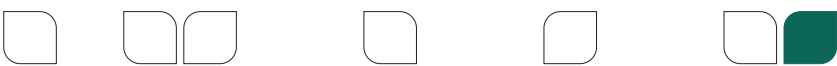


8. APPENDIX

8.1 APPENDIX 1 - DETAILED AREA SCHEDULE

8.1.1 Phase 2



Note: The tenure mix and distribution shown on this schedule is indicative only and will be controlled separately through the s106 agreement

Phase 2

Block B - Social Rent															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 75m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
0				1			1			2			4	347	626
1	1	1	2					1					5	320	578
2	3		1		2								6	353	450
3	3		1		2								6	353	450
4	3		1		2								6	353	450
5	3		1		2								6	353	450
Total	13	1	6	1	8	0	1	1	0	2	0	0	33	2,079	3,005

Block C - Social Rent															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 75m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
0							1			2			3	272	342
1		2	1	1	1								5	324	594
2	2	1			3								6	368	466
3	2	1			3								6	368	466
4	2	1			3								6	368	466
5	2	1			3								6	368	466
Total	8	6	1	1	13	0	1	0	0	2	0	0	32	2,068	2,799

Block D - Social Rent															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 75m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
0									1	2			3	287	501
1	2	1						2					5	330	550
2			1		2			2					5	375	466
3			1		2			2					5	375	466
4			1		2			2					5	375	466
5			1		2			2					5	375	466
Total	2	1	4	0	8	0	0	10	1	2	0	0	28	2,117	2,914

Parking GIA(m2)
1,207

Roof Plant GIA(m2)
58

APPENDIX 1 - DETAILED AREA SCHEDULE

8.1.2 Phase 1B



Note: The tenure mix and distribution shown on this schedule is indicative only and will be controlled separately through the s106 agreement

Phase 1B Block by Block

Block E - Private															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 72m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
0													0	0	Combined with Block F
1	5			2	2								9	534	
2	6				5	1							12	732	
3	6				5	1							12	732	
4	6				5	1							12	732	
5	6				5	1							12	732	
6	6				5	1							12	732	
7	6				5	1							12	732	
8	3				2	1							6	372	
9	3				2	1							6	372	
Total	47	0	0	2	36	8	0	0	0	0	0	0	93	5,670	

Phase 1B - Social Rent															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 75m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
0	1	2		2					2		1	4	12	1,072	Combined with Block F
Total	1	2	0	2	0	0	0	0	2	0	1	4	12	1072	

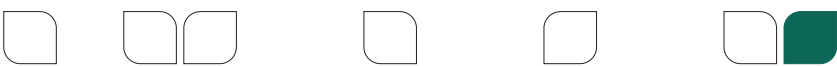
Block F - Private															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 72m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
0													0	0	
1	1												1	50	
2	2		1		1								4	233	
3	2		1		2			3					8	561	
4	2		1		2			5					10	733	
5	2		1		2			5					10	733	
6	2		1		2			5					10	733	
7	1		1		1			2					5	355	
8	1		1		1			2					5	355	
Total	13	0	7	0	11	0	0	22	0	0	0	0	53	3,753	12,534

Block F - Social Rent															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 75m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
0													0	0	
1			1	1	1			4					7	552	
2					1			5					6	500	
3								2					2	172	
4													0	0	
5													0	0	
6													0	0	
7													0	0	
8													0	0	
Total	0	0	1	1	2	0	0	11	0	0	0	0	15	1,224	3,110

Parking GIA(m2)	Roof Plant GIA(m2)
951	57

APPENDIX 1 - DETAILED AREA SCHEDULE

8.1.3 Summary



Note: The tenure mix and distribution shown on this schedule is indicative only and will be controlled separately through the s106 agreement

Phase 1B & Phase 2 Summary

Phase 1B + 2 - Social Rent															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 75m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
Total	24	10	12	5	31	0	2	22	3	6	1	4	120	8,560	11,826
Mix	28%		42%					26%			4%		100%		

Phase 1B + 2 - Private															
	1B2P 50m ²	1B2P W 58m ²	2B3P 63m ²	2B3P W 72m ²	2B4P 70m ²	2B4P W 82m ²	2B4P D 80m ²	3B5P 86m ²	3B4P W 95m ²	3B5P D 96m ²	4B6P D 106m ²	4B7P D 115m ²	Total	NIA (m2)	GIA(m2)
Total	60	0	7	2	47	8	0	22	0	0	0	0	146	9,423	12,534
Mix	41%		44%					15%			0%		100%		

Phase 1B + 2 Total																
	1B2P	1B2P W	2B3P	2B3P W	2B4P	2B4P W	2B4P D	3B5P	3B4P W	3B5P D	4B6P D	4B7P D	Total	NIA (m2)	GIA(m2)	Roof Plant GIA(m2)
Total	84	10	19	7	78	8	2	44	3	6	1	4	266	17,983	24,361	2,158
Mix	35%		43%				20%				2%		100%			

8.2 APPENDIX 2 - MANDATORY CODE COMPLIANCE SCHEDULE

APPROACH TO DESIGN CODE

The Avondale Drive Design Code, submitted as part of the recent Section 73 application and to be secured via a revised wording of Planning Condition 8, establishes a clear and comprehensive design framework for the proposed development. This framework comprises both mandatory and advisory provisions.

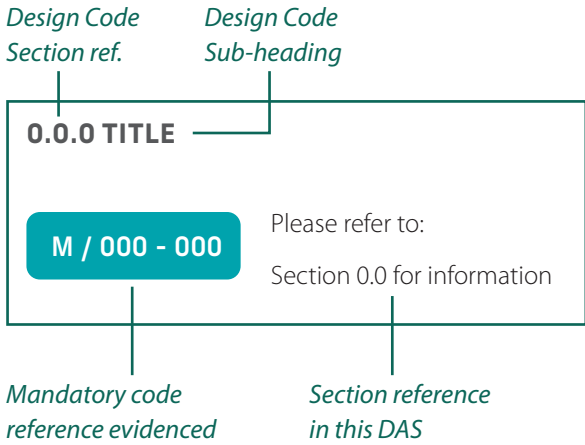
Evidence of full compliance with all mandatory codes cross-referenced to the relevant details within the main body of this Design and Access Statement (DAS) are scheduled in this appendix.

ADVISORY CODE

In contrast, the advisory elements of the Design Code embody a commitment to design excellence and contemporary best practice, acting as a guiding framework rather than a rigid set of regulations. Our approach to these qualitative recommendations is founded on the following key principles:

- 1. Qualitative, Not Quantifiable:** The advisory codes are inherently qualitative and aspirational, rather than measurable by strict metrics. As such, demonstrating definitive quantitative 'compliance' is neither straightforward nor appropriate. Instead, our focus has been on interpreting and responding thoughtfully to the underlying intent and spirit of these provisions, ensuring they meaningfully enhance the overall design quality.
- 2. Best Practice, Not Regulation:** These advisory codes represent current best practice in urban design and placemaking. They provide valuable guidance aimed at delivering high-quality, sustainable outcomes rather than prescriptive statutory requirements. Accordingly, they function as informing principles that elevate design decisions without constraining innovation or context-specific responses.
- 3. Integral Design Consideration:** Throughout the detailed design process for this Reserved Matters Application (RMA), the advisory codes have been fully embedded within our design approach. From early masterplanning through to detailed architectural and landscape proposals, these principles have been central to our iterative process, shaping key elements such as layout, massing, materials, and the public realm.
- 4. Application Where Possible:** We have applied the advisory principles wherever technically feasible, economically viable, and appropriate to the specific site context and planning policy. This pragmatic approach acknowledges that while advisory codes set ambitious benchmarks, their realisation must be balanced with site constraints, regulatory frameworks, and practical delivery considerations.

MANDATORY CODE COMPLIANCE SCHEDULE - KEY



Please note this appendix lists compliance for mandatory codes only. Advisory codes are excluded, and therefore code references listed here may not appear exhaustive.

2.2.1 MASSING & TOWNSCAPE

- M / 001 - 011** Please refer to:
 - Section 4.2 for development extents
 - Section 4.3 for general massing, storey heights and floor to floor heights
 - Section 6.4 for how the massing defines and responds to character areas
 - Section 6.7 for marker building and key corner architectural expression and detailing
 - Section 7.9 for daylight/sunlight requirement influences on the massing
 - Section 7.10 for overheating requirement influences on the massing

2.2.2 BUILDING HEIGHTS

- M / 013 - 016** Please refer to:
 - Section 4.3 for general massing, storey heights and evidence of compliance with the Building Heights Parameter Plan

2.2.3 ROOFSCAPES

- M / 017 - 023** Please refer to:
 - Section 4.3 for general massing, storey heights and evidence of compliance with the Building Heights Parameter Plan
 - Sections 4.16 & 4.17 for detailed proposed roof plans of each phase including design and set out of all plant / equipment.
 - Section 5.3 for information on the green / brown roof strategy

2.2.4 BALCONIES

- M / 025 - 029** Please refer to:
 - Section 4.2 for the extents of the proposed development
 - Sections 4.7, 4.10, 4.13 and 4.14 for detailed first floor and typical floor plans showing the location of all balconies
 - Section 4.20 for the overall balcony strategy including general sizing principles and justifications for locations including privacy/overlooking considerations
 - Section 6.6 for balcony drainage strategy and general design including tenure-blind principles
 - Section 7.10 for overheating requirement influences on the balconies
 - Section 7.11 for Wind testing and design mitigations employed to ensure thermal comfort

2.2.5 ACTIVE FRONTAGES

- M / 030 - 034** Please refer to:
 - Sections 4.6 and 4.9 for the detailed ground floor plan of each phase.
 - Sections 4.8 and 4.11 outlining the active frontages strategy and all access strategies for each phase.
 - Section 4.20 for the overall amenity and defensible space strategy

APPENDIX 2 - MANDATORY CODE COMPLIANCE SCHEDULE



2.2.6 FRONTAGES AND ELEVATIONS

- M / 036 - 048
- Please refer to:

Sections 4.8 and 4.11 outlining the active frontages strategy and all access strategies for each phase.

Section 6.4 for key elevations and how these define and respond to character areas

Section 6.6 for elevational detail elements and strategies for minimising their visual impact

Section 6.9 for detailed site wide elevations

2.2.7 ENTRANCES

- M / 049 - 052
- Please refer to:

Sections 4.6 and 4.9 for the detailed ground floor plan of each phase.

Section 4.12 for Secured by Design considerations

Section 6.6 for balcony drainage strategy

Section 6.7 for architectural details including some entrances

Section 6.8 for entrance bay studies

2.2.8 WINDOWS

- M / 057
- Please refer to:

Section 6.5 for fenestration strategy

Section 7.9 for daylight/sunlight requirements

Section 7.10 for overheating requirements

2.2.9 PRIVACY

- M / 060 - 061
- Please refer to:

Section 4.15 for daylight, privacy and overlooking strategy

Section 4.20 for details on defensible space provisions

2.2.10 MATERIALITY AND APPEARANCE

- M / 063 - 066
- Please refer to:

Section 6.1 for existing context analysis

Section 6.2 for the primary architectural elevational concept, including tonal strategy

Section 6.3 for the proposed materials and colour palette

Sections 6.9 and 6.10 for the proposed materiality in site elevations / final CGIs

2.2.11 RESIDENTIAL QUALITY

- M / 072 - 081
- Please refer to:

Section 4.3 confirming minimum floor to ceiling heights in dwellings

Sections 4.13 and 4.14 for typical floor plans confirming compliance with NDSS

Section 4.18 showing typical dwelling layouts across a range of sizes

Section 6.5 for the fenestration strategy

Sections 4.8, 4.11 and 7.4 for the overall fire strategies including escape from dwellings and layout considerations

2.3 ACCESSIBILITY

- M / 090 - 095
- Please refer to:

Section 4.12 for the site wide levels strategy

Section 4.19 for the inclusive design strategy and principles

2.4.1 PARKING

- M / 103 - 107
- Please refer to:

Sections 4.8 and 4.11 outlining the car parking access and provision strategies

2.4.2 ACCESS

- M / 109
- Please refer to:

Section 6.8 showing the phase 1b proposed access gate in bay study context

Section 6.9 showing the phase 2 proposed access gate in site elevational context

2.4.3 CYCLE STORE

- M / 111 - 115
- Please refer to:

Sections 4.8 and 4.11 for the cycle parking provision strategy

Section 5.2 for short stay provisions in landscape

2.4.4 REFUSE

- M / 116 - 118
- Please refer to:

Sections 4.8 and 4.11 for the refuse strategy

2.5.1 PUBLIC REALM AND OPEN SPACES

- M / 122 - 127
- Please refer to:

Sections 4.8 and 4.11 for the active frontages strategy, including overlooking the public realm

Section 5.1 for the landscape masterplan and play strategies

Section 5.2 for the public realm design

Section 7.9 for the daylight / sunlight assessments on the proposed public realm

APPENDIX 2 - MANDATORY CODE COMPLIANCE SCHEDULE



2.5.2 STREETScape

M / 130 - 140

Please refer to:

Section 4.3 for the proposed massing and townscape strategy summary

Section 5.2 for the public realm design

Section 7.9 for the daylight / sunlight assessments on the proposed public realm

Section 4.12 for the site wide levels strategy

2.5.3 PRIVATE AMENITY AND DEFENSIBLE SPACE

M / 142 - 152

Please refer to:

Section 4.2 for the proposed development extents

Sections 4.6 and 4.9 for the detailed proposed ground floor plans per phase

Sections 4.7 and 4.10 for detailed first floor podium plans per phase

Section 4.20 for the amenity and defensible space strategy

Section 5.2 for the interface of amenity and defensible space provisions with the public realm design

Section 5.4 for the proposed landscape materiality

Sections 6.9 and 6.10 for the indicative appearance of amenity and defensible spaces in context

2.5.4 COMMUNAL COURTYARDS

M / 156 - 161

Please refer to:

Sections 4.7 and 4.10 for detailed first floor podium plans per phase

Section 4.15 for the general daylight, privacy and overlooking strategy

Section 4.20 for the amenity and defensible space strategy

Section 5.2 for the communal courtyards landscape design

Section 7.9 for the daylight/sunlight strategy

2.5.5 PLAY, FITNESS AND RECREATION

M / 171 - 172

Please refer to:

Section 5.1 for the landscape play strategy

Section 5.2 for the public realm design

2.5.6 MATERIALS AND STREET FURNITURE

M / 178 - 180

Please refer to:

Section 5.2 for the public realm design

Section 5.4 for the landscape materiality strategy

2.5.7 TREES AND PLANTING

M / 193 - 196

Please refer to:

Section 4.2 for extents of development showing set back from existing trees as approved at Outline

Section 5.3 for the landscape planting strategy

Section 7.6 for drainage strategy details

2.5.8/9 BIODIVERSITY AND ECOLOGY

M / 207 - 211

Please refer to:

Section 5.3 for the landscape planting strategy

2.5.10 URBAN GREENING FACTOR

M / 214

Please refer to:

Section 5.3 for the landscape planting strategy

2.5.12 SAFE AND SECURE ENVIRONMENT

M / 219 - 222

Please refer to:

Sections 4.6 and 4.9 for the detailed ground floor plan of each phase.

Section 4.12 for Secured by Design considerations and site wide levels strategy

Section 5.1 for the landscape play strategy

2.6.1 DAYLIGHT, SUNLIGHT AND OVERHEATING

M / 226 - 229

Please refer to:

Sections 4.6 and 4.9 for the detailed ground floor plan of each phase.

Section 4.15 for the general daylight, privacy and overlooking strategy

Section 7.9 for a summary of the daylight/sunlight assessments and key principles

Section 7.10 for a summary of the overheating strategy and key principles

2.6.2 ENERGY

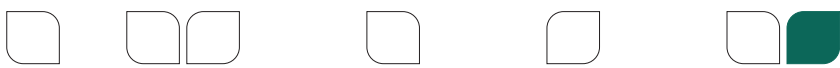
M / 232

Please refer to:

Section 4.2 for the general extents of development, showing the proposed footprint and relatively compact building form

Section 7.1 for a general summary of the energy and sustainability strategy

APPENDIX 2 - MANDATORY CODE COMPLIANCE SCHEDULE



3.2 AVONDALE DRIVE CHARACTER AREA

M / 237 - 253

Please refer to:

Section 4.3 for the proposed massing

Sections 4.8 and 4.11 for the various supporting ground floor strategies in this area, including active frontage strategy

Section 4.18 for detailed dwelling layouts of the duplexes that characterise this zone

Section 4.20 for the amenity and defensible space strategy

Section 5.1 for the landscape and play strategies across the site and how these vary in character areas

Section 5.2 for the proposed public realm design and how this varies in character areas

Section 5.3 for the planting strategy

Section 6.4 for the designation of all character areas and the specific details and characteristics of this character area

Section 6.7 for architectural detailing of the marker building

Sections 6.8, 6.9 and 6.10 for imagery detailing the specific proposed architectural characters across the site

3.3 ABBOTSWOOD WAY CHARACTER AREA

M / 254 - 264

Please refer to:

Section 4.3 for the proposed massing

Section 4.9 for the detailed ground floor plan of this character area

Section 4.20 for the amenity and defensible space strategy

Section 5.1 for the landscape and play strategies across the site and how these vary in character areas

Section 5.2 for the proposed public realm design and how this varies in character areas

Section 5.3 for the planting strategy

Section 6.4 for the designation of all character areas and the specific details and characteristics of this character area

Section 6.7 for architectural detailing of all key corners

Sections 6.8, 6.9 and 6.10 for imagery detailing the specific proposed architectural characters across the site

3.4 HITHERBROOM LINK CHARACTER AREA

M / 265 - 283

Please refer to:

Section 4.3 for the proposed massing

Sections 4.8 and 4.11 for the various supporting ground floor strategies in this area, including active frontage strategy

Section 4.20 for the amenity and defensible space strategy

Section 5.1 for the landscape and play strategies across the site and how these vary in character areas

Section 5.2 for the proposed public realm design and how this varies in character areas

Section 5.3 for the planting strategy

Section 6.4 for the designation of all character areas and the specific details and characteristics of this character area

Section 6.7 for architectural detailing of the marker building

Sections 6.8, 6.9 and 6.10 for imagery detailing the specific proposed architectural characters across the site

3.5 PARK EDGE CHARACTER AREA

M / 284 - 294

Please refer to:

Section 4.3 for the proposed massing

Section 4.9 for the detailed ground floor plan of this character area

Section 4.11 for the various supporting ground floor strategies in this area, including active frontage strategy

Section 4.20 for the amenity and defensible space strategy

Section 5.1 for the landscape and play strategies across the site and how these vary in character areas

Section 5.2 for the proposed public realm design and how this varies in character areas

Section 5.3 for the planting strategy

Section 6.4 for the designation of all character areas and the specific details and characteristics of this character area

Section 6.7 for architectural detailing of all key corners

Sections 6.8, 6.9 and 6.10 for imagery detailing the specific proposed architectural characters across the site

3.6 COURTYARD CHARACTER AREA

M / 295 - 302

Please refer to:

Section 4.3 for the proposed massing

Sections 4.7 and 4.10 for the detailed first floor plans of each phase

Section 4.20 for the amenity and defensible space strategy

Section 5.1 for the landscape and play strategies across the site and how these vary in character areas

Section 5.2 for the proposed public realm design and how this varies in character areas

Section 5.3 for the planting strategy

Section 6.4 for the designation of all character areas and the specific details and characteristics of this character area

Sections 6.8, 6.9 and 6.10 for imagery detailing the specific proposed architectural characters across the site

