

2.0

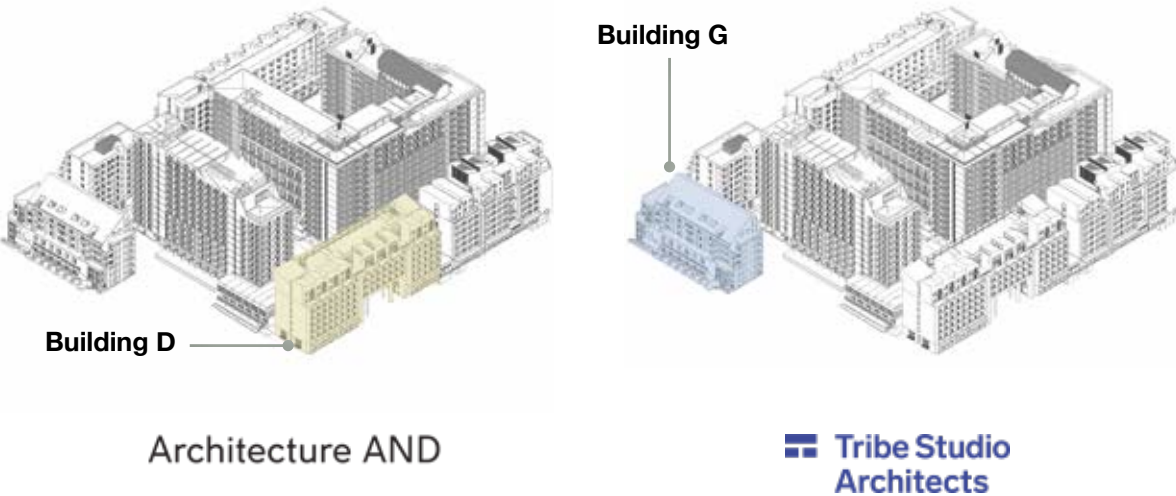
**Response to Design
Conditions of Consent**
THE TIMBERYARDS BY RTL CO.

Introduction

Response to Design Conditions of Consent

Buildings D and G have been amended in response to Detailed Design Conditions B1 and B2. Condition B1 required increased setbacks to Building D adjoining 199 Victoria Road, while Condition B2 required increased setbacks to Levels 5 to 7 of Building G adjoining 119 Sydenham Road.

The design response addresses these requirements through targeted refinement of setbacks and built adjustments while retaining the approved architectural intent and broader precinct design framework. The modifications have been resolved concurrently through integrated architectural, structural and services coordination to ensure the required changes are cohesively integrated. Apartments removed from Buildings D and G as part of these refinements have, in part, been redistributed to Building B to maintain the approved development objectives. Further information regarding associated design refinements and integrated design outcomes is provided in Part 3 -



2.1

Consent Condition B1

Building D

SSD Consent Detailed Design - Condition B1

Prior to the issue of CC6, the Applicant must provide evidence to the Certifier that the revised plans detailing the following revisions have been submitted to and approved by the Planning Secretary:

(a) a minimum boundary setback of 3 metres at the ground floor level of building D to the adjoining property at 199 Victoria Road; and

(b) a minimum boundary setback of 6 metres for levels 1 and above of building D to the adjoining property at 199 Victoria Road.

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

South-Western Side Setback

Condition of Consent B1 required the side setback between the south-western façade of Building D and the neighbouring boundary to be increased to 3m at ground level, and 6m above this. We propose to continue the upper level 6m setback to ground, increasing the width of the new laneway established between Building D and the neighbouring boundary (Wicks Alley). This offers a more generous public realm, with greater opportunities for planting and for outdoor dining from adjacent tenancies, while providing a more resolved and intentional architectural form.

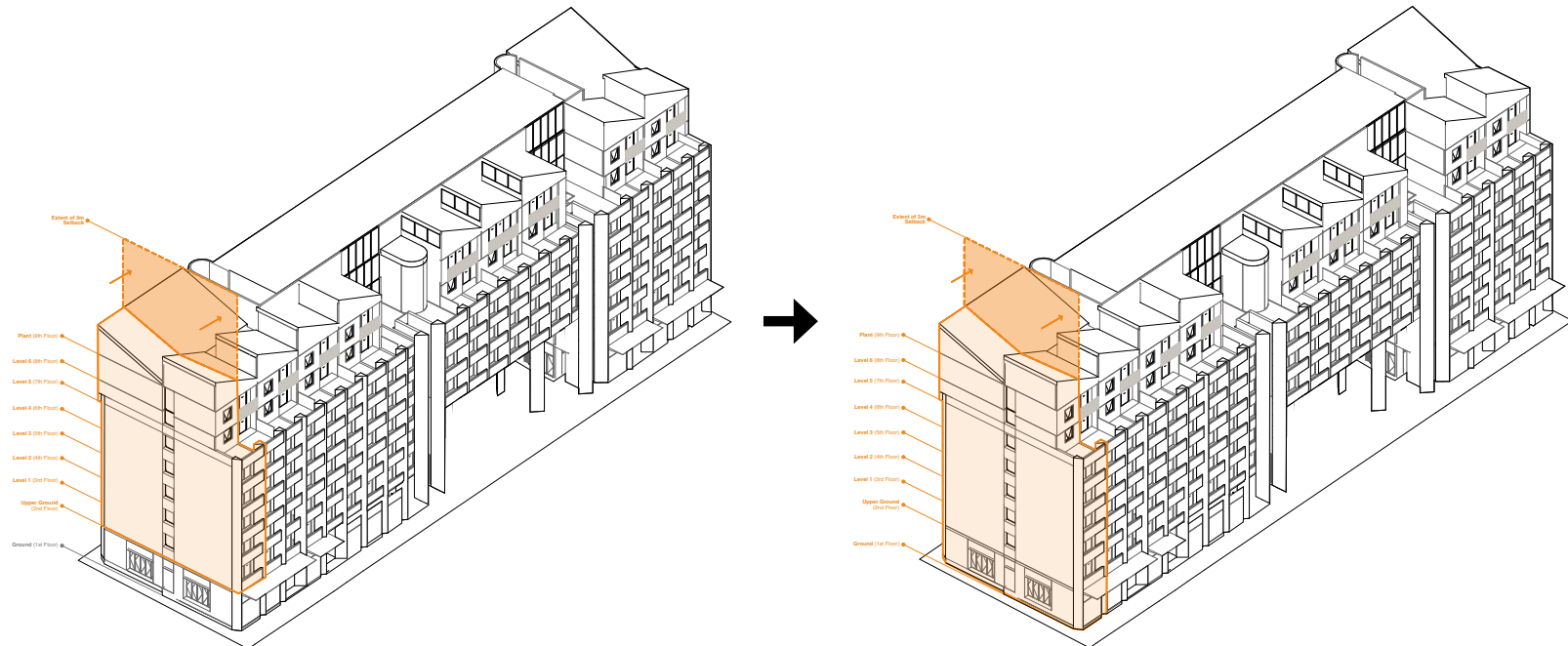
Level 5 and Above

The building is set back and expressed architecturally as metal clad sawtooth roofs, referencing the form of historic Marrickville warehouses. To retain the formal integrity of the proposal established by this key design element, while providing a 6m Setback, the previously approved sawtooth volumes have been shifted north-east, away from the neighbouring boundary. As a result, an external feature stair connecting levels 5 and 6 has been removed to minimise any loss of communal open space at level 5.

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

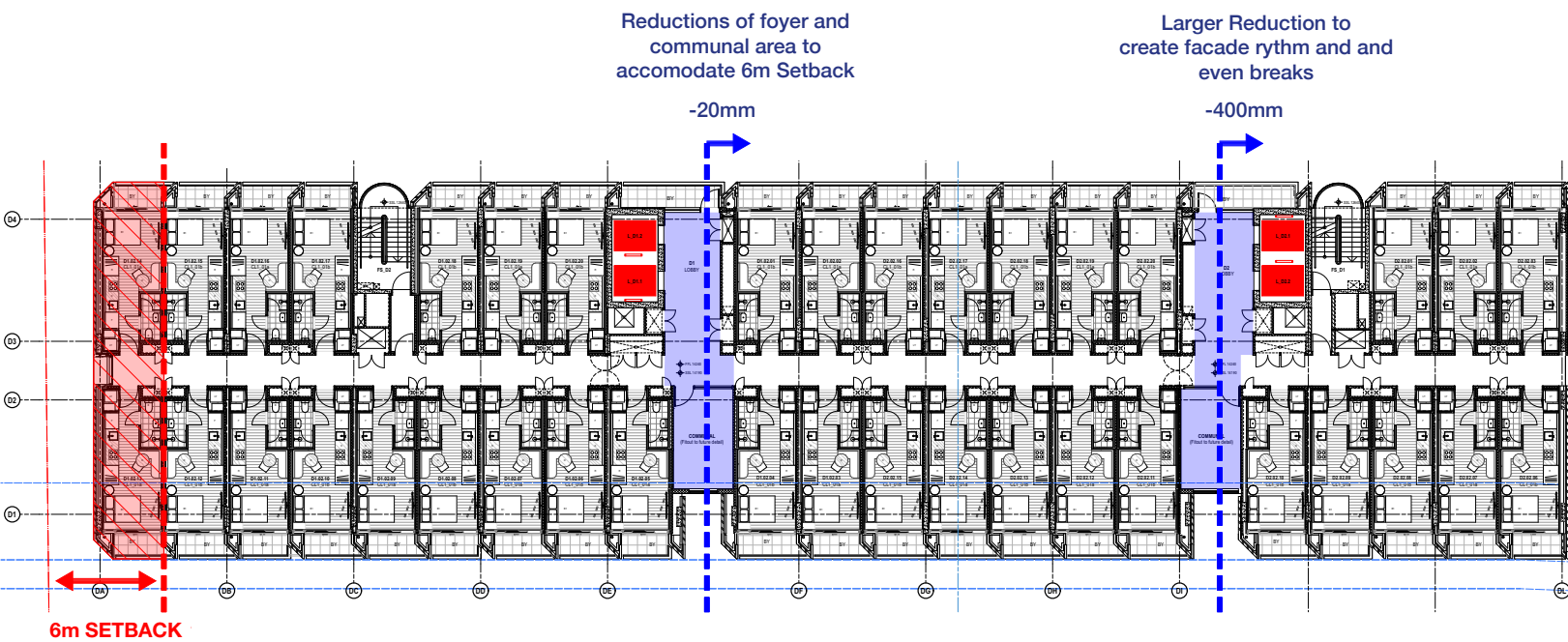
Architecture AND

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



DPHI Proposed Massing
Axonometric View

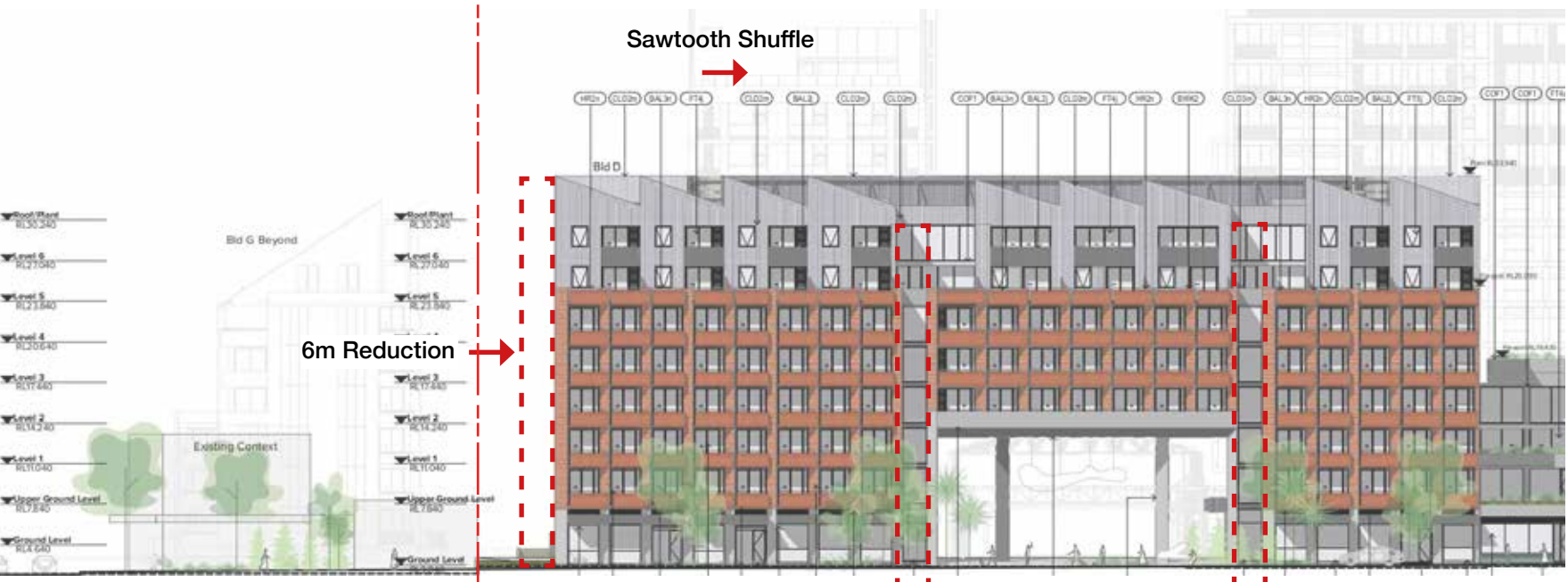
Proposed South-Western Side Setback
Axonometric View



Typical Floorplan showing extent of 6m Setback and Shuffling of Plate



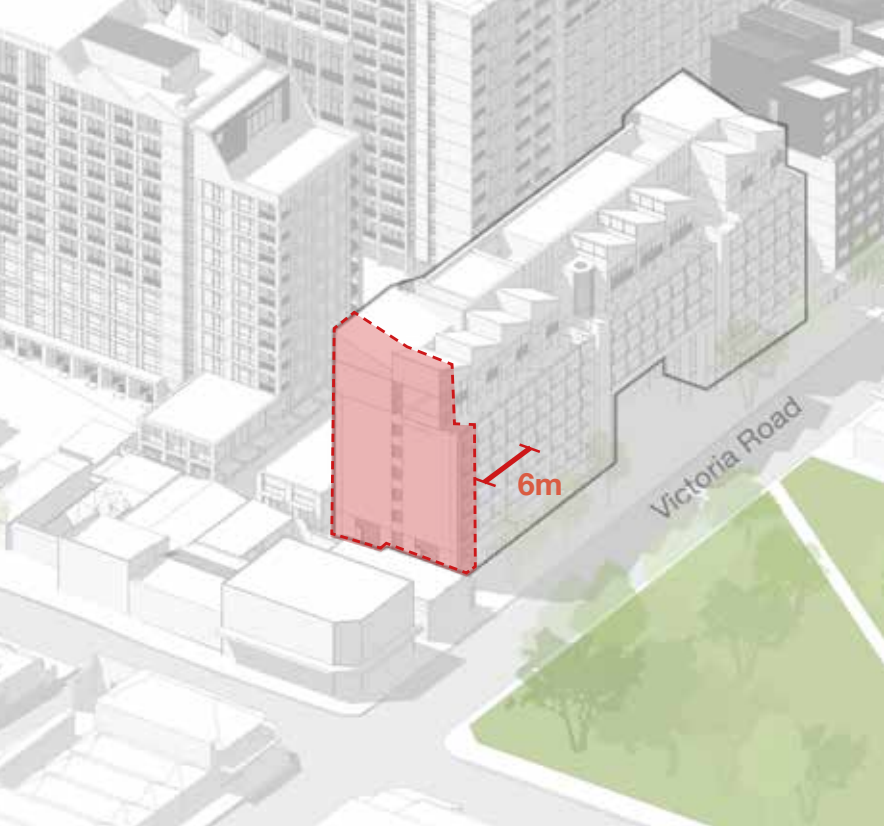
SSDA Elevation
Victoria Road



S4.55 Submission
Victoria Road



SSDA Approved Massing
Axonometric View



S.455 Submission
Axonometric View

2.2

Consent Condition B2

Building G

SSD Consent Detailed Design - Condition B2

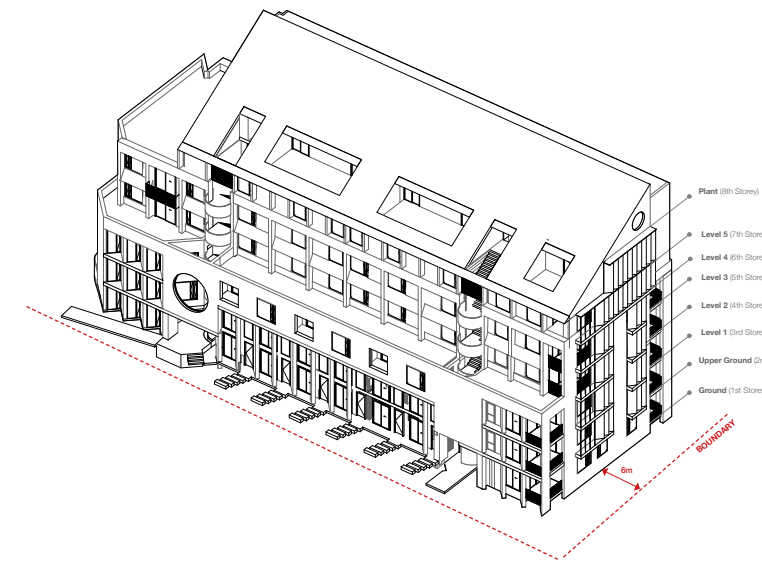
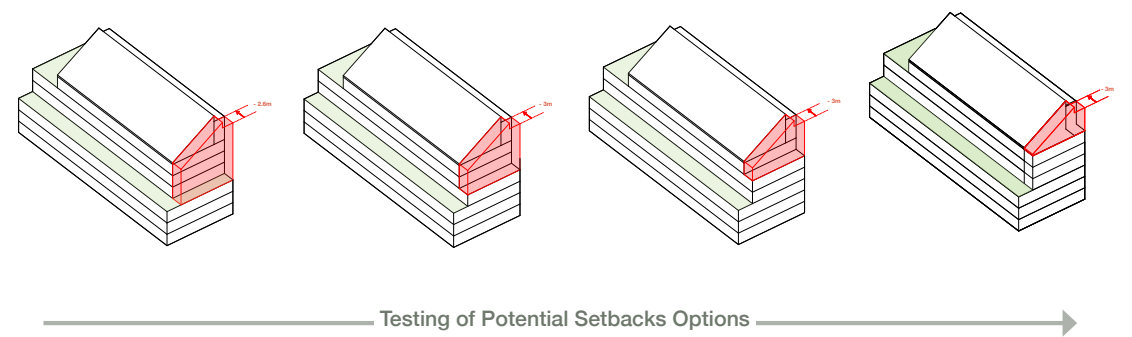
Prior to the issue of CC7, the Applicant must provide evidence to the Certifier that the revised plans detailing the following revisions have been submitted to and approved by the Planning Secretary:
(a) a minimum boundary setback of 9 metres for levels 5 to 7 of building G to the adjoining property at 119 Sydenham Road.

The Department's recommended condition requiring a further 3-metre setback on levels five to seven of Building G provides additional separation to 119 Sydenham Road for improved amenity and privacy outcomes to the neighbouring corner site. The removal of this mass from the building has an impact on internal plan arrangement, structural design and subsequent elevational expression. It also has an impact on building proportion and symmetry. Internal plan layouts on Levels 04 and 05 have been redesigned to accommodate the change, and elevations adjusted.

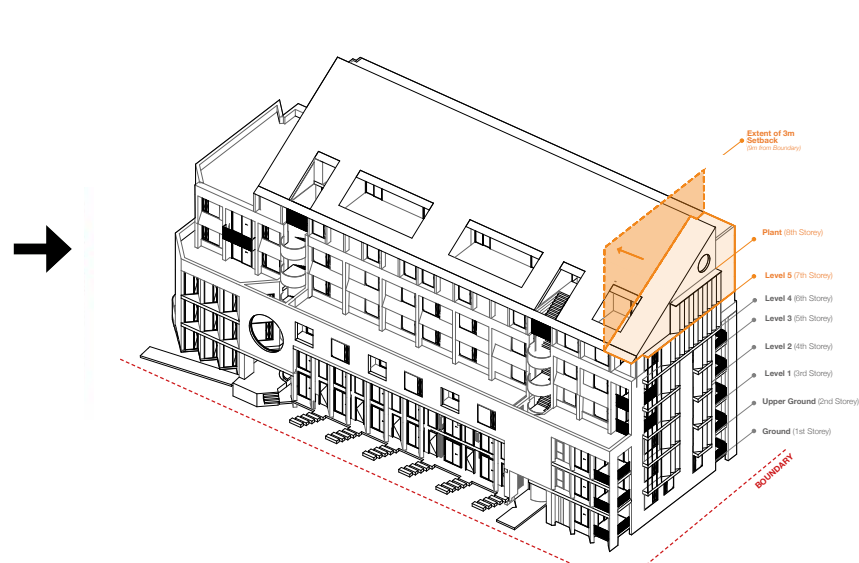
In addition to this impact, the change of bulk, height and scale at the Eastern end of the building is managed through careful manipulation of material language. The proportion and massing have been finessed through the introduction of off-form concrete blades, which enhance the verticality of the mass. To integrate and manage the new proportions and composition, we have treated both ends as individual pieces of expression. The ends of the building are stripped of their brick cladding and expressed as off-form concrete. The concrete blades have a vertical predisposition, which is juxtaposed against the strong horizontality of the brickwork in the centre of the building.

This material and composition design device allows the building to absorb the SSDA conditions of consent, amending form and scale without diminishing the architectural intent, proportion and civic presentation of the building.

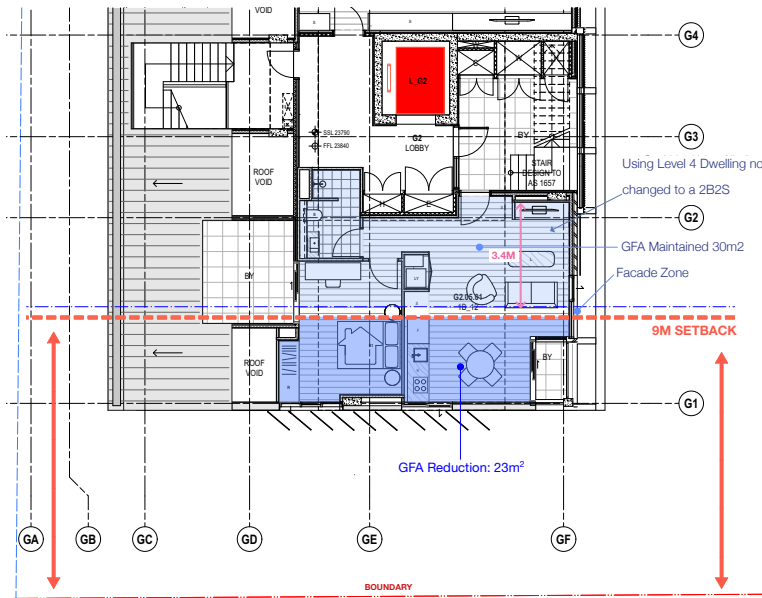
Tribe Studio Architects
Tribe are the design architects for Buildings A and G of Marrickville Timberyards.



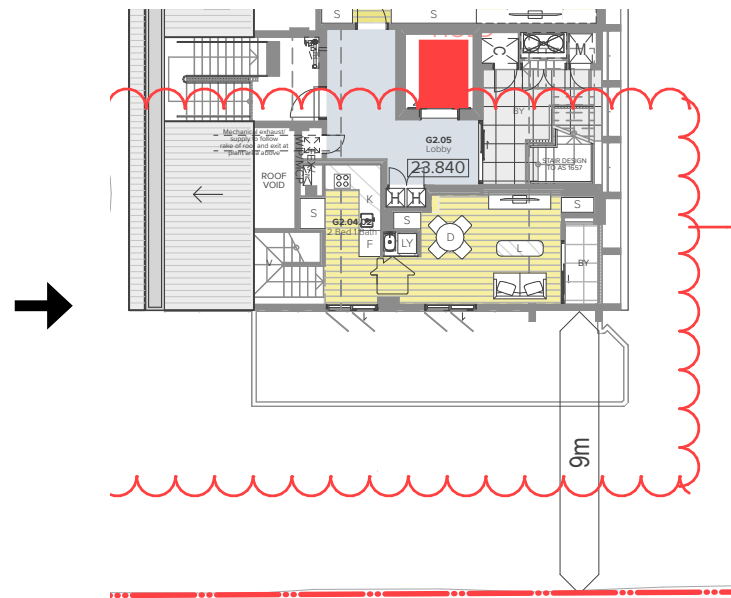
SSDA Approved Massing
Axonometric View



Adopted DPHI Massing
Axonometric View



Level 5 SSDA Plan
Extent of an additional 3m setback (9m overall)



Level 5 S4.55 Plan
Incorporating 3m setback (9m overall)



SSDA Submission
Elevation from Sydenham Road



S4.55 Submission
Elevation from Sydenham Road



SSDA Approved Massing
Axonometric View



S4.55 Submission
Axonometric View