with the new corner retail tenancy
- **Level 12 Balconies** - Introduction of additional balconies to selected Level 12 apartments to improve amenity and outlook
- **Operational Integration** - Refinement of operational planning and consolidation of servicing requirements within the building layout
- **Ground Plane Coordination** - Continued refinement of the Warehouse Place interface and coordination with the Annex and surrounding public domain spaces

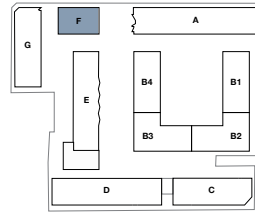
Technical Coordination and Building Integration

- **Service Coordination** - Detailed coordination of plant, services and rooftop infrastructure within the approved roof form composition
- **OSD Integration** - Refinement and coordination of OSD tank locations within the building and precinct stormwater strategy
- **Acoustic and Façade Coordination** - Ongoing coordination of façade systems, glazing and screening in response to acoustic and environmental performance requirements
- **Essential Services Integration** - Integration and refinement of essential services planning within foyer and ground level arrangements



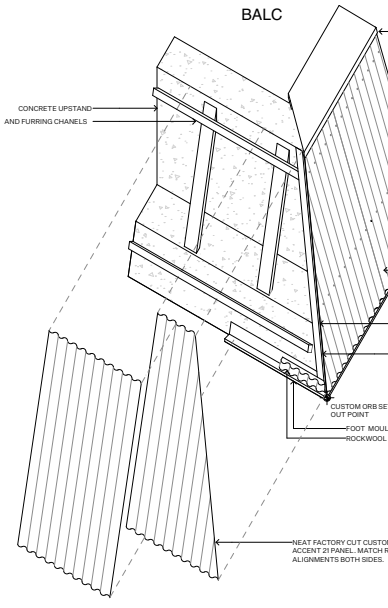
Design Refinements

Building F



Building F has undergone minor refinements focused on improving residential amenity, operational functionality and consistency with the broader precinct character. The overall built form, material palette and architectural language remain consistent with the approved SSDA scheme, with refinements focused on façade detailing, rooftop integration and planning efficiency. Continued material testing and façade prototyping, including brickwork sample testing have confirmed the appropriateness of the approved material strategy.

At ground level, the previously approved retail tenancy adjoining Warehouse Place and Farr Street Pocket Park has been repurposed as a communal space following further retail strategy review. The space has been redesigned with input from Flack Studio. The residential foyer has also been refined through integration of mail and parcel facilities together with improved circulation and planning. Rooftop plant coordination has further refined the roof form and reduced visibility from Farr Street.



Building Form & Architectural Refinements

Building F

- 1 Window Refinements**
Window sizes, configurations & types have been refined across the building in response to 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.
- 2 Plant Room**
The plant room has rotated and been positionned further back from Farr Street. This was to aid in the visual impact from Farr Street and Sydenham Rd. Building services layouts within plant areas have been developed and refined as part of detailed design.



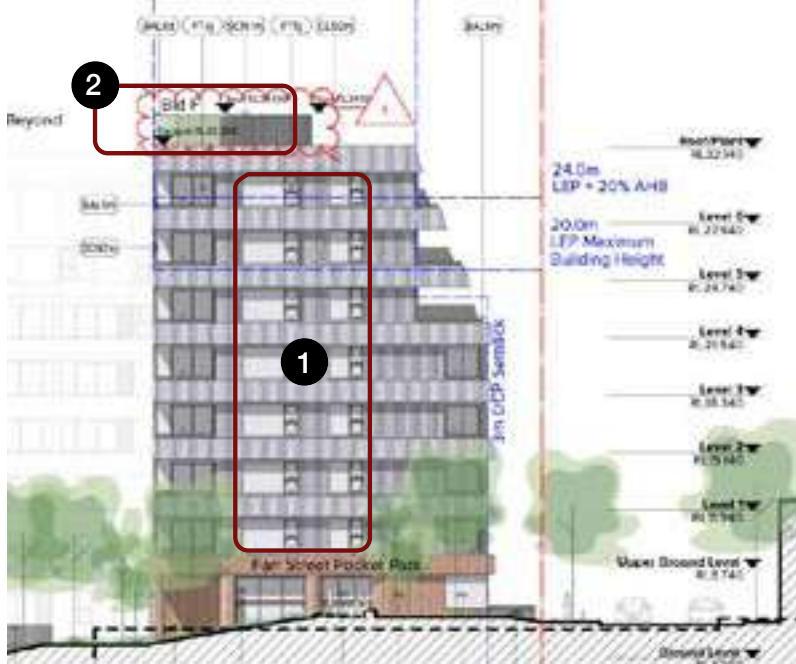
SSDA Submission
Perspective View from the Corner of Farr Street & Sydenham Road



S4.55 Submission
Perspective View from the Corner of Farr Street & Sydenham Road



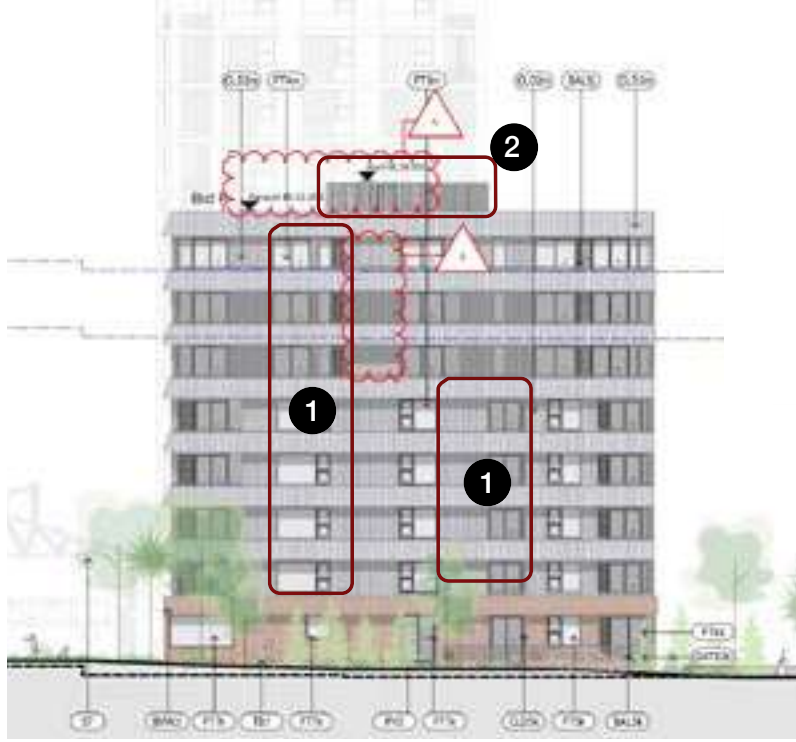
Approved SSDA - DA-220-301_ Warehouse Place North Elevation



S4.55 Submission - DA-220-301_ Warehouse Place North Elevation



Approved SSDA - DA-210-101_ Farr Street_North West Elevation



S4.55 Submission - DA-210-101_ Farr Street_North West Elevation

Planning and Residential Amenity Refinements

Building F

- 3

Minor Apartment Planning Changes

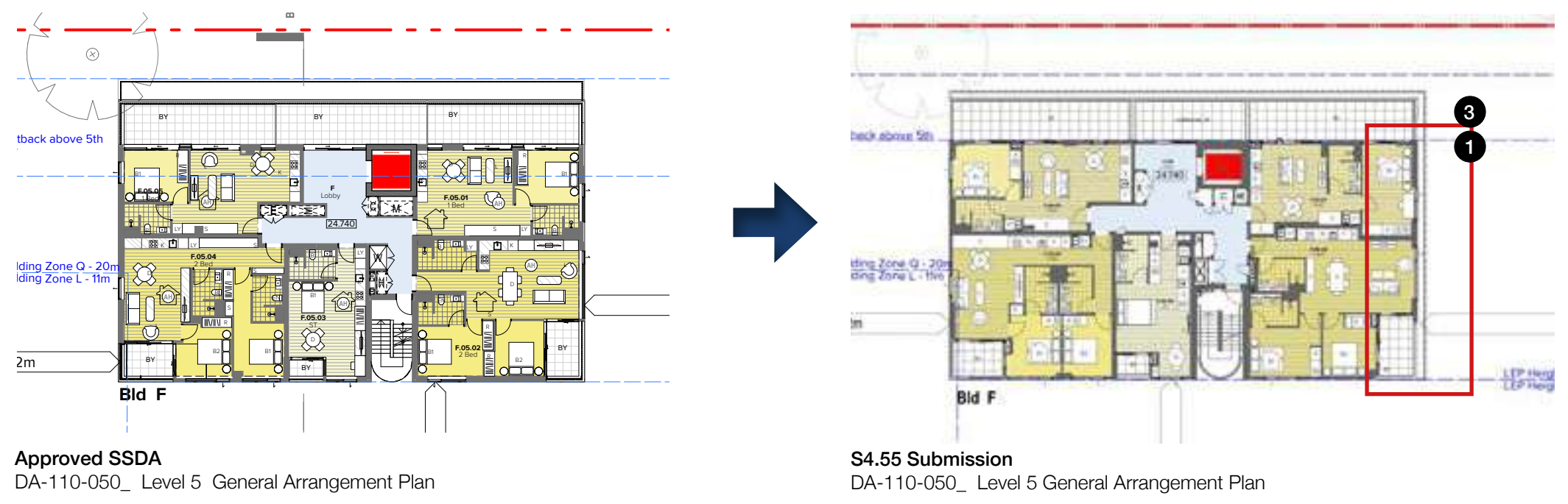
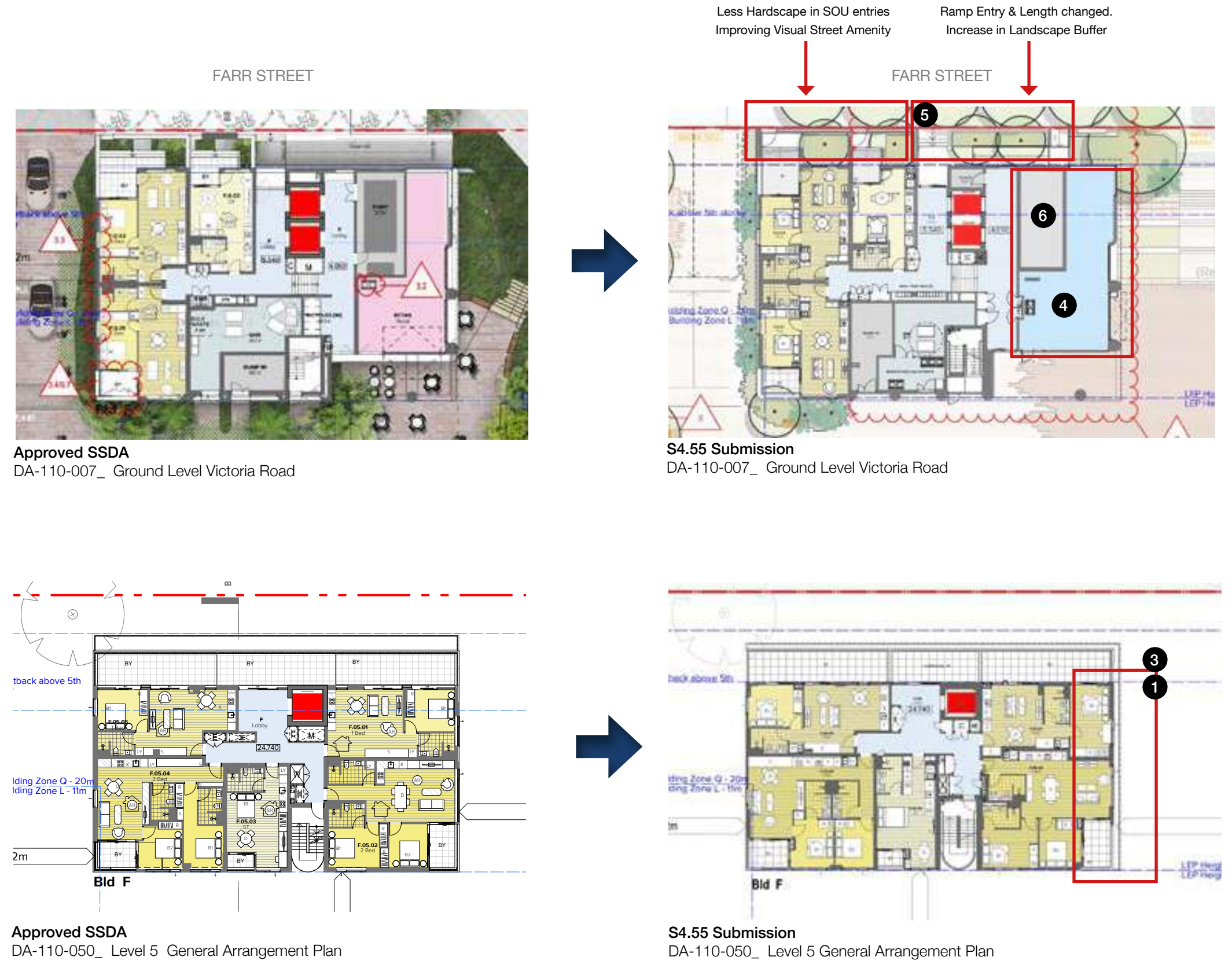
During design development, the Level 4 one bedroom, one bathroom units were replanned to resolve glazing conflicts with wet areas that adversely affected elevation intent. Window positioning and apartment sizes have been adjusted accordingly. More broadly, all apartments in this floor plate type have been reviewed through consultant coordination and design development to improve planning efficiency and services integration.
- 4

Communal Area

Through the ongoing evolution of retail and communal uses across the precinct, the Building F retail space has been converted to a Communal Use Workhub. Designed by FLACK Studio, the space contributes to the site's broader diversity of amenity
- 5

Farr Street SOU/Public Entireties

Through the ongoing evolution of retail and communal uses across the precinct, the Building F retail space has been converted to a Communal Use Workhub. Designed by FLACK Studio, the space contributes to the site's broader diversity of amenity



Technical Coordination

Building F

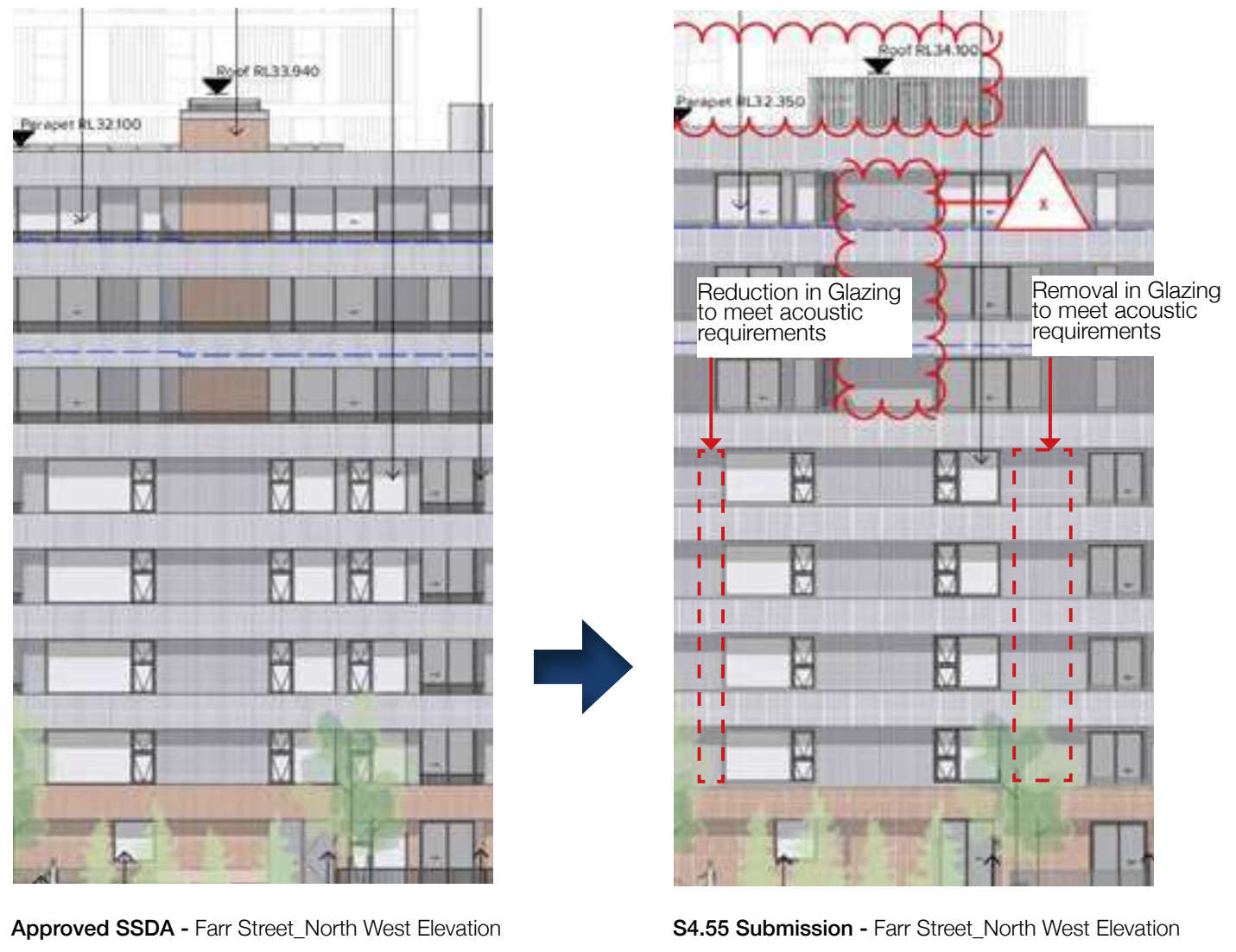
- 6

Addition of OSD

Design development resulted in the removal of the pump room and its replacement with an OSD tank, reflecting the evolving stormwater detention requirements across the site. The consequent spatial change at lower ground level has now contributed to the Precinct Communal Area
- 7

Glazing Reductions

During design development, acoustic analysis identified performance shortfalls in large format glazed areas of Building F as well as genreal glazing proportions relative to facade per unit. Glazing was subsequently reduced to meet the required acoustic standards for the sites location.



Refinements Summary

Building F

- Built Form and Architectural Refinements**

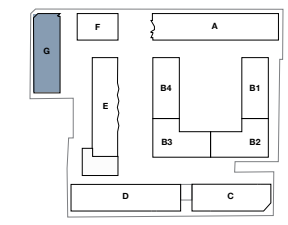
 - Facade Refinement** - Minor refinements to façade composition including adjustments to glazing types and sizes
 - Rooftop Refinement** - Refinement of rooftop plant room size and location to reduce visibility from Farr Street and improve roof form integration
 - Material Prototype Testing** - Continued material testing and brickwork prototyping confirming the approved SSDA material strategy remains appropriate
- Planning and Residential Amenity Refinement**

 - Communal Space Programming** - Refinement of the new communal resident hub with input from Flack Studio to support everyday resident use and gathering
 - Residential Foyers** - Update to foyer layouts including integration of residential mailboxes and parcel storage facilities
 - Apartment Layout Refinement** - Minor apartment planning refinements to improve functionality and amenity outcomes
 - Entry & Circulation Refinement** - Refinement of entry ramp locations and circulation arrangements at ground and lower ground levels
- Technical Coordination and Building Integration**

 - Plant & Service Coordination** - Refinement of rooftop plant room planning and services integration to reduce visual impact and improve efficiency
 - OSD Intergration** -Refinement and coordination of OSD tank locations within the building and broader precinct stormwater strategy
 - Glazing Coordination** - Ongoing coordination of façade systems and glazing arrangements in response to architectural and operational requirements
 - Operational Coordination** -Integration of updated servicing, waste and circulation requirements within the revised ground and lower ground planning

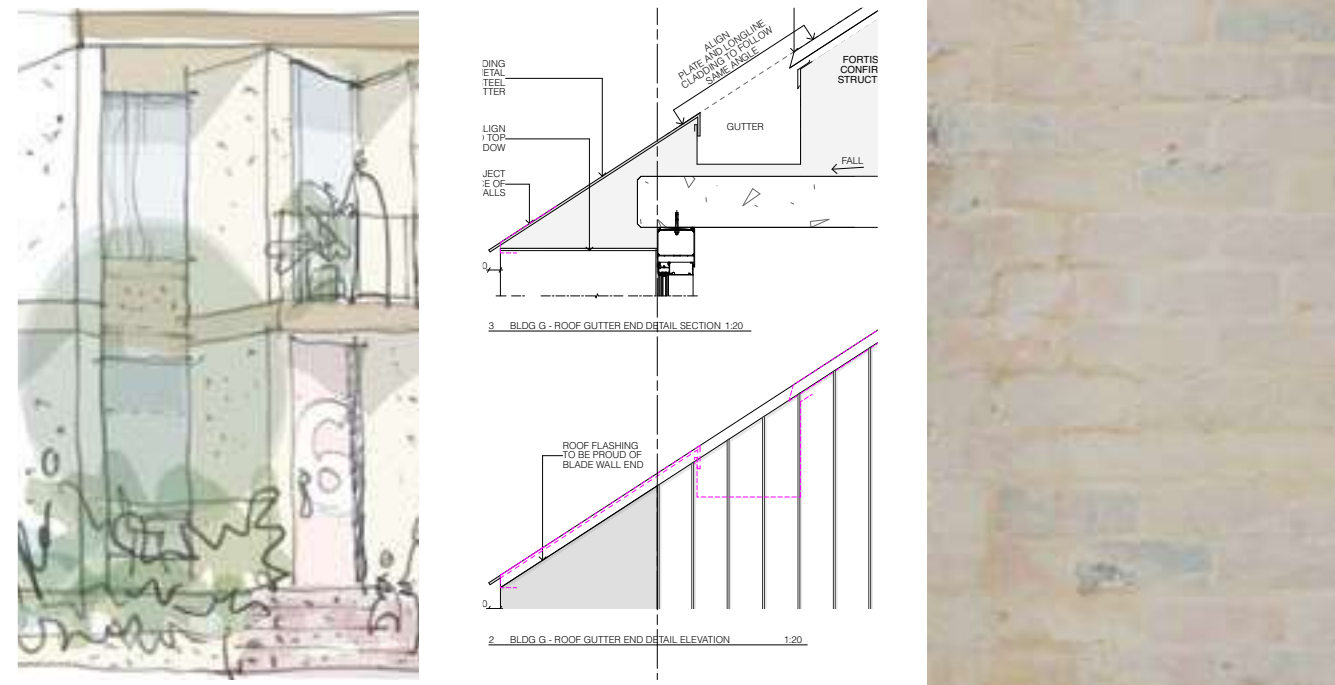


Design Refinements Building G



Building G has been refined in response to the Conditions of Consent requiring increased setbacks to the adjoining site above Level 5, together with continued design development of the approved SSDA scheme. As outlined in Part 2 of this report, the revised setback has resulted in reconfiguration of the upper-level built form, apartment layouts and façade composition while maintaining the approved architectural intent and overall building character. The revised massing also improves solar access and interface outcomes to adjoining properties and future redevelopment sites along Sydenham Road.

Beyond the Conditions of Consent changes, refinements have also been made to the Sydenham Road entries, apartment planning and façade detailing. Residential foyers have been updated to incorporate integrated mail and parcel facilities, while ground floor interfaces and SOU entries along Sydenham Road and Farr Street have been refined to improve privacy, activation and residential amenity outcomes. Continued façade prototyping, material testing and consultant coordination have confirmed the appropriateness of the approved material palette with only minor refinements to brick detailing, glazing and façade articulation required.



Built Form and Architectural Refinements Building G

- 1 Facade Refinements**
Further design development has seen Building G tested thoroughly for minor refinements to facade conditions. A push to eliminate shelf angles has led to the introduction of exposed slab edges in certain conditions throughout the building. A play of composition between concrete and brick can be seen on Farr Street compared to the SSDA submission, as well as other refinements to the upper portion of the building.
- 2 Sydenham Road SOU & Public Entries**
Refinements to entries along Sydenham Road have developed to create a fine balance between public and private thresholds. Ramp and stair positions have been adjusted to suit ongoing design consultant advice. SOUs along Sydenham Road have seen increased landscaping to provide better amenity, along with adjustments to glazing composition to enhance privacy.
- 3 Shuffling of Openings**
Evenly distributed openings have been adopted in the roofline to create a more mirrored facade. These smaller openings allow for more controlled and private open space moments compared to larger balcony openings. The reduction of openings also emphasises the feature roof as a more iconic element of the building.

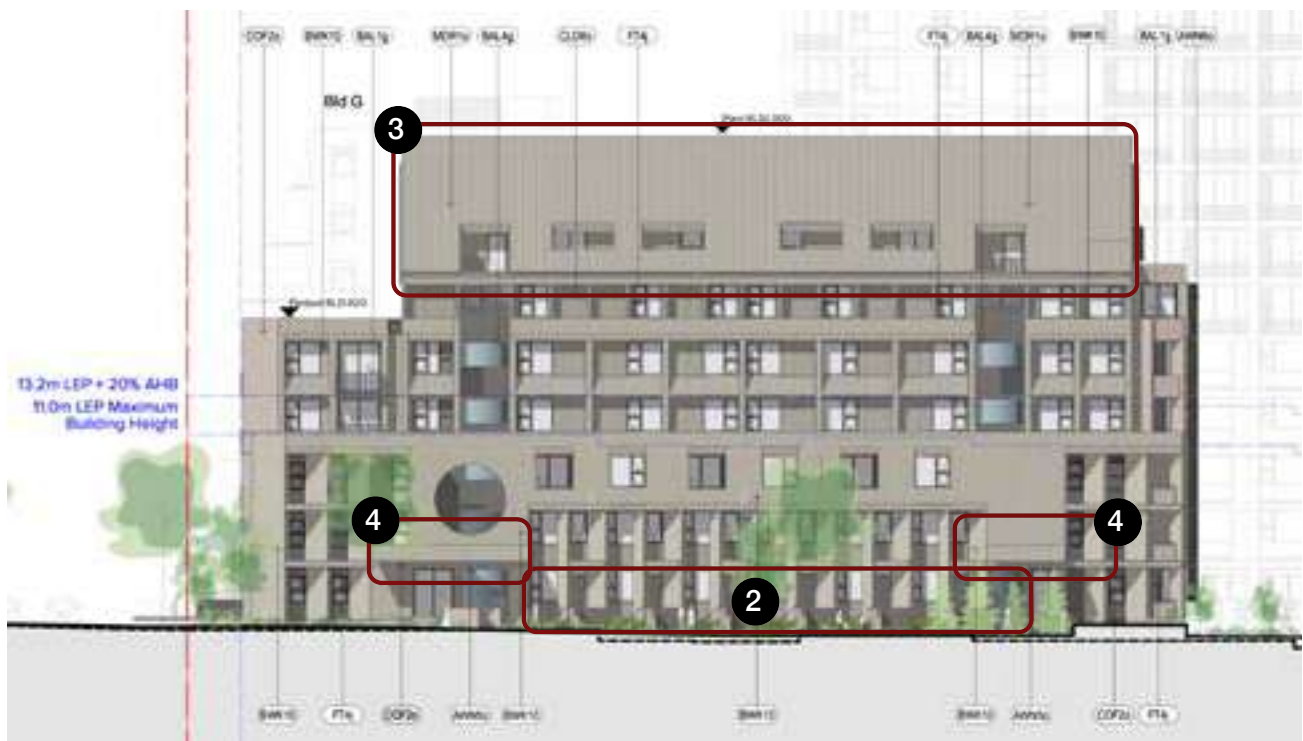


Approved SSDA
DA-210-101_ Farr Street_North West Elevation

S4.55 Submission
DA-210-101_ Farr Street_North West Elevation



Approved SSDA - DA-210-401_ Sydenham Road_South West Elevation



S4.55 Submission - DA-210-401_ Sydenham Road_South West Elevation

Built Form and Architectural Refinements (Cont.)

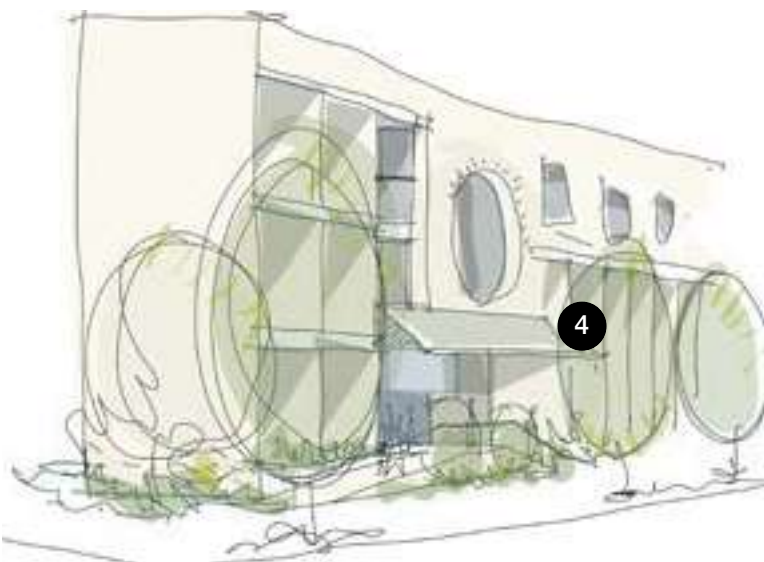
Building G

4 Foyer Entry Awnings

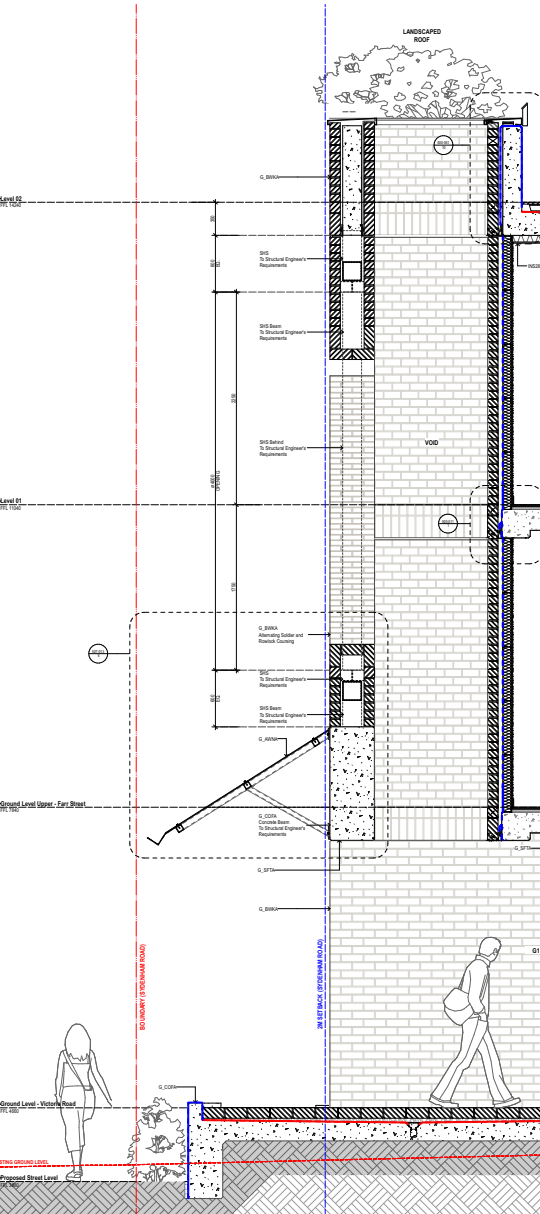
New entry awnings have been added at building entries for weather protection and improved entry legibility. In line with the precinct strategies for climate resilience, generous rain protection has been introduced into the design. The generous awnings provide refuge in inclement weather and are signifiers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



SOU along Sydenham Road
- sketch by Tribe Studio



New entry awnings added at building entries
- sketch by Tribe Studio



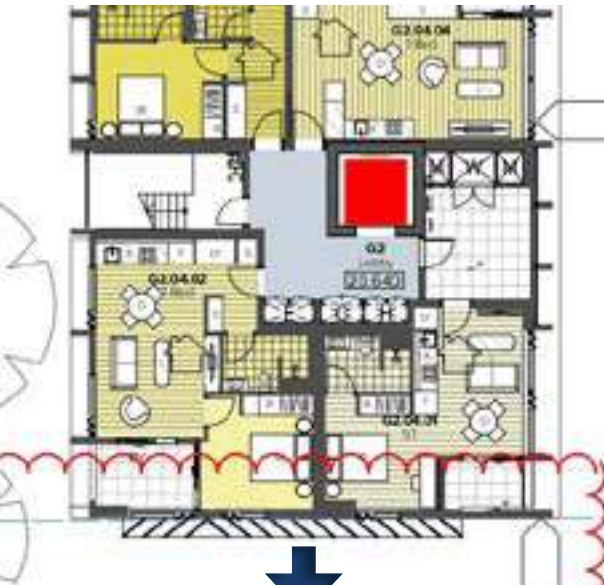
Planning and Residential Amenity Refinements

Building G

5 Planning Refinements

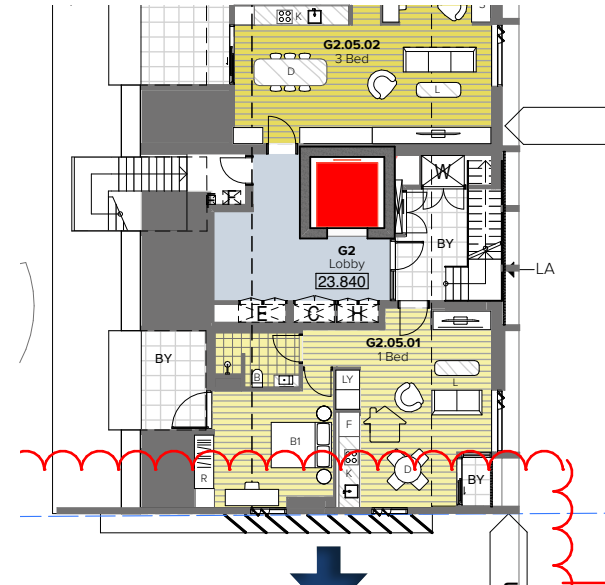
Minor refinements were made across Building G through ongoing design development and consultant advice. Refinements included the setback of requested apartments on Levels 4 and 5, resulting in the conversion of a 1-bedroom to a 2-bedroom, 2-bathroom apartment. These apartments now benefit from multi-aspect views as well as two private open space areas.

Approved SSDA
DA-110-040_ Level 4 Genreal Arrangement Plan



S4.55 Submission
DA-110-040_ Level 4 Genreal Arrangement Plan

Approved SSDA
DA-110-050_ Level 4 Genreal Arrangement Plan



S4.55 Submission
DA-110-050_ Level 4 Genreal Arrangement

Refinements Summary

Building G

Built Form and Architectural Refinements

- **Upper Level Setback Refinement** - Introduction of a 9 metre setback above Level 5 requiring redesign of upper-level built form and façade composition
- **Privacy and Interface Refinement** - Introduction of privacy screens, off-form concrete blade elements and refined façade articulation in response to the revised setback and interface requirements identified through the Conditions of Consent
- **Façade Refinement** - Minor updates to façade articulation including brick set-outs, exposed slab edges and glazing arrangements
- **Farr Street and Sydenham Road Interfaces** - Refinement of façade materials, SOU entries, low walls, mailbox elements and ground floor balcony interfaces to improve privacy, activation and residential character along Farr Street and Sydenham Road
- **Residential Mews Interface** - Additional material and façade refinements along the residential mews frontage

Planning and Residential Amenity Refinement

- **Apartment Yield and Layout Changes** - Refinement of apartment layouts and upper-level planning in response to revised setback requirements
- **Residential Foyers** - Update to foyer layouts including integration of residential mailboxes and parcel storage
- **Waste Management Integration** - Minor updates to waste room planning including integration of FOGO and bulk waste storage areas

Technical Coordination and Building Integration

- **Material and Prototype Testing** - Continued façade prototyping and brickwork sample testing confirming the approved material strategy remains appropriate
- **Glazing Coordination** - Minor refinements to lower ground SOU glazing extents and façade interfaces along Sydenham Road
- **Operational and Services Coordination** - Ongoing coordination of waste, servicing and residential operational requirements within the revised building planning