

WALK STREET - GUNGAHLIN

PRELIM CONCEPT

DRAWING LIST - DEVELOPMENT APPLICATION			
NUMBER	DRAWING TITLE	REVISION	REVISION DATE
DA 001	COVER SHEET	2	08.07.2021
DA 012	PERSPECTIVE - WALK STREETS	2	08.07.2021
DA 013	PERSPECTIVE - VILLAGE GREEN (S)	2	08.07.2021
DA 014	PERSPECTIVE - APARTMENT BUILDING GROUND PLANE	5	08.07.2021
DA 016	PERSPECTIVE - TERRACE LANGUAGES	2	08.07.2021
DA 017	PERSPECTIVE - RELATIONSHIP TO URBAN OPEN SPACE	2	08.07.2021
DA 020	SITE PLAN WITH SETBACKS	2	08.07.2021
DA 040	AREA PLANS 01	2	08.07.2021
DA 041	AREA PLANS 02	2	08.07.2021
DA 042	AREA PLANS 03	2	08.07.2021
DA 043	AREA PLANS 04	2	08.07.2021
DA 044	AREA PLANS 05	2	08.07.2021
DA 050	LANDSCAPE DESIGN PROPOSAL	2	08.07.2021
DA 051	LANDSCAPE (DEEP SOIL)	2	08.07.2021
DA 100	BASEMENT LEVEL 02	3	14.07.2021
DA 101	BASEMENT LEVEL 01	4	14.07.2021
DA 102	GROUND FLOOR	6	14.07.2021
DA 103	LEVEL 01	6	14.07.2021
DA 104	LEVEL 02	6	14.07.2021
DA 105	LEVEL 03 - LEVEL 06	6	14.07.2021
DA 109	LEVEL 07	3	14.07.2021
DA 110	LEVEL 08 - LEVEL 12	3	14.07.2021
DA 115	ROOF	2	14.07.2021
DA 200	STREET ELEVATION - CAMILLERI WAY	2	08.07.2021
DA 201	INTERNAL ELEVATIONS - EAST	2	08.07.2021
DA 202	STREET ELEVATION - MANNING CLARK CRESCENT	1	08.07.2021
DA 203	TOWNHOUSE ELEVATIONS - ROW 1	1	08.07.2021
DA 204	TOWNHOUSE ELEVATIONS - ROW 2	1	08.07.2021
DA 205	TOWNHOUSE ELEVATIONS - ROW 3	1	08.07.2021
DA 210	APARTMENT ELEVATION - NORTH	2	08.07.2021
DA 211	APARTMENT ELEVATION - SOUTH	2	08.07.2021
DA 212	APARTMENT ELEVATION - EAST	2	08.07.2021
DA 213	APARTMENT ELEVATION - WEST	2	08.07.2021
DA 300	SECTIONS - DEVELOPMENT LEVELS	1	08.07.2021
DA 301	SECTIONS - TERRACE WALK STREET AND GREEN	2	08.07.2021
DA 302	SECTIONS - ENVELOPE COMPLIANCE	1	08.07.2021
DA 400	SHADOW DIAGRAM - 9am - 12pm - 21 June	2	08.07.2021
DA 401	SHADOW DIAGRAM - 1 - 3pm - 21 June	2	08.07.2021
DA 410	SOLAR PENETRATION DIAGRAM 1	2	08.07.2021
DA 411	SOLAR PENETRATION DIAGRAM 2	2	08.07.2021
DA 412	SOLAR PENETRATION DIAGRAM 3	2	08.07.2021
DA 413	SOLAR PENETRATION DIAGRAM 4	2	08.07.2021
DA 450	CROSS VENTILATION STRATEGY	2	08.07.2021
DA 600	TYPICAL 2 BED TERRACE TYPES	5	08.07.2021
DA 601	TYPICAL 3 BED TERRACE	5	08.07.2021
DA 602	TYPICAL 1 BED APARTMENTS	2	08.07.2021
DA 603	TYPICAL 2 & 3 BED APARTMENTS	2	08.07.2021
DA 604	TYPICAL ADAPTABLE UNITS	1	08.07.2021



YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	111	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	30	9%
1 BED LOFT APARTMENTS	1	1	26	8%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED APARTMENT - TYPE 2 ADAPTABLE	2	1	2	1%
2 BED TERRACE - TYPE 1	2	2	31	10%
2 BED TERRACE - TYPE 2	2	2	20	6%
3 BED - TYPE 1	3	2	5	2%
3 BED TERRACE - TYPE 1	3	2	41	13%
			323	

YIELD BY BEDROOMS		
BEDS	COUNT	PERCENTAGE
1	177	55%
2	100	31%
3	46	14%
	323	

GFA - OVERALL	
UNIT - TYPE	Area
APARTMENTS - 1 BED	8216.5 m ²
APARTMENTS - 2 BED	4129 m ²
APARTMENTS - 3 BED	462.5 m ²
BALCONY	49 m ²
LIFT/STAIRS	43.5 m ²
LOFT APARTMENT - 1 BED	1860.5 m ²
LOFT APARTMENT - 2 BED	4779 m ²
LOFT APARTMENT - 3 BED	5936 m ²
Grand total	25475.5 m ²

VARIED STREETS ENCOURAGING RESIDENT OWNERSHIP
 SCULPTURAL DIVIDERS AND ELEMENTS
 GATES AND DIVIDERS ALLOWING FOR SCREENING
 PLEASANT SPACE TO OVERLOOK WITH CPTED COMFORT
 ENCOURAGE INCIDENTAL MEETING AND NEIGHBOURHOOD FEELING

WALK STREET (S) - TERRACE INTERFACE



ACTIVE SAFE SPACE FOR KIDS TO USE
 VIEW CORRIDORS AND AVOID ENTRAPMENT POINTS
 STRONG LINE OF SITE TO ADJACENT STREET
 STRONG CIRCULATION SPINE PROVIDING ACCESSIBLE TRAVEL
 SECURE ACCESS POINTS
 SENSE OF LOCAL PRIDE AND OWNERSHIP

WALK STREET (S) - FLEXIBILITY



VARIED COLOUR, PATTERN TO PLANTING
 DESIGNED FOR WINTER AND SUMMER
 MIX OF PLANTER BEDS, PAVING AND GRASSED AREAS
 EMPHASIS ON CANOPY TREES FOR SUMMER COOLING
 PLANTING WITHIN TERRACE POS TO AUGMENT CHARACTER

CENTRAL GREEN (S) - STRATEGY



INFORMAL CHARACTER BETWEEN POS AND GREEN
 GABION WALLS AS SEATING
 GRASS ELEMENTS TO MARK CHANGES IN LEVEL
 1 IN 20 RAMPS TO TRANSITION LEVELS BETWEEN AREAS
 SPACES FOR INFORMAL PLAY
 TREES USED TO SOFTEN INTERFACES BETWEEN BUILDINGS

CENTRAL GREEN(S) - AT PEDESTRIAN LEVEL



OCCUPIED PODIUM WITH DOUBLE STOREY APARTMENTS
 BUILDING FORM ARTICULATED WITH STEPPING
 TOWER ELEMENT ROTATES RELATIVE TO BASE
 LANDSCAPE FORECOURT PROVIDE PEDESTRIAN SCALE AND RELIEF
 GLIMPSE OF PLANTING AT ELEVATED ROOF TOP COMMUNAL TERRACE

APARTMENT - STREET INTERFACE



PODIUM WITH 2 STOREY LOFT 1 BEDROOM APPTS
 STRONG SENSE OF BASE
 HARD PLAZA WITH MORE ELEMENTS FOR SCOOTERS, SKATEBOARDS ETC
 MIDDLE OF APARTMENT BUILDING WITH OPERABLE PERFORATED SCREENING
 BALCONIES TO PROVIDE PUNCTUATION AND RYTHM

APARTMENT PLAZA - TERRACE INTERFACE



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we are working on developing a series of high quality nuanced terrace languages

ACTIVE PERFORATED METAL SCREEN
 STRYUM METAL CLADDING
 POP OUT BALCONIES AT L1, AND L2
 MANSARD ROOF LANGUAGE AND DORMER ROOF DETAIL
 SHOPFRONT GLAZING ALLOWING FOR COMMERCIAL ADAPTABILITY
 PLANTING AND LEVEL CHANGE TO PROVIDE PRIVACY

MANSARD STYLE TERRACE



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	NOMINATED ARCHITECT: Nathan Gibson Judd ACT Registration No 2232 NSW Registration No 7838	ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS. DOCUMENTED DIMENSIONS ONLY ARE TO BE USED FOR CONSTRUCTION AND SITE SETOUT.	BLOCK & SECTION: Block 5,6 Section 249, Gungahlin							

BUILDING CREATES COURTYARD BETWEEN ROAD AND STREET
 COMMERCIAL ADDRESS ONTO URBAN OPEN SPACE
 SERVICE ENTRIES ARE DISCREET AND HIDDEN FROM STREET
 BUILDING SITS COMFORTABLY IN THE STREET

APARTMENT - URBAN OPEN SPACE INTERFACE



COMMERCIAL ADDRESS ONTO URBAN OPEN SPACE
 BUILDING ENTRIES RELATED TO URBAN OPEN SPACE
 STEPPING FACADE CREATES LEGIBLE BASE, MIDDLE AND TOP TO THE BUILDING

APARTMENT PLAZA - TERRACE INTERFACE



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CLIENT:
CORE DEVELOPMENTS

PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

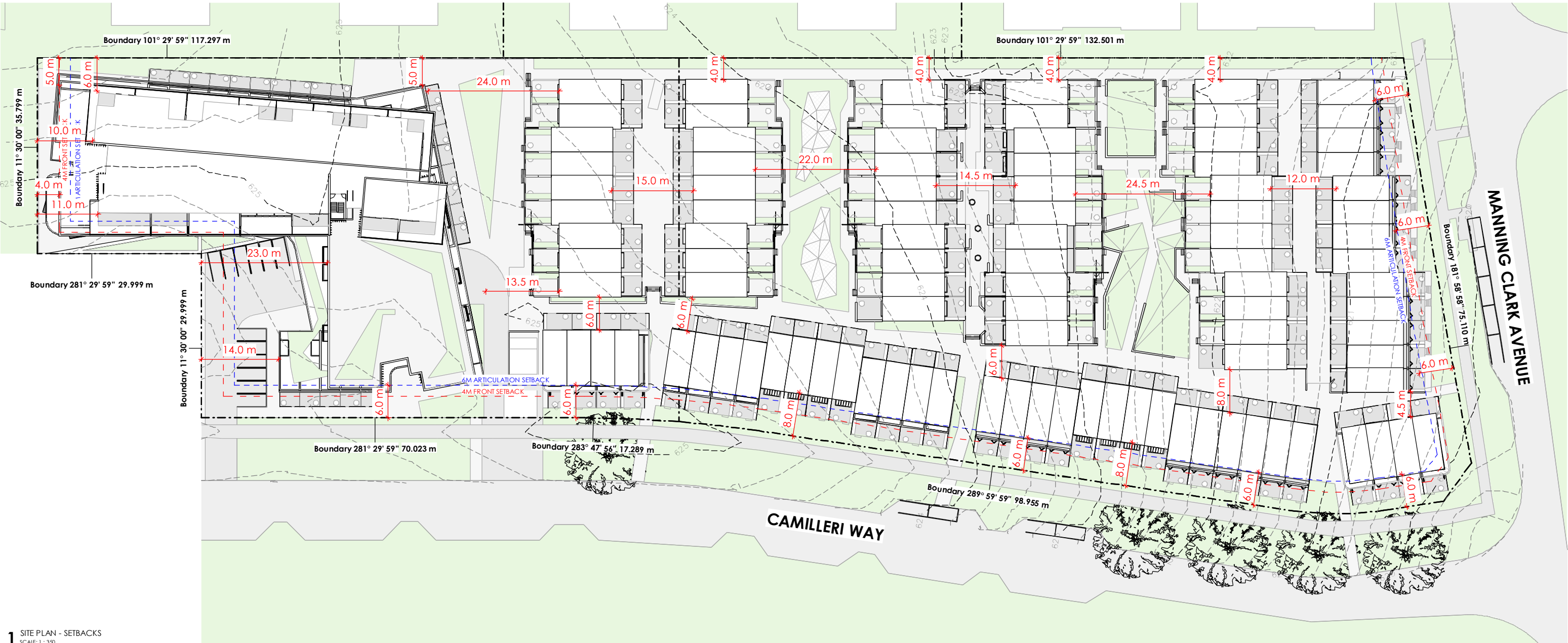
BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
**PERSPECTIVES- RELATIONSHIP TO
URBAN OPEN SPACE**

REVISIONS:
No. Description Date
1 WALK STREET - NCD RP DRAFT 30.06.2021
2 PRE DA ISSUE 08.07.2021

SCALE: 1:100

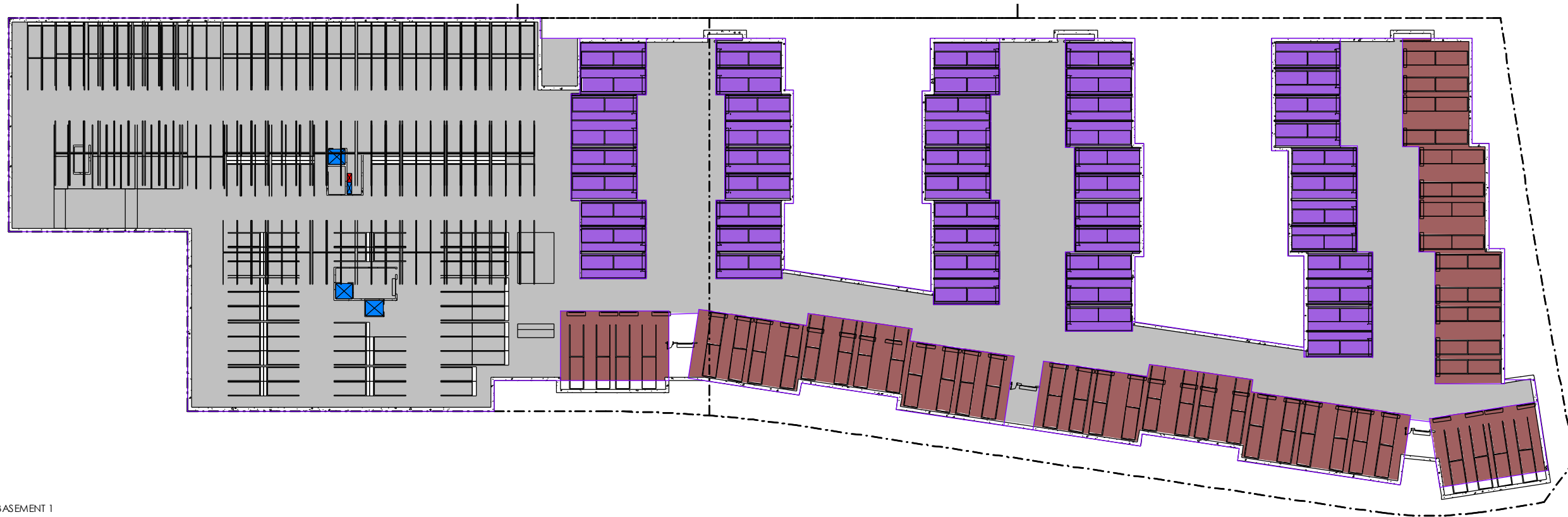
DA 017
SIZE: A1



1 SITE PLAN - SETBACKS
SCALE: 1 : 350

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	NOMINATED ARCHITECT: Nathan Gibson Judd ACT Registration No 2232 NSW Registration No 7838	ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS. DOCUMENTED DIMENSIONS ONLY ARE TO BE USED FOR CONSTRUCTION AND SITE SETOUT.	BLOCK & SECTION: Block 5,6 Section 249, Gungahlin	Date: 30.04.2021 08.07.2021	n 				



- ▣ BASEMENT PARKING/AISLES
- ▣ LOFT APARTMENT - 2 BED GARAGE
- ▣ LOFT APARTMENT - 3 BED GARAGE

GFA - BASEMENT 1



- ▣ COMMERCIAL
- ▣ LOBBY
- ▣ LOFT APARTMENT - 1 BED
- ▣ LOFT APARTMENT - 2 BED
- ▣ LOFT APARTMENT - 3 BED
- ▣ SERVICES

GFA - GROUND		
Level	UNIT - TYPE	Area
GROUND	LOFT APARTMENT - 1 BED	1073 m ²
GROUND	LOFT APARTMENT - 2 BED	2441.5 m ²
GROUND	LOFT APARTMENT - 3 BED	1986.5 m ²
Grand total		5501 m ²

GFA - OVERALL		
UNIT - TYPE	Area	
APARTMENTS - 1 BED	8216.5 m ²	
APARTMENTS - 2 BED	4129 m ²	
APARTMENTS - 3 BED	462.5 m ²	
BALCONY	49 m ²	
LIFT/STAIRS	43.5 m ²	
LOFT APARTMENT - 1 BED	1860.5 m ²	
LOFT APARTMENT - 2 BED	4779 m ²	
LOFT APARTMENT - 3 BED	5936 m ²	
Grand total	25475.5 m ²	

GFA - GROUND

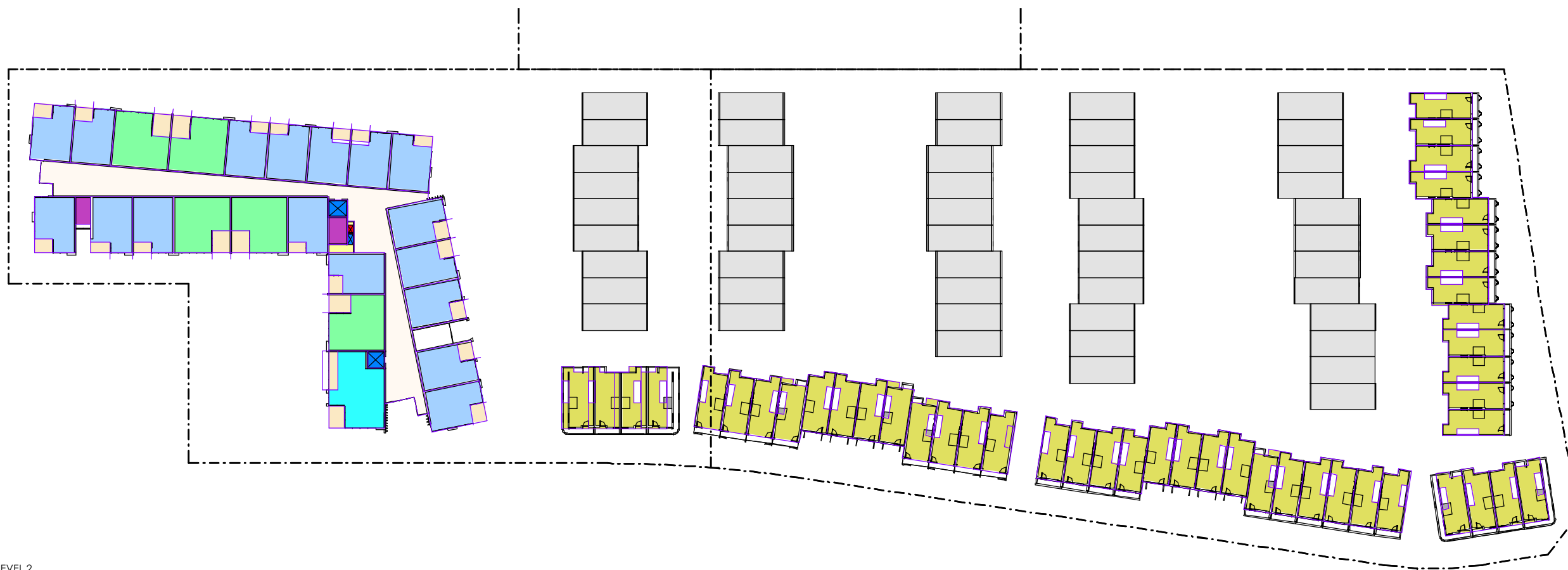
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- LOFT APARTMENT - 1 BED
- LOFT APARTMENT - 2 BED
- LOFT APARTMENT - 3 BED

GFA - LEVEL 1		
Level	UNIT - TYPE	Area
LEVEL 1	LOFT APARTMENT - 1 BED	787.5 m ²
LEVEL 1	LOFT APARTMENT - 2 BED	2337.5 m ²
LEVEL 1	LOFT APARTMENT - 3 BED	2059 m ²
Grand total		5184 m ²

GFA - LEVEL 1



- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- APARTMENTS - 3 BED
- BALCONY
- CIRCULATION
- LIFT/STAIRS
- LOFT APARTMENT - 3 BED
- SERVICES

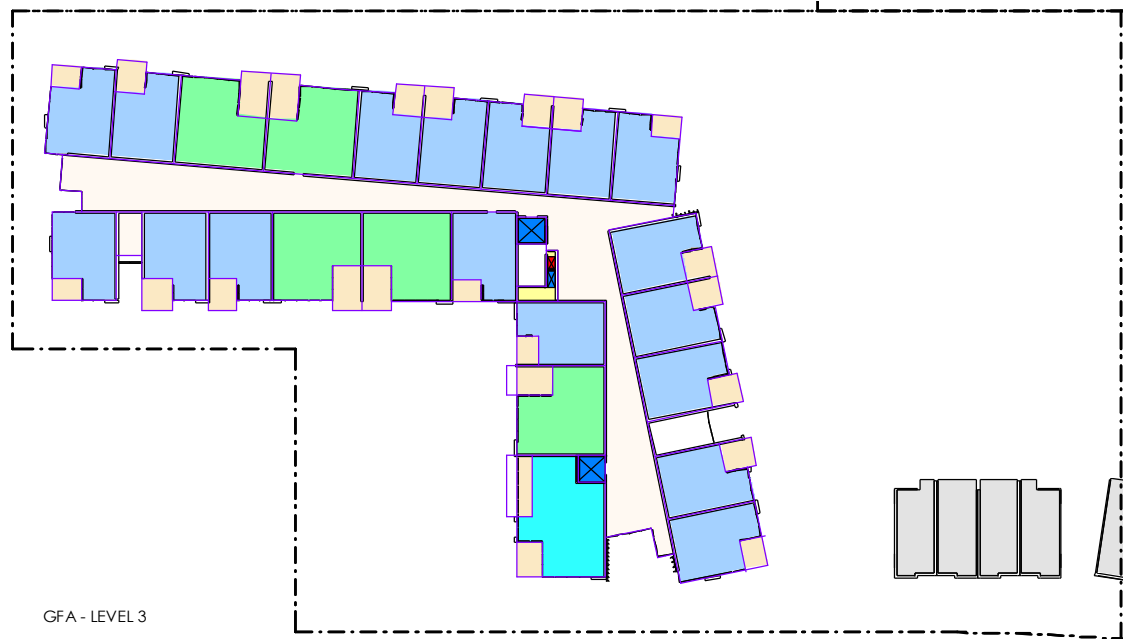
GFA - LEVEL 2		
Level	UNIT - TYPE	Area
LEVEL 2	APARTMENTS - 1 BED	978 m ²
LEVEL 2	APARTMENTS - 2 BED	386 m ²
LEVEL 2	APARTMENTS - 3 BED	92.5 m ²
LEVEL 2	BALCONY	10 m ²
LEVEL 2	LIFT/STAIRS	43.5 m ²
LEVEL 2	LOFT APARTMENT - 3 BED	1890.5 m ²
Grand total		3400 m ²

GFA - OVERALL	
UNIT - TYPE	Area
APARTMENTS - 1 BED	8216.5 m ²
APARTMENTS - 2 BED	4129 m ²
APARTMENTS - 3 BED	462.5 m ²
BALCONY	49 m ²
LIFT/STAIRS	43.5 m ²
LOFT APARTMENT - 1 BED	1860.5 m ²
LOFT APARTMENT - 2 BED	4779 m ²
LOFT APARTMENT - 3 BED	5936 m ²
Grand total	25475.5 m ²

GFA - LEVEL 2

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GFA - LEVEL 3

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- APARTMENTS - 3 BED
- BALCONY
- CIRCULATION
- SERVICES

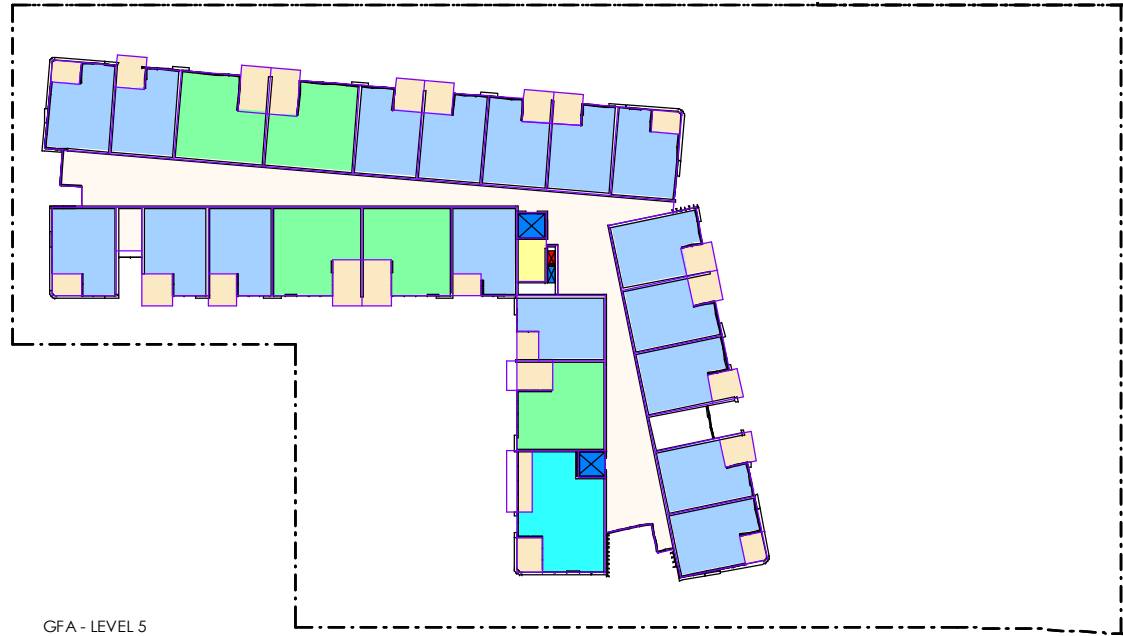
GFA - LEVEL 3		
Level	UNIT - TYPE	Area
LEVEL 3	APARTMENTS - 1 BED	967.5 m ²
LEVEL 3	APARTMENTS - 2 BED	387 m ²
LEVEL 3	APARTMENTS - 3 BED	92.5 m ²
LEVEL 3	BALCONY	10 m ²
Grand total		1456.5 m ²



GFA - LEVEL 4

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- APARTMENTS - 3 BED
- BALCONY
- CIRCULATION
- SERVICES

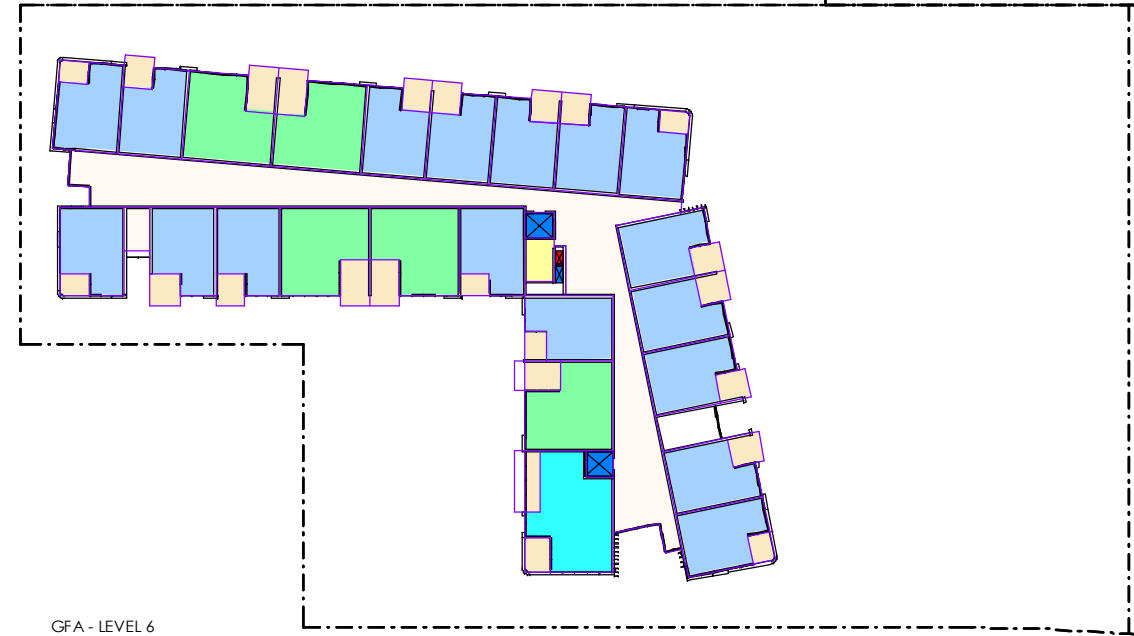
GFA - LEVEL 4		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 4	APARTMENTS - 1 BED	967.5 m ²
APARTMENT - LEVEL 4	APARTMENTS - 2 BED	387 m ²
APARTMENT - LEVEL 4	APARTMENTS - 3 BED	92.5 m ²
APARTMENT - LEVEL 4	BALCONY	10 m ²
Grand total		1456.5 m ²



GFA - LEVEL 5

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- APARTMENTS - 3 BED
- BALCONY
- CIRCULATION
- SERVICES

GFA - LEVEL 5		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 5	APARTMENTS - 1 BED	967.5 m ²
APARTMENT - LEVEL 5	APARTMENTS - 2 BED	387 m ²
APARTMENT - LEVEL 5	APARTMENTS - 3 BED	92.5 m ²
APARTMENT - LEVEL 5	BALCONY	10 m ²
Grand total		1456.5 m ²



GFA - LEVEL 6

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- APARTMENTS - 3 BED
- BALCONY
- CIRCULATION
- SERVICES

GFA - LEVEL 6		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 6	APARTMENTS - 1 BED	967.5 m ²
APARTMENT - LEVEL 6	APARTMENTS - 2 BED	387 m ²
APARTMENT - LEVEL 6	APARTMENTS - 3 BED	92.5 m ²
APARTMENT - LEVEL 6	BALCONY	10 m ²
Grand total		1456.5 m ²

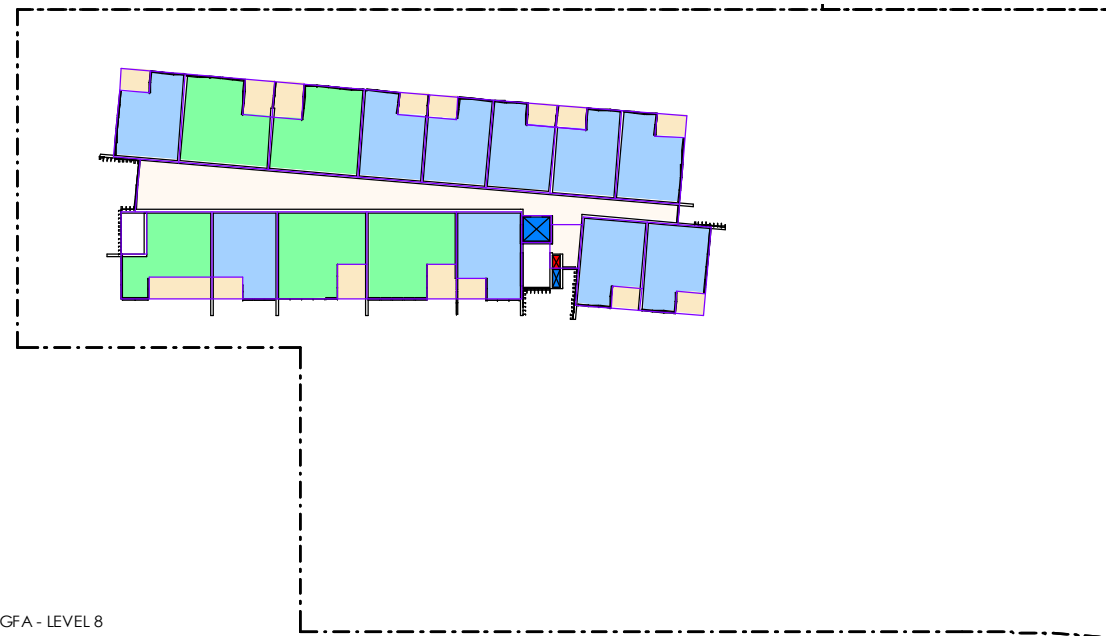
GFA - OVERALL	
UNIT - TYPE	Area
APARTMENTS - 1 BED	8216.5 m ²
APARTMENTS - 2 BED	4129 m ²
APARTMENTS - 3 BED	462.5 m ²
BALCONY	49 m ²
LIFT/STAIRS	43.5 m ²
LOFT APARTMENT - 1 BED	1860.5 m ²
LOFT APARTMENT - 2 BED	4779 m ²
LOFT APARTMENT - 3 BED	5936 m ²
Grand total	25475.5 m ²



GFA - LEVEL 7

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION

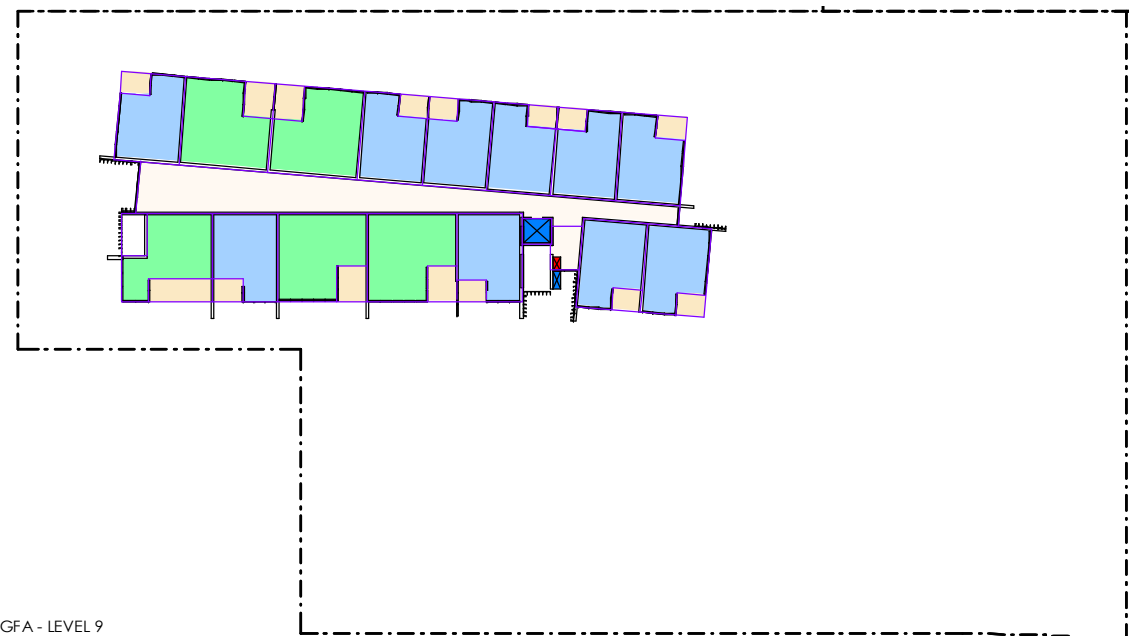
GFA - LEVEL 7		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 7	APARTMENTS - 1 BED	567 m ²
APARTMENT - LEVEL 7	APARTMENTS - 2 BED	370 m ²
Grand total		937 m ²



GFA - LEVEL 8

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION

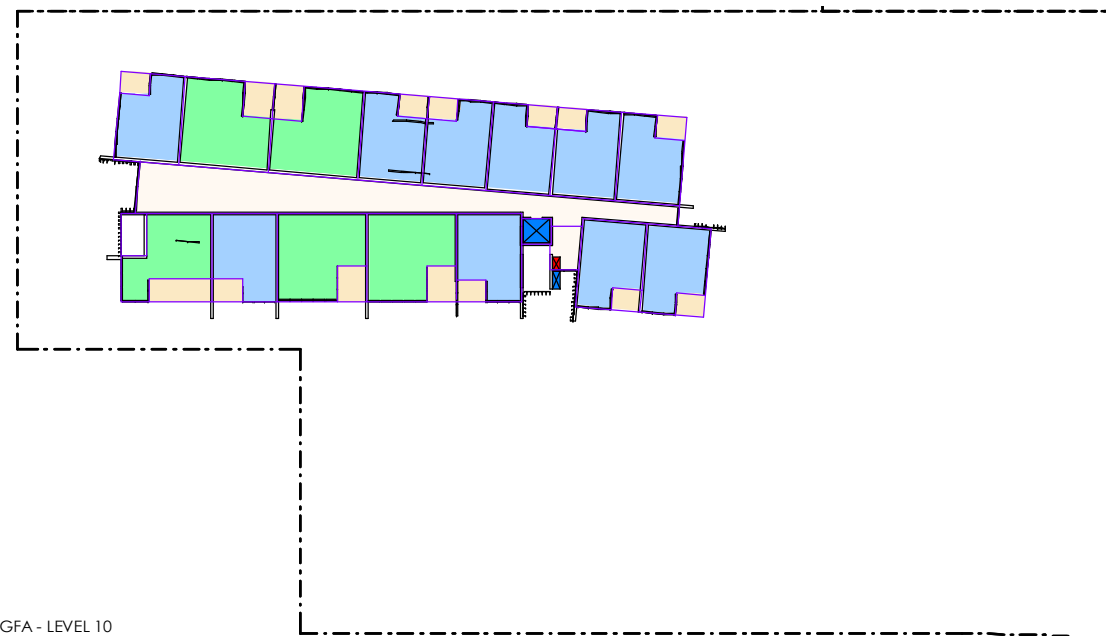
GFA - LEVEL 8		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 8	APARTMENTS - 1 BED	567 m ²
APARTMENT - LEVEL 8	APARTMENTS - 2 BED	370 m ²
Grand total		937 m ²



GFA - LEVEL 9

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION

GFA - LEVEL 9		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 9	APARTMENTS - 1 BED	567 m ²
APARTMENT - LEVEL 9	APARTMENTS - 2 BED	370 m ²
Grand total		937 m ²

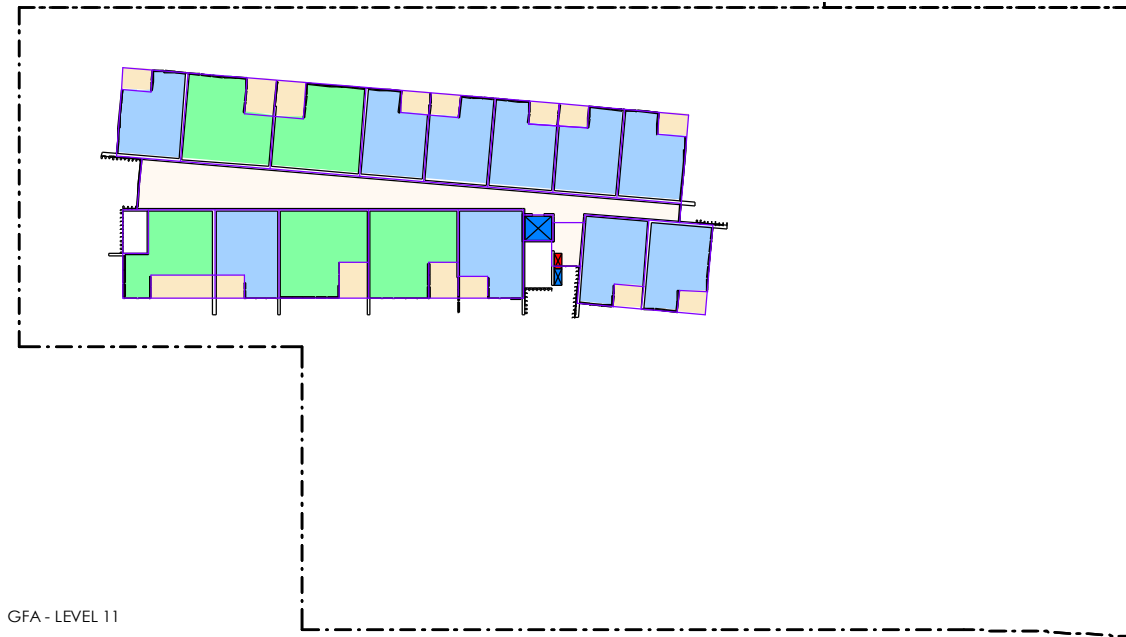


GFA - LEVEL 10

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION

GFA - LEVEL 10		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 10	APARTMENTS - 1 BED	567 m ²
APARTMENT - LEVEL 10	APARTMENTS - 2 BED	370 m ²
Grand total		937 m ²

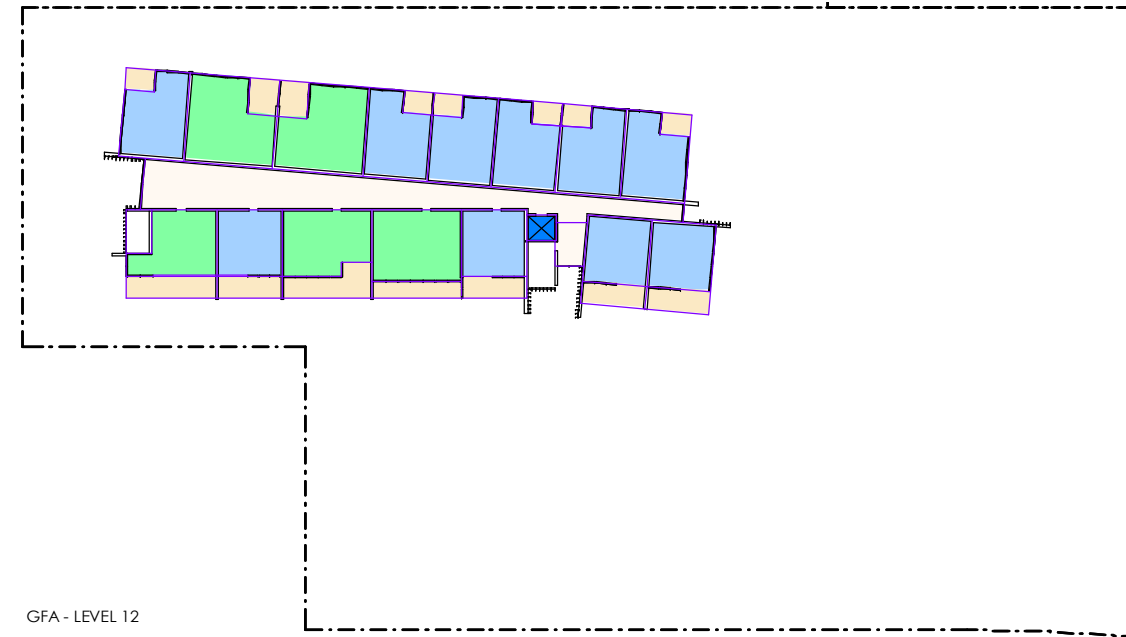
GFA - OVERALL	
UNIT - TYPE	Area
APARTMENTS - 1 BED	8216.5 m ²
APARTMENTS - 2 BED	4129 m ²
APARTMENTS - 3 BED	462.5 m ²
BALCONY	49 m ²
LIFT/STAIRS	43.5 m ²
LOFT APARTMENT - 1 BED	1860.5 m ²
LOFT APARTMENT - 2 BED	4779 m ²
LOFT APARTMENT - 3 BED	5936 m ²
Grand total	25475.5 m ²



GFA - LEVEL 11

- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION

GFA - LEVEL 11		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 11	APARTMENTS - 1 BED	567 m ²
APARTMENT - LEVEL 11	APARTMENTS - 2 BED	370 m ²
Grand total		937 m ²



GFA - LEVEL 12

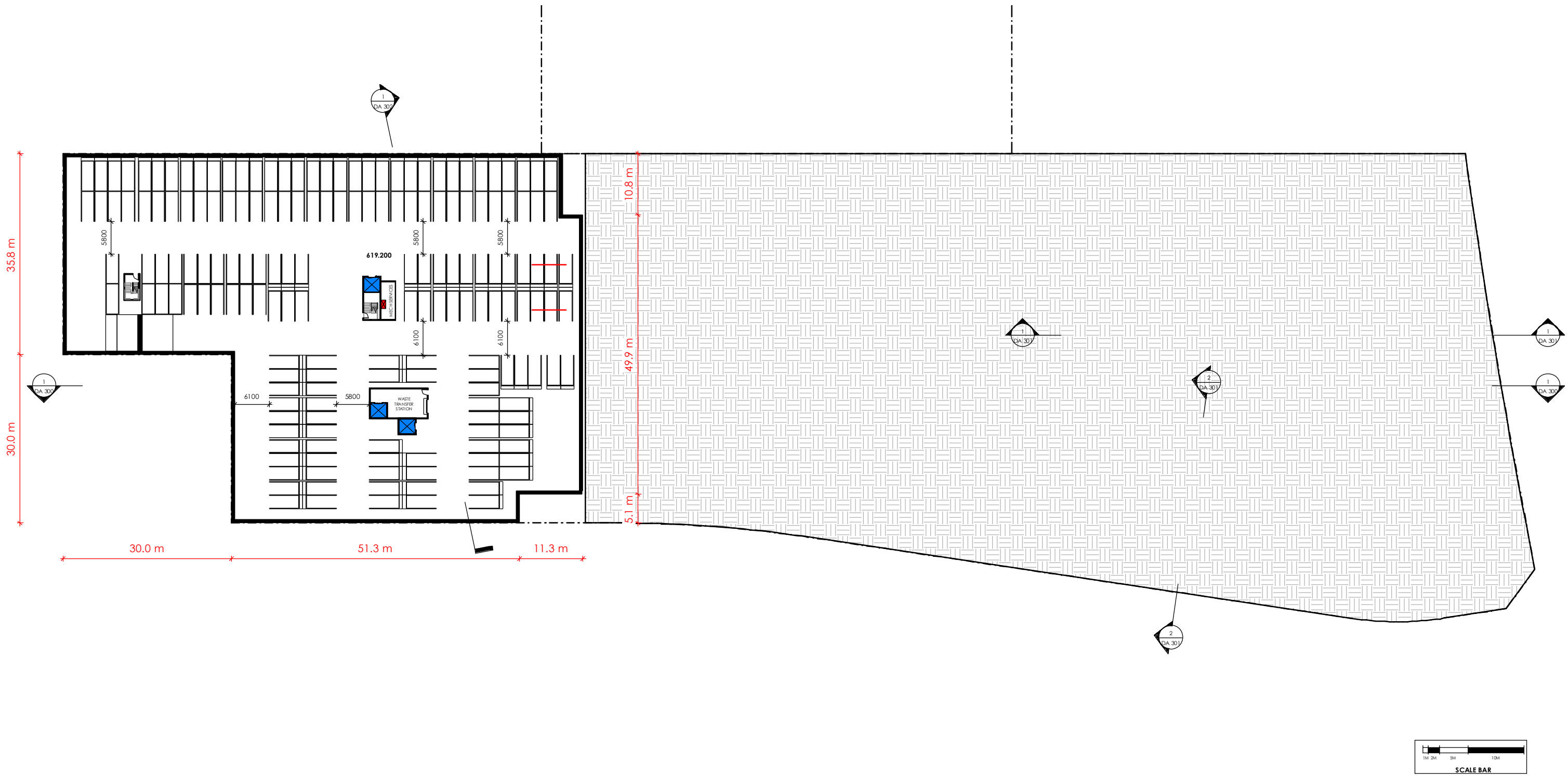
- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION

GFA - LEVEL 12		
Level	UNIT - TYPE	Area
APARTMENT - LEVEL 12	APARTMENTS - 1 BED	533 m ²
APARTMENT - LEVEL 12	APARTMENTS - 2 BED	345 m ²
Grand total		878 m ²

GFA - OVERALL	
UNIT - TYPE	Area
APARTMENTS - 1 BED	8216.5 m ²
APARTMENTS - 2 BED	4129 m ²
APARTMENTS - 3 BED	462.5 m ²
BALCONY	49 m ²
LIFT/STAIRS	43.5 m ²
LOFT APARTMENT - 1 BED	1860.5 m ²
LOFT APARTMENT - 2 BED	4779 m ²
LOFT APARTMENT - 3 BED	5936 m ²
Grand total	25475.5 m ²

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CLIENT:
CORE DEVELOPMENTS

PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres
 BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
BASEMENT LEVEL 02

REVISIONS:	No.	Description	Date
1	WALK STREET - NCD RP DRAFT	30.06.2021	
2	PRE DA ISSUE	08.07.2021	
3	BCA Review Issue	14.07.2021	

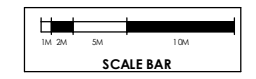
SCALE: 1:350 @ A1
DA 100
 SIZE: A1
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PARKING REQUIREMENTS

USE	REQUIRED	NO.	REQ.	PROVIDED.
VISITOR	1 PER 4 UNITS	329	83	83
COMMERCIAL	5 PER 100m ²	633m ²	32	32
APARTMENTS	1 BED / 1.0 REQ	177	177	177
	2 BED / 1.5 REQ	49	74	63
	3 BED / 2.0 REQ	5	10	10
TERRACES	2 BED / 1.5 REQ	51	77	102
	3 BED / 2.0 REQ	47	94	94
TOTAL			547	583
MOTORBIKE	3 PER 100 SPACES		17	17

Parking Schedule		
Count	Type	Level
20	COMMERCIAL - 5400 mm x 2400 mm	BASEMENT 2
120	RESIDENTIAL - 5400 mm x 2400 mm	BASEMENT 2
35	VISITOR - 5400 mm x 2400 mm	BASEMENT 2
20	COMMERCIAL - 5400 mm x 2400 mm	BASEMENT 1
122	RESIDENTIAL - 5400 mm x 2400 mm	BASEMENT 1
196	RESIDENTIAL - 5400 mm x 2400 mm (TERRACES)	BASEMENT 1
35	VISITOR - 5400 mm x 2400 mm	BASEMENT 1
12	5400 mm x 2400 mm VISITOR	GROUND
18	5400 mm x 2400 mm VISITOR OFFSITE	GROUND
Grand total of: 578		



LEVEL 1, 7 Sargood Street O'CONNOR
ACT 2612
ABN 79 145 074 344

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NOMINATED ARCHITECT:
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ACT Registration No 2232
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CLIENT:
CORE DEVELOPMENTS

PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5, 6 Section 249, Gungahlin

DRAWING TITLE:
BASEMENT LEVEL 01

REVISIONS:

No.	Description	Date
1	MASSING STUDY 2	11.05.2021
2	WALK STREET STUDY	21.05.2021
3	PRE DA ISSUE	08.07.2021
4	BCA Review Issue	14.07.2021

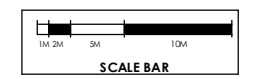
- DO NOT SCALE OFF DRAWINGS -

SCALE: As indicated @ A1

DA 101

SIZE: A1

North arrow pointing up.



- COMMERCIAL
- LOBBY
- LOFT APARTMENT - 1 BED
- LOFT APARTMENT - 2 BED
- LOFT APARTMENT - 3 BED
- SERVICES

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CORE DEVELOPMENTS

PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

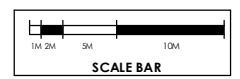
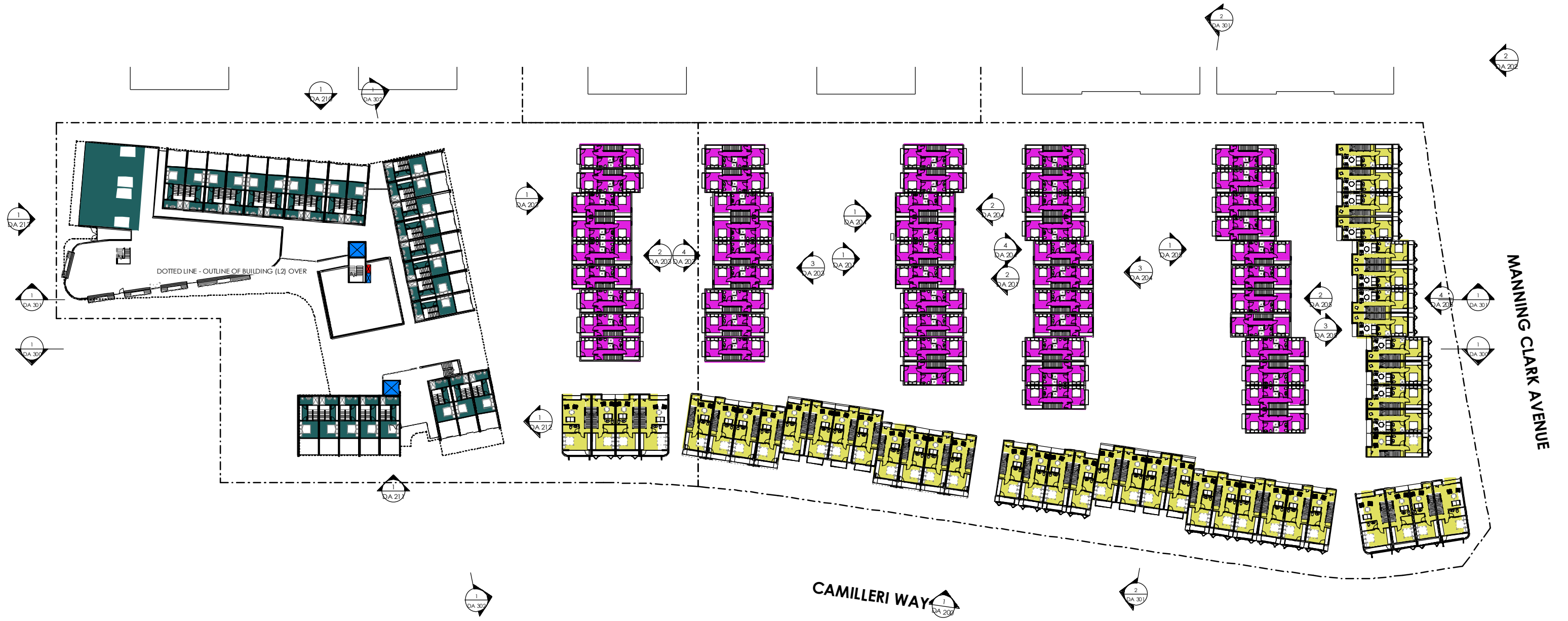
DRAWING TITLE:
GROUND FLOOR

REVISIONS:	Date
No. Description	
2 MASSING STUDY 2	11.05.2021
3 WALK STREET STUDY	21.05.2021
4 WALK STREET - NCD RP DRAFT	30.06.2021
5 PRE DA ISSUE	08.07.2021
6 BCA REVIEW ISSUE	14.07.2021

SCALE: 1:350 @ A1

DA 102

SIZE: A1



- LOFT APARTMENT - 1 BED
- LOFT APARTMENT - 2 BED
- LOFT APARTMENT - 3 BED

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CLIENT:
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PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
LEVEL 01

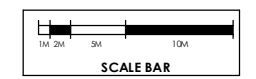
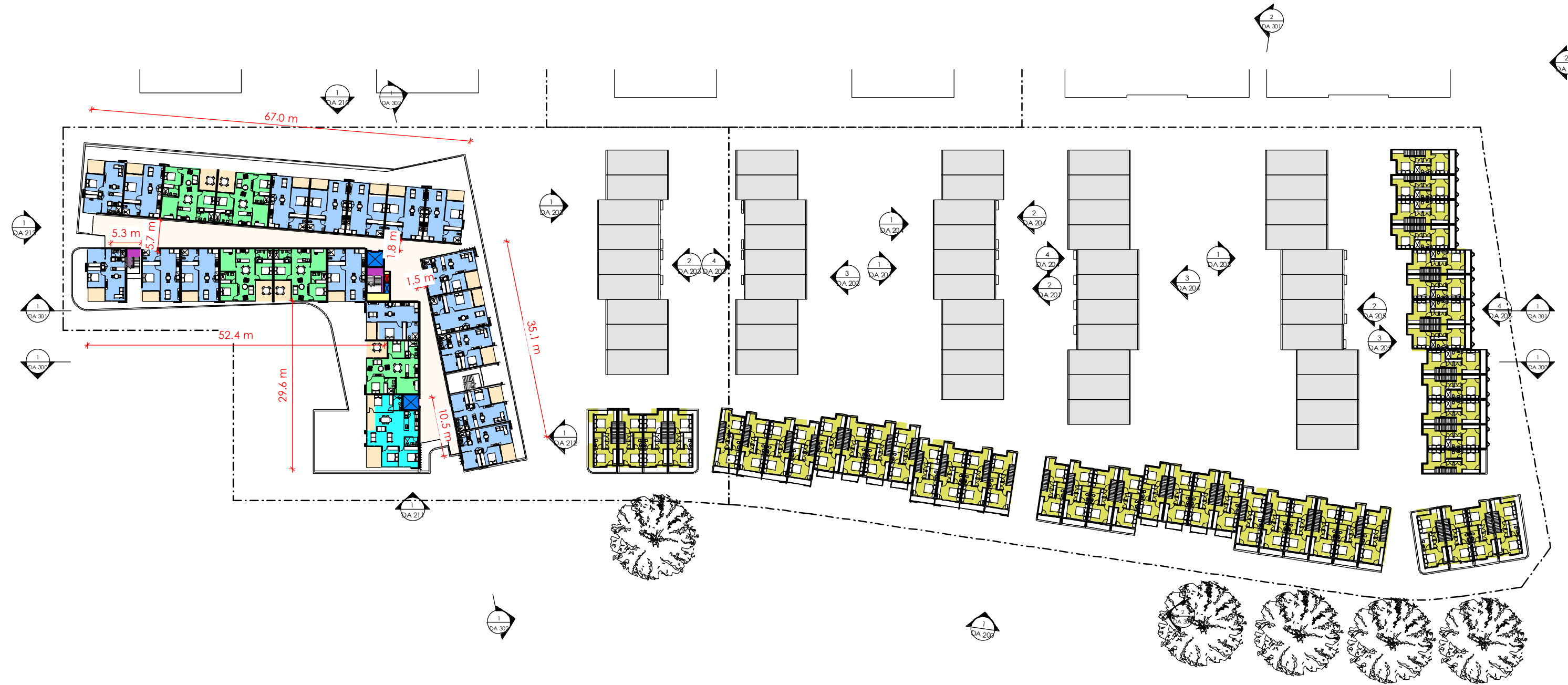
REVISIONS:	Date
No. Description	
2 MASSING STUDY 2	11.05.2021
3 WALK STREET STUDY	21.05.2021
4 WALK STREET - NCD RP DRAFT	30.06.2021
5 PRE DA ISSUE	08.07.2021
6 BCA REVIEW ISSUE	14.07.2021

SCALE: 1:350 @ A1

DA 103

SIZE: A1

n



- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- APARTMENTS - 3 BED
- BALCONY
- CIRCULATION
- LIFT/STAIRS
- LOFT APARTMENT - 3 BED
- SERVICES

- DO NOT SCALE OFF DRAWINGS -



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PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
LEVEL 02

REVISIONS:	Date
No. Description	
2 MASSING STUDY 2	11.05.2021
3 WALK STREET STUDY	21.05.2021
4 WALK STREET - NCD RP DRAFT	30.06.2021
5 PRE DA ISSUE	08.07.2021
6 BCA Review Issue	14.07.2021

SCALE: 1:350 @ A1

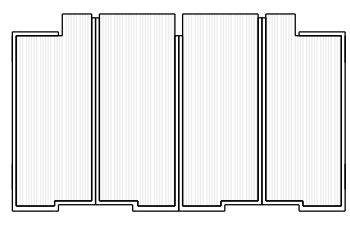
DA 104

SIZE: A1

n



- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- APARTMENTS - 3 BED
- BALCONY
- CIRCULATION
- SERVICES



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WALK STREET - GUNGAHLIN

ADDRESS:
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BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
LEVEL 03 - LEVEL 06

REVISIONS:	No.	Description	Date
	1	MASSING STUDY 2	11.05.2021
	2	WALK STREET STUDY	21.05.2021
	3	WALK STREET - NCD RP DRAFT	30.06.2021
	4	PRE DA ISSUE	08.07.2021
	5	BCA Review Issue	14.07.2021

SCALE: 1:200 @ A1

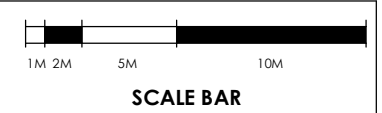
DA 105

SIZE: A1

n



- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION



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ADDRESS:
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BLOCK & SECTION:
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DRAWING TITLE:
LEVEL 07

REVISIONS:	No.	Description	Date
1	WALK STREET - NCD RP DRAFT	30.06.2021	
2	PRE DA ISSUE	08.07.2021	
3	BCA Review Issue	14.07.2021	

SCALE: 1:200 @ A1

DA 109

SIZE: A1



- APARTMENTS - 1 BED
- APARTMENTS - 2 BED
- BALCONY
- CIRCULATION



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BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
LEVEL 08 - LEVEL 12

REVISIONS:	No.	Description	Date
1	WALK STREET - NCD RP DRAFT	30.06.2021	
2	PRE DA ISSUE	08.07.2021	
3	BCA Review Issue	14.07.2021	

SCALE: 1:200 @ A1

DA 110

SIZE: A1



1 ROOF PLAN
SCALE: 1 : 350

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CLIENT:
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PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
ROOF

REVISIONS:
No. Description
1 PRE DA ISSUE
2 BCA Review Issue

Date
08.07.2021
14.07.2021

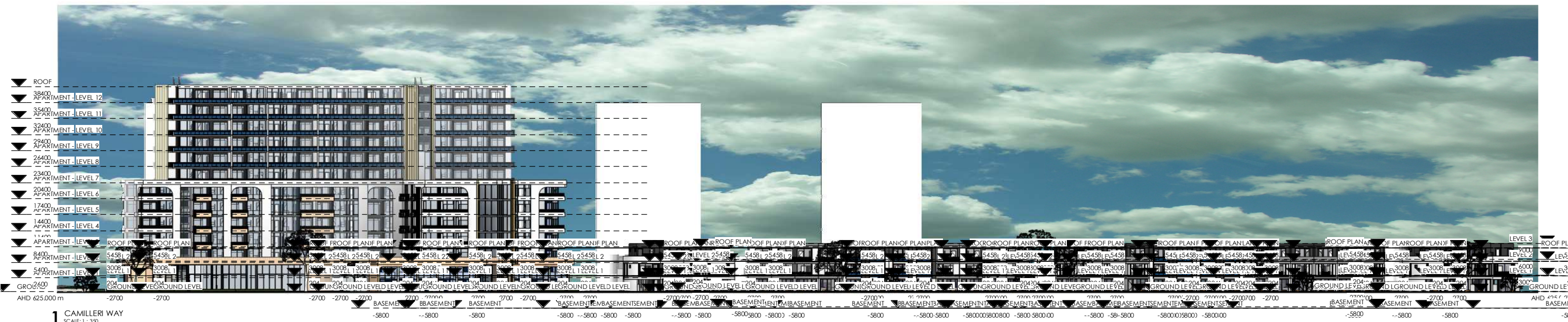
SCALE: 1 : 350 @ A1

DA 115
SIZE: A1





2 CAMILLERI WAY - DETAIL
SCALE: 1 : 100



1 CAMILLERI WAY
SCALE: 1 : 350

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CORE DEVELOPMENTS

PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5, 6 Section 249, Gungahlin

DRAWING TITLE:
STREET ELEVATION - CAMELLERI WAY

REVISIONS:	No.	Description	Date
1	WALK STREET - NCD RP DRAFT	30.04.2021	
2	PRE DA ISSUE	08.07.2021	

SCALE: As indicated @ A1

DA 200

SIZE: A1



MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE:</p> <ul style="list-style-type: none"> WHITE OXIDE PRECAST (NAWKAW FOR EXPOSED INSITU) 	<p>PERFORATED MATERIAL:</p> <ul style="list-style-type: none"> WHITE OR BLACK PERFORATED METAL SCREENING 	<p>TIMBER EFFECT CLADDING:</p> <ul style="list-style-type: none"> FIBRE CEMENT TIMBER TEXTURE CLADDING 	<p>VERTICAL METAL CLADDING:</p> <ul style="list-style-type: none"> STRYUM ALUMINIUM PANELING 	<p>GLAZING FRAMES:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>PICKET BALUSTRADE:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>GLAZED BALUSTRADE:</p> <ul style="list-style-type: none"> FULL / PARTIAL HEIGHT ALUMINIUM POWDERCOATED 	<p>COURTYARD WALLING:</p> <ul style="list-style-type: none"> GABION CAGES 	<p>COURTYARD FENCE:</p> <ul style="list-style-type: none"> VERTICAL SLAT/BATTEN FENCE
--	--	--	--	---	--	--	---	---

- DO NOT SCALE OFF DRAWINGS -



1 MANNING CLARK CRESCENT - DETAIL
SCALE: 1 : 100

PERMISSIBLE SCALE OF FUTURE DEVELOPMENT

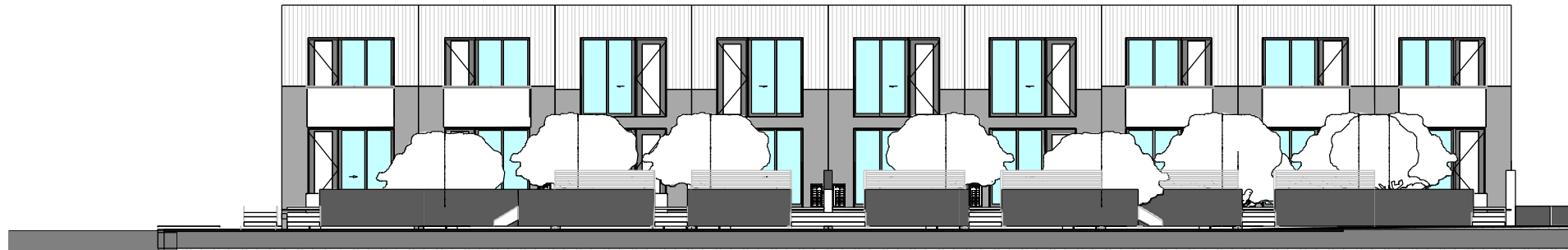


2 MANNING CLARK CRESCENT
SCALE: 1 : 200

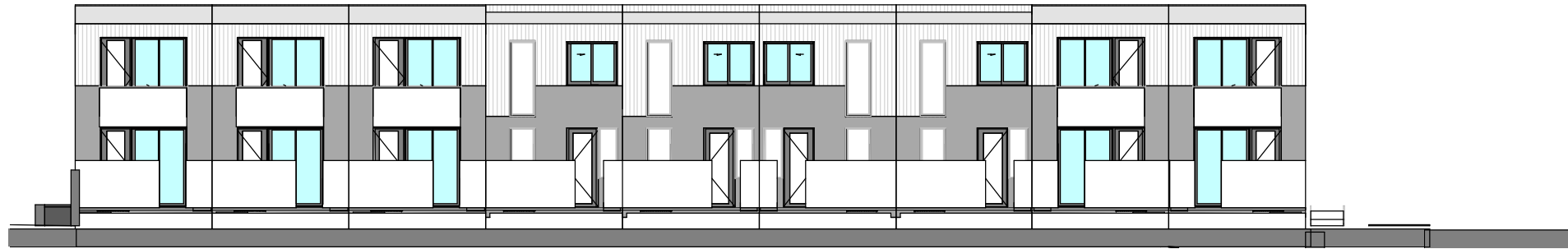
MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE:</p> <ul style="list-style-type: none"> WHITE OXIDE PRECAST (NAWKAW FOR EXPOSED INSITU) 	<p>PERFORATED MATERIAL:</p> <ul style="list-style-type: none"> WHITE OR BLACK PERFORATED METAL SCREENING 	<p>TIMBER EFFECT CLADDING:</p> <ul style="list-style-type: none"> FIBRE CEMENT TIMBER TEXTURE CLADDING 	<p>VERTICAL METAL CLADDING:</p> <ul style="list-style-type: none"> STRYUM ALUMINIUM PANELING 	<p>GLAZING FRAMES:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>PICKET BALUSTRADE:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>GLAZED BALUSTRADE:</p> <ul style="list-style-type: none"> FULL / PARTIAL HEIGHT ALUMINIUM POWDERCOATED 	<p>COURTYARD WALLING:</p> <ul style="list-style-type: none"> GABION CAGES 	<p>COURTYARD FENCE:</p> <ul style="list-style-type: none"> VERTICAL SLAT/BATTEN FENCE
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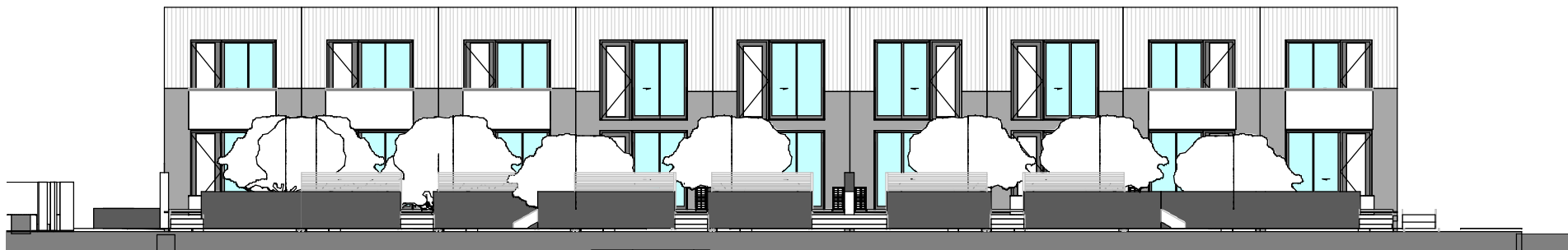
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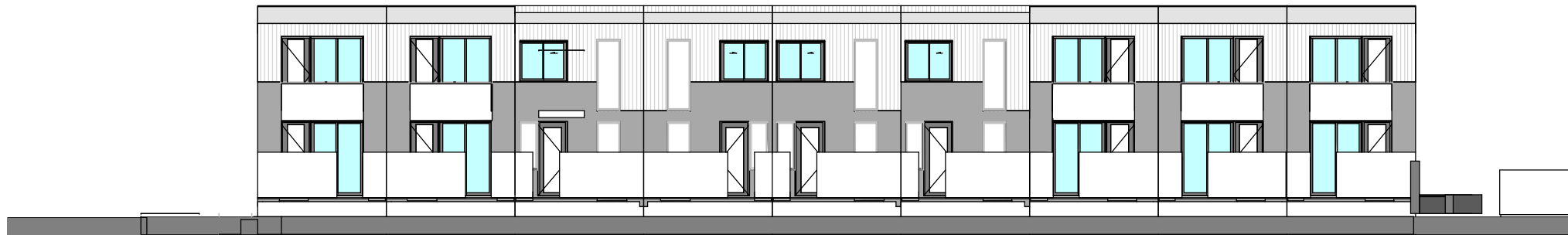
1 TOWNHOUSE ROW 1 - ELEVATION 1
SCALE: 1 : 100



2 TOWNHOUSE ROW 1 - ELEVATIONS 3
SCALE: 1 : 100



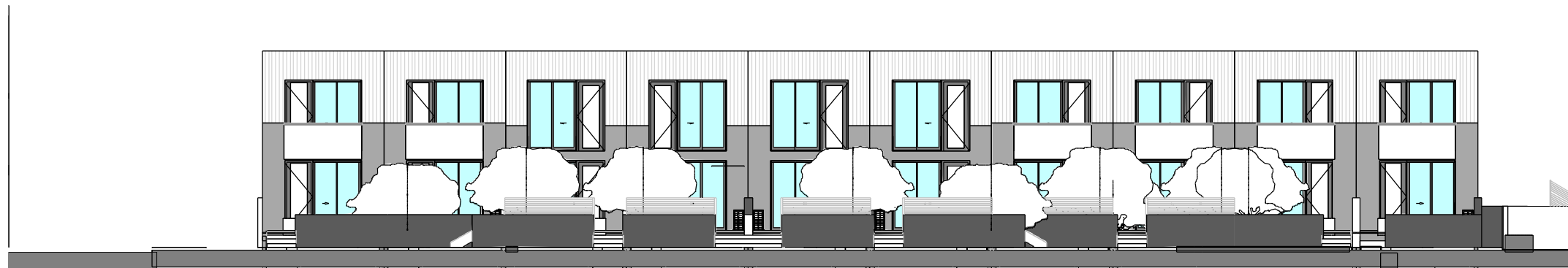
3 TOWNHOUSE ROW 1 - ELEVATION 2
SCALE: 1 : 100



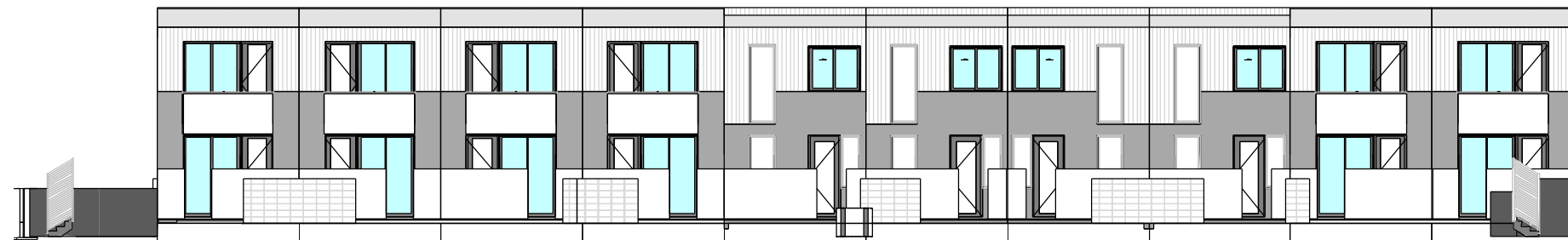
4 TOWNHOUSE ROW 1 - ELEVATIONS 4
SCALE: 1 : 100

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	LEVEL 1, 7 Sargood Street O'CONNOR ACT 2612 ABN 79 145 074 344	P: 02 6181 4963 E: office@juddstudio.com.au W: juddstudio.com.au NOMINATED ARCHITECT: Nathan Gibson, Judd ACT Registration No 2232 NSW Registration No 7838	ANY FORM OF REPRODUCTION OF THIS DRAWING IN FULL OR IN PART WITHOUT THE WRITTEN PERMISSION OF JUDD STUDIO PTY LTD (JUDD STUDIO) CONSTITUTES AN INFRINGEMENT OF COPYRIGHT. ALL DIMENSIONS ARE IN MILLIMETERS (mm) UNLESS NOTED OTHERWISE. DO NOT SCALE OFF DRAWINGS. DOCUMENTED DIMENSIONS ONLY ARE TO BE USED FOR CONSTRUCTION AND SITE SETOUT.	CLIENT: CORE DEVELOPMENTS	PROJECT: WALK STREET - GUNGAHLIN	ADDRESS: Camilleri Way & Manning Clarke Cres BLOCK & SECTION: Block 5,6 Section 249, Gungahlin	DRAWING TITLE: TOWNHOUSE ELEVATIONS - ROW 1	REVISIONS: No. Description 1 PRE DA ISSUE	Date 08.07.2021	SCALE: 1 : 100 @ A1	DA 203 SIZE: A1
	- DO NOT SCALE OFF DRAWINGS -										



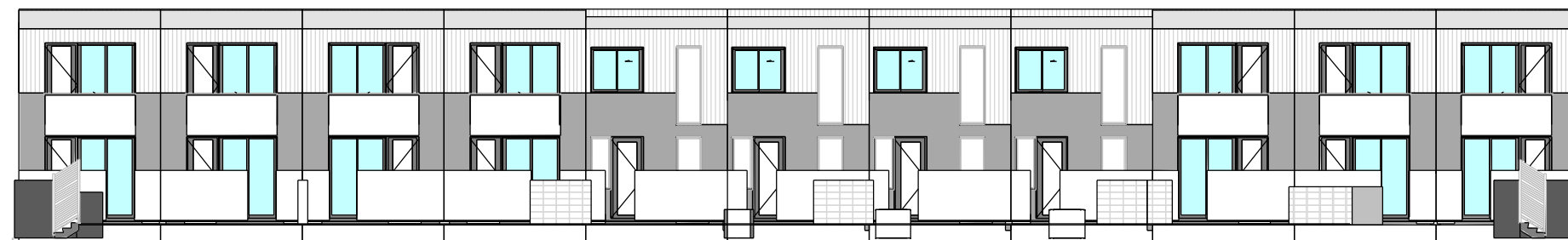
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SCALE: 1 : 100



2 TOWNHOUSE ROW 2 - ELEVATION 3
SCALE: 1 : 100

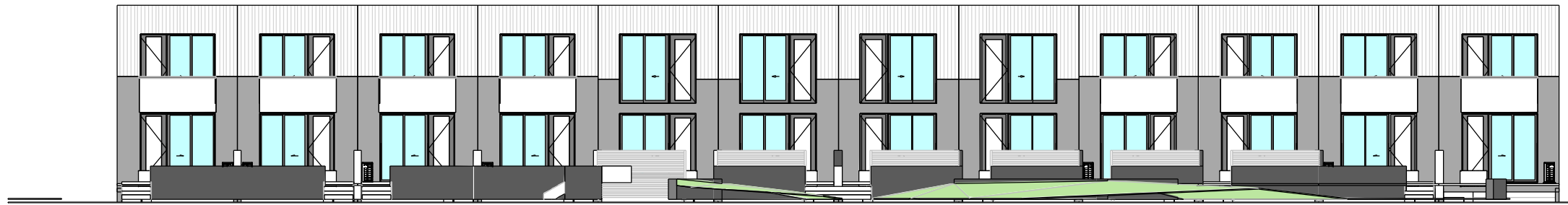


3 TOWNHOUSE ROW 2 - ELEVATION 2
SCALE: 1 : 100

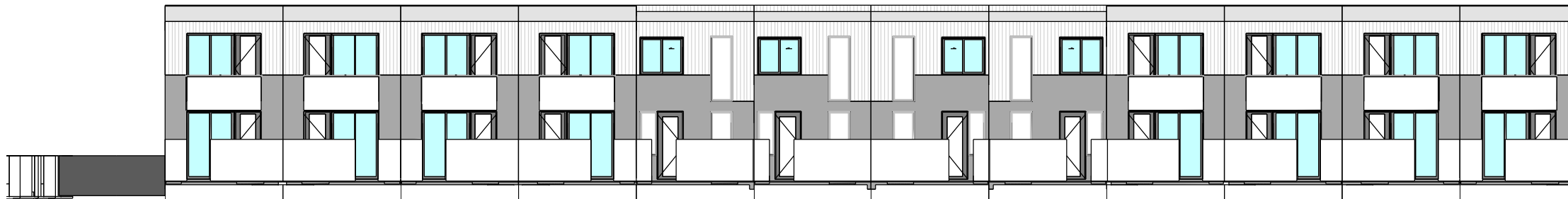


4 TOWNHOUSE ROW 2 - ELEVATION 4
SCALE: 1 : 100

- DO NOT SCALE OFF DRAWINGS -



1 TOWNHOUSE ROW 3 - ELEVATION 1
SCALE: 1 : 100



2 TOWNHOUSE ROW 3 - ELEVATION 3
SCALE: 1 : 100



3 TOWNHOUSE ROW 3 - ELEVATION 4
SCALE: 1 : 100





4 TOWNHOUSE ROW 3 - ELEVATION 2
SCALE: 1 : 100

- DO NOT SCALE OFF DRAWINGS -



MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE:</p> <ul style="list-style-type: none"> WHITE OXIDE PRECAST (NAWKAW FOR EXPOSED INSITU) 	<p>PERFORATED MATERIAL:</p> <ul style="list-style-type: none"> WHITE OR BLACK PERFORATED METAL SCREENING 	<p>TIMBER EFFECT CLADDING:</p> <ul style="list-style-type: none"> FIBRE CEMENT TIMBER TEXTURE CLADDING 	<p>VERTICAL METAL CLADDING:</p> <ul style="list-style-type: none"> STRYUM ALUMINIUM PANELING 	<p>GLAZING FRAMES:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>PICKET BALUSTRADE:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>GLAZED BALUSTRADE:</p> <ul style="list-style-type: none"> FULL / PARTIAL HEIGHT ALUMINIUM POWDERCOATED 	<p>COURTYARD WALLING:</p> <ul style="list-style-type: none"> GABION CAGES 	<p>COURTYARD FENCE:</p> <ul style="list-style-type: none"> VERTICAL SLAT/BATTEN FENCE 
--	--	--	--	---	--	--	---	---

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ACT 2612
ABN 79 145 074 344

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WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
APARTMENT ELEVATION - NORTH

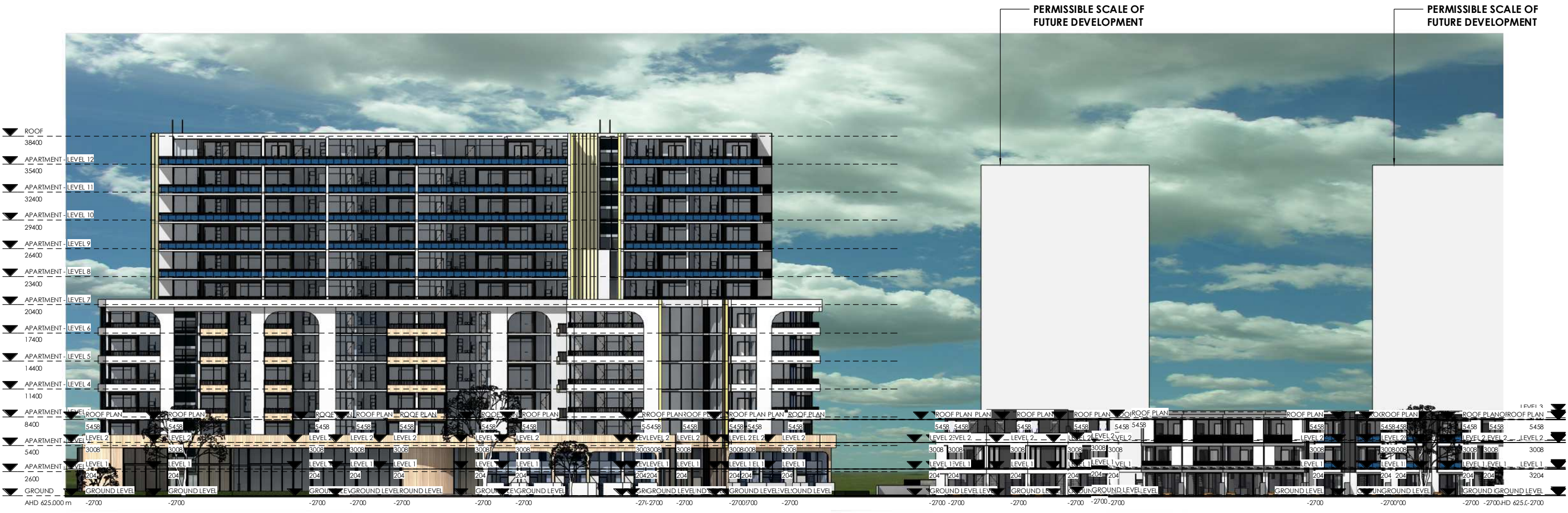
REVISIONS:
No. Description
1 WALK STREET - NCD RP DRAFT
2 PRE DA ISSUE

Date
30.04.2021
08.07.2021

SCALE: As indicated @ A1

DA 210
SIZE: A1





MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE:</p> <ul style="list-style-type: none"> WHITE OXIDE PRECAST (NAWKAW FOR EXPOSED INSITU) 	<p>PERFORATED MATERIAL:</p> <ul style="list-style-type: none"> WHITE OR BLACK PERFORATED METAL SCREENING 	<p>TIMBER EFFECT CLADDING:</p> <ul style="list-style-type: none"> FIBRE CEMENT TIMBER TEXTURE CLADDING 	<p>VERTICAL METAL CLADDING:</p> <ul style="list-style-type: none"> STRYUM ALUMINIUM PANELING 	<p>GLAZING FRAMES:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>PICKET BALUSTRADE:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>GLAZED BALUSTRADE:</p> <ul style="list-style-type: none"> FULL / PARTIAL HEIGHT ALUMINIUM POWDERCOATED 	<p>COURTYARD WALLING:</p> <ul style="list-style-type: none"> GABION CAGES 	<p>COURTYARD FENCE:</p> <ul style="list-style-type: none"> VERTICAL SLAT/BATTEN FENCE 
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- ▼ ROOF 38400
- ▼ APARTMENT - LEVEL 12 35400
- ▼ APARTMENT - LEVEL 11 32400
- ▼ APARTMENT - LEVEL 10 29400
- ▼ APARTMENT - LEVEL 9 26400
- ▼ APARTMENT - LEVEL 8 23400
- ▼ APARTMENT - LEVEL 7 20400
- ▼ APARTMENT - LEVEL 6 17400
- ▼ APARTMENT - LEVEL 5 14400
- ▼ APARTMENT - LEVEL 4 11400
- ▼ ROOF PLAN - LEVEL 3 5458
- ▼ LEVEL 2 FRONT - LEVEL 2 3008
- ▼ LEVEL 1 FRONT - LEVEL 1 204
- ▼ GROUND LEVEL -2700/±25.000 m
- ▼ BASEMENT -5800

ROOF PLAN	PLAN 5458	PLAN 3008	PLAN 204
▼ ROOF PLAN	5458	3008	204
▼ LEVEL 2	5458/5815858	3008/0838	204/20434
▼ LEVEL 1	5458/5815858	3008/0838	204/20434
▼ GROUND LEVEL	-2700	-2-2700/0000	-2-2700/0000
▼ BASEMENT	-5800	-58/-5800	-58/-5800

1 APARTMENT BUILDING - EAST
SCALE: 1 : 200

MATERIAL SAMPLE SCHEDULE

PRECAST / INSITU CONCRETE: • WHITE OXIDE PRECAST (NAWKAW FOR EXPOSED INSITU)		PERFORATED MATERIAL: • WHITE OR BLACK PERFORATED METAL SCREENING		TIMBER EFFECT CLADDING: • FIBRE CEMENT TIMBER TEXTURE CLADDING		VERTICAL METAL CLADDING: • STRYUM ALUMINIUM PANELING		GLAZING FRAMES: ALUMINIUM, POWDERCOATED		PICKET BALUSTRADE: ALUMINIUM, POWDERCOATED		GLAZED BALUSTRADE: • FULL / PARTIAL HEIGHT • ALUMINIUM POWDERCOATED		COURTYARD WALLING: • GABION CAGES		COURTYARD FENCE: • VERTICAL SLAT/BATTEN FENCE	
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- DO NOT SCALE OFF DRAWINGS -

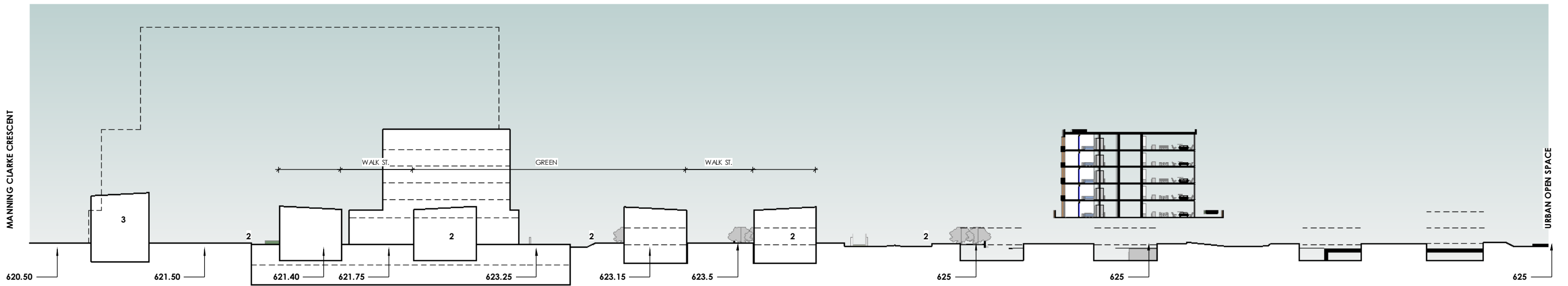
PERMISSIBLE SCALE OF FUTURE DEVELOPMENT



MATERIAL SAMPLE SCHEDULE

<p>PRECAST / INSITU CONCRETE:</p> <ul style="list-style-type: none"> WHITE OXIDE PRECAST (NAWKAW FOR EXPOSED INSITU) 	<p>PERFORATED MATERIAL:</p> <ul style="list-style-type: none"> WHITE OR BLACK PERFORATED METAL SCREENING 	<p>TIMBER EFFECT CLADDING:</p> <ul style="list-style-type: none"> FIBRE CEMENT TIMBER TEXTURE CLADDING 	<p>VERTICAL METAL CLADDING:</p> <ul style="list-style-type: none"> STRYUM ALUMINIUM PANELING 	<p>GLAZING FRAMES:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>PICKET BALUSTRADE:</p> <ul style="list-style-type: none"> ALUMINIUM, POWDERCOATED 	<p>GLAZED BALUSTRADE:</p> <ul style="list-style-type: none"> FULL / PARTIAL HEIGHT ALUMINIUM POWDERCOATED 	<p>COURTYARD WALLING:</p> <ul style="list-style-type: none"> GABION CAGES 	<p>COURTYARD FENCE:</p> <ul style="list-style-type: none"> VERTICAL SLAT/BATTEN FENCE
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- DO NOT SCALE OFF DRAWINGS -



1 SITE SECTION
SCALE: 1 : 350

- DO NOT SCALE OFF DRAWINGS -

JUDD
STUDIO

LEVEL 1, 7 Sargood Street O'CONNOR
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NOMINATED ARCHITECT:
Nathan Gibson Judd
ACT Registration No 2232
NSW Registration No 7838

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CLIENT:
CORE DEVELOPMENTS

PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
SECTIONS - DEVELOPMENT LEVELS

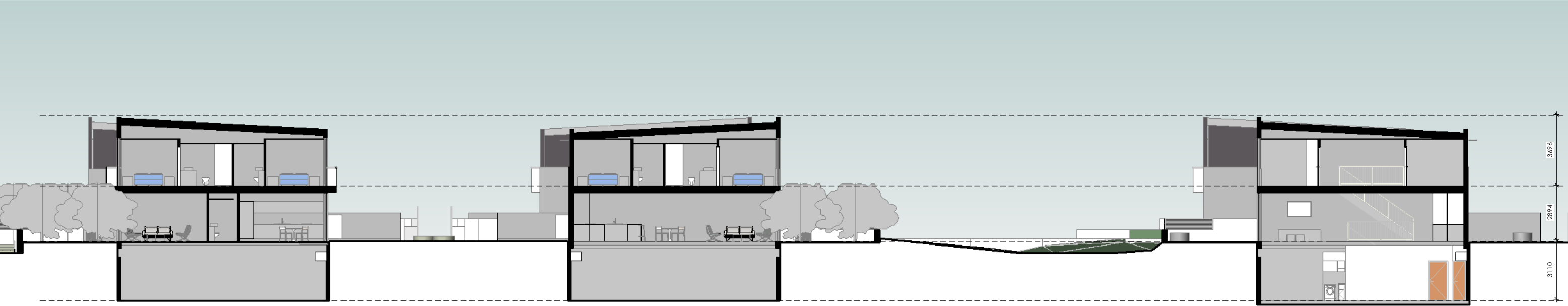
REVISIONS:
No. Description
1 PRE DA ISSUE

Date
08.07.2021

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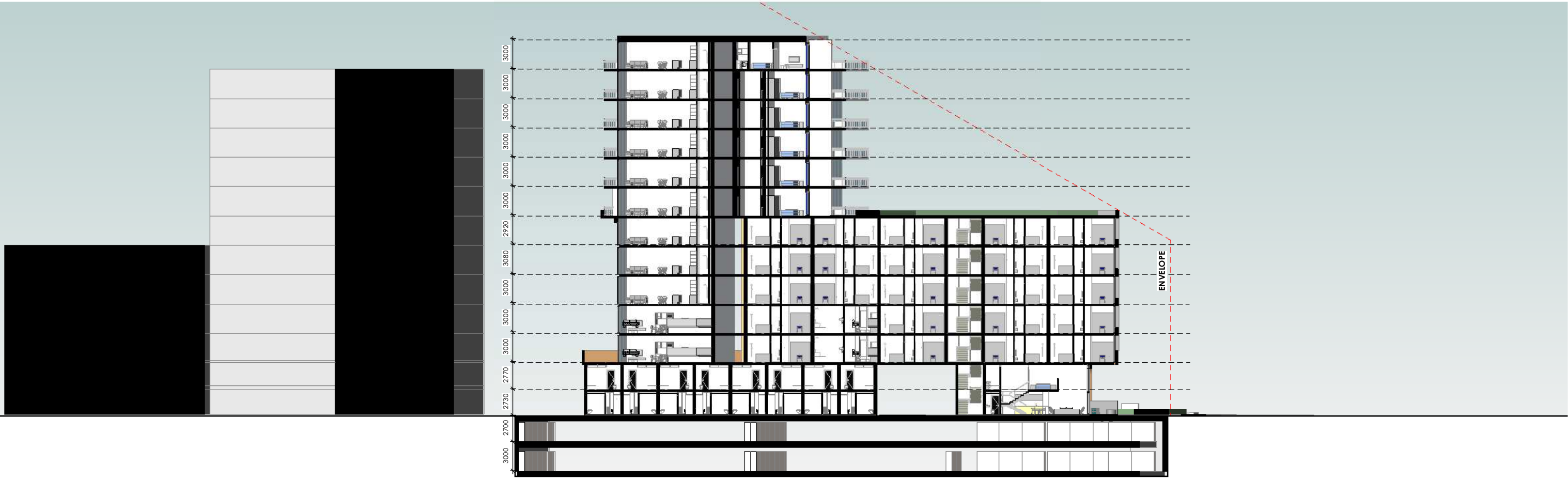




1 SECTION 01
SCALE: 1 : 100



2 SECTION 02
SCALE: 1 : 100



1 SECTION 03
SCALE: 1 : 200

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CLIENT:
CORE DEVELOPMENTS

PROJECT:
WALK STREET - GUNGAHLIN

ADDRESS:
Camilleri Way & Manning Clarke Cres

BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
SECTIONS - ENVELOPE COMPLIANCE

REVISIONS:
No. Description
1 PRE DA ISSUE

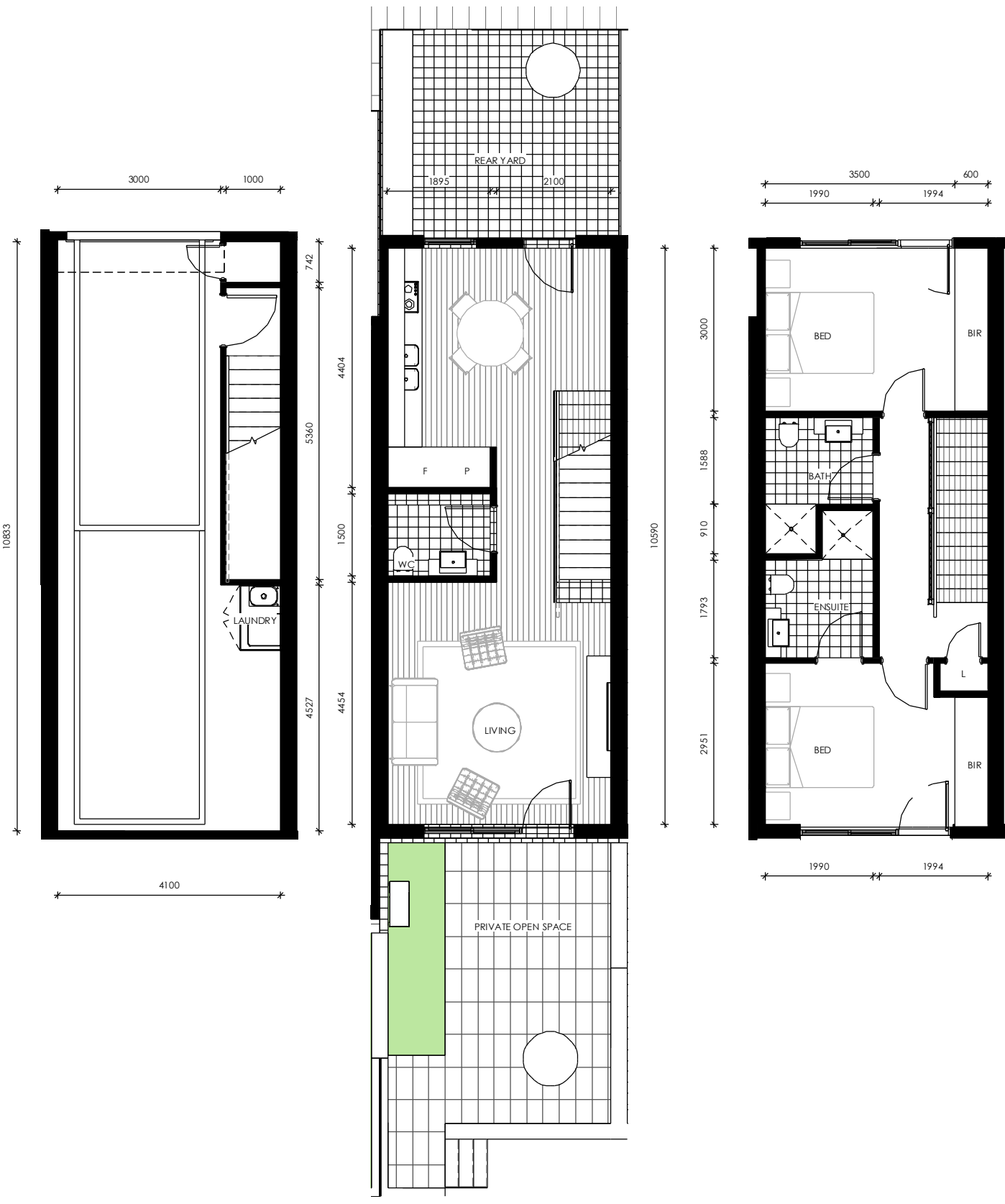
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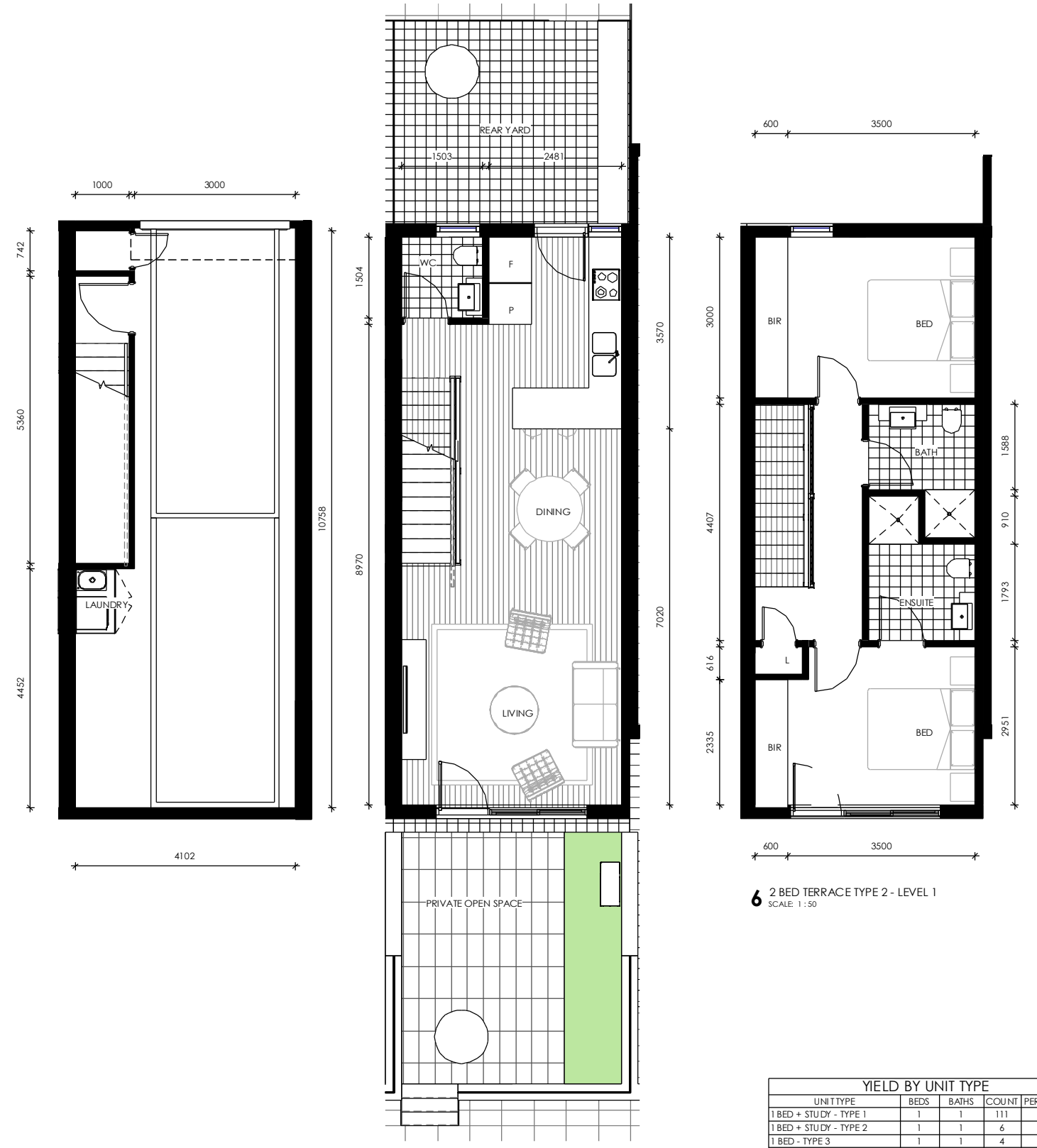
SIZE: A1



1 2 BED TERRACE TYPE 1 - GARAGE
SCALE: 1:50

2 2 BED TERRACE TYPE 1 - GROUND - 92sqm
SCALE: 1:50

3 2 BED TERRACE TYPE 1 - LEVEL 1
SCALE: 1:50

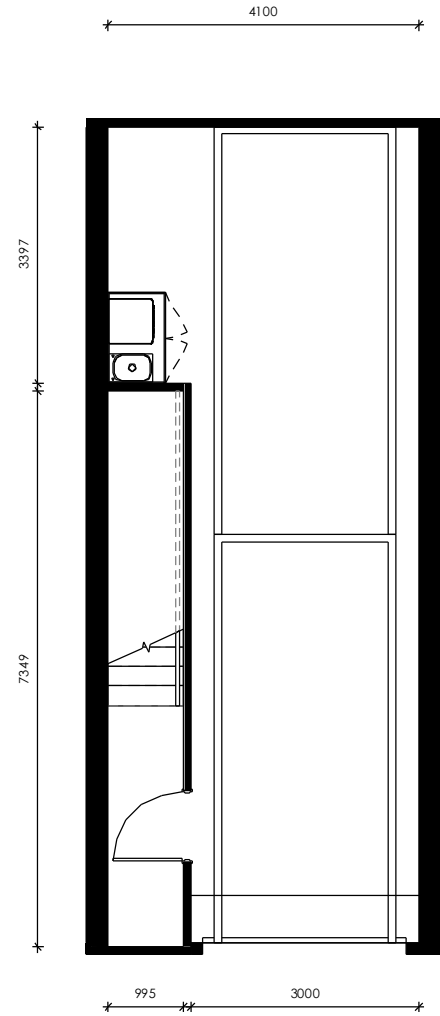


4 2 BED TERRACE TYPE 2 - GARAGE
SCALE: 1:50

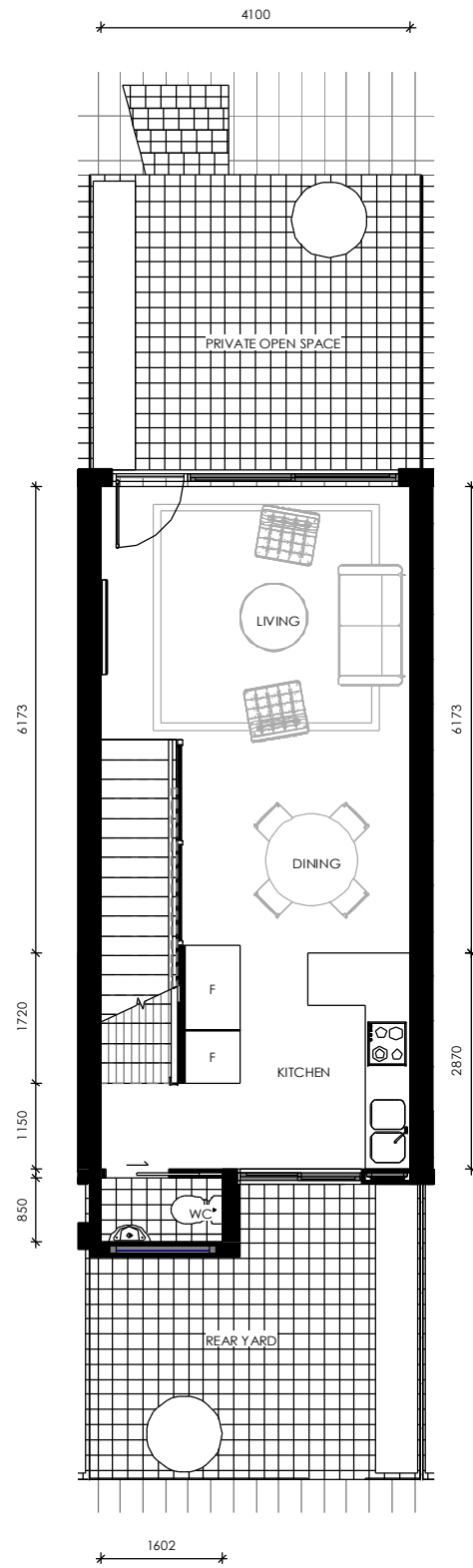
5 2 BED TERRACE TYPE 2 - GROUND - 92sqm
SCALE: 1:50

6 2 BED TERRACE TYPE 2 - LEVEL 1
SCALE: 1:50

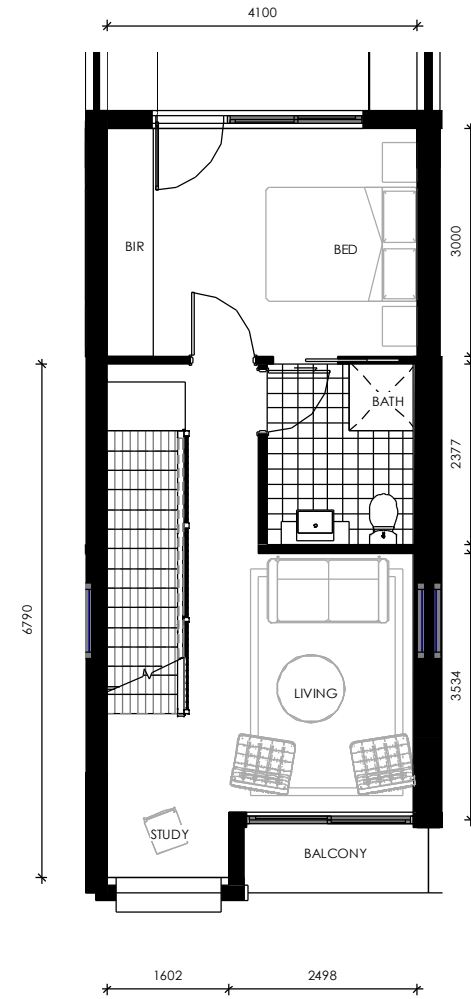
YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	111	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	30	9%
1 BED LOFT APARTMENTS	1	1	26	8%
2 BED APARTMENT - TYPE 1	2	2	47	14%
2 BED APARTMENT - TYPE 2 ADAPTABLE	2	1	2	1%
2 BED TERRACE - TYPE 1	2	2	31	9%
2 BED TERRACE - TYPE 2	2	2	20	6%
3 BED - TYPE 1	3	2	5	2%
3 BED TERRACE - TYPE 1	3	2	49	15%
TOTAL			331	



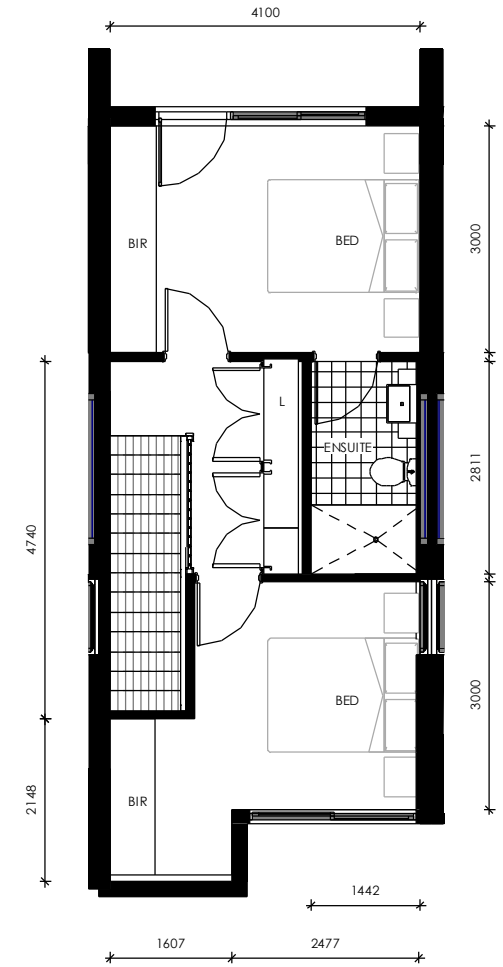
1 3 BED TERRACE - GARAGE
SCALE: 1:50



2 3 BED TERRACE - GROUND - 122 sqm
SCALE: 1:50

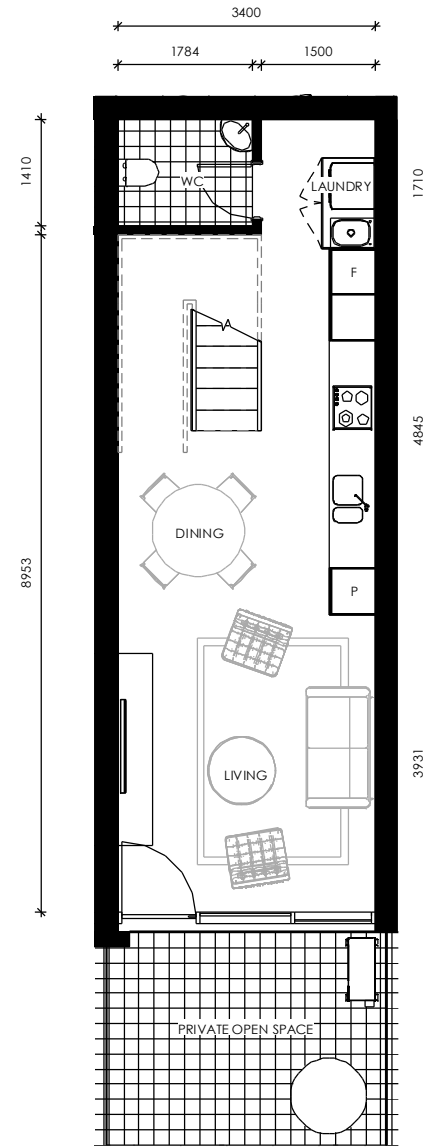


3 3 BED TERRACE - LEVEL 1
SCALE: 1:50

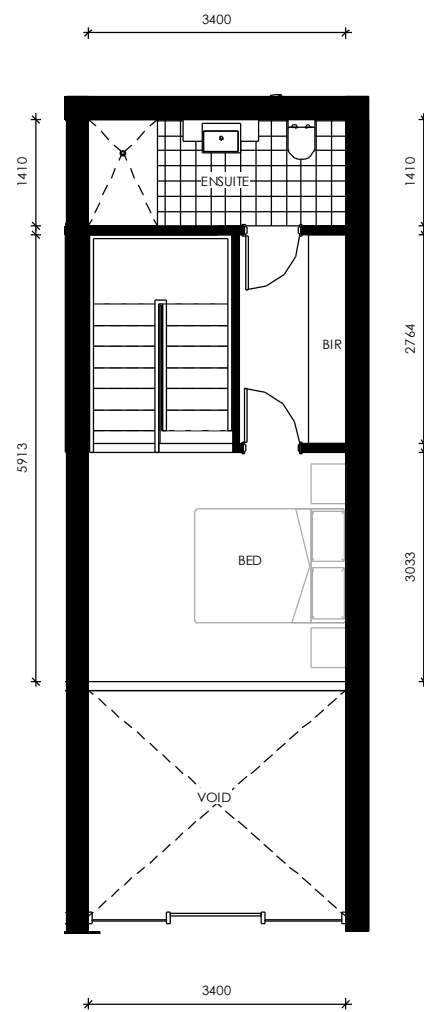


4 3 BED TERRACE - LEVEL 2
SCALE: 1:50

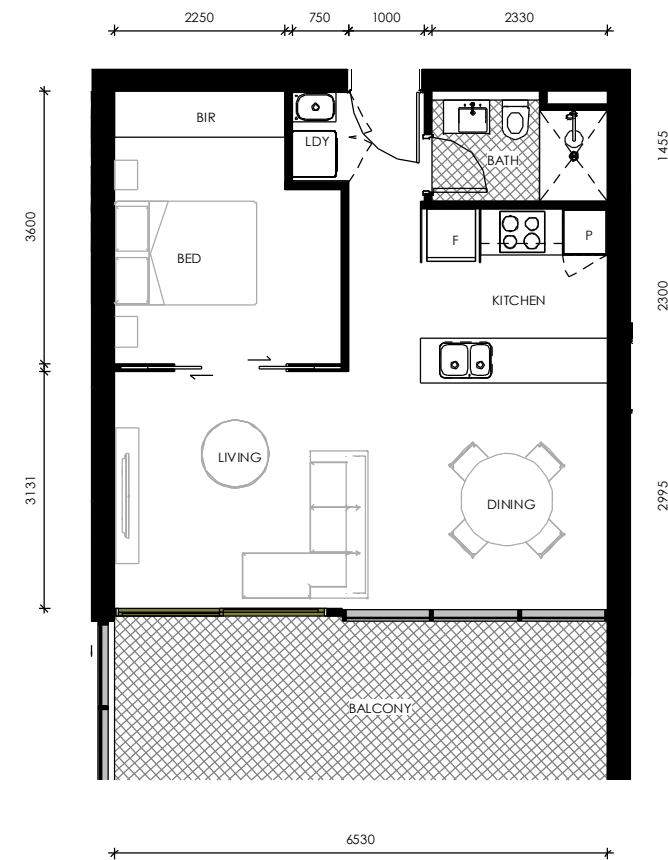
YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	111	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	30	9%
1 BED LOFT APARTMENTS	1	1	26	8%
2 BED APARTMENT - TYPE 1	2	2	47	14%
2 BED APARTMENT - TYPE 2 ADAPTABLE	2	1	2	1%
2 BED TERRACE - TYPE 1	2	2	31	9%
2 BED TERRACE - TYPE 2	2	2	20	6%
3 BED - TYPE 1	3	2	5	2%
3 BED TERRACE - TYPE 1	3	2	49	15%
			331	



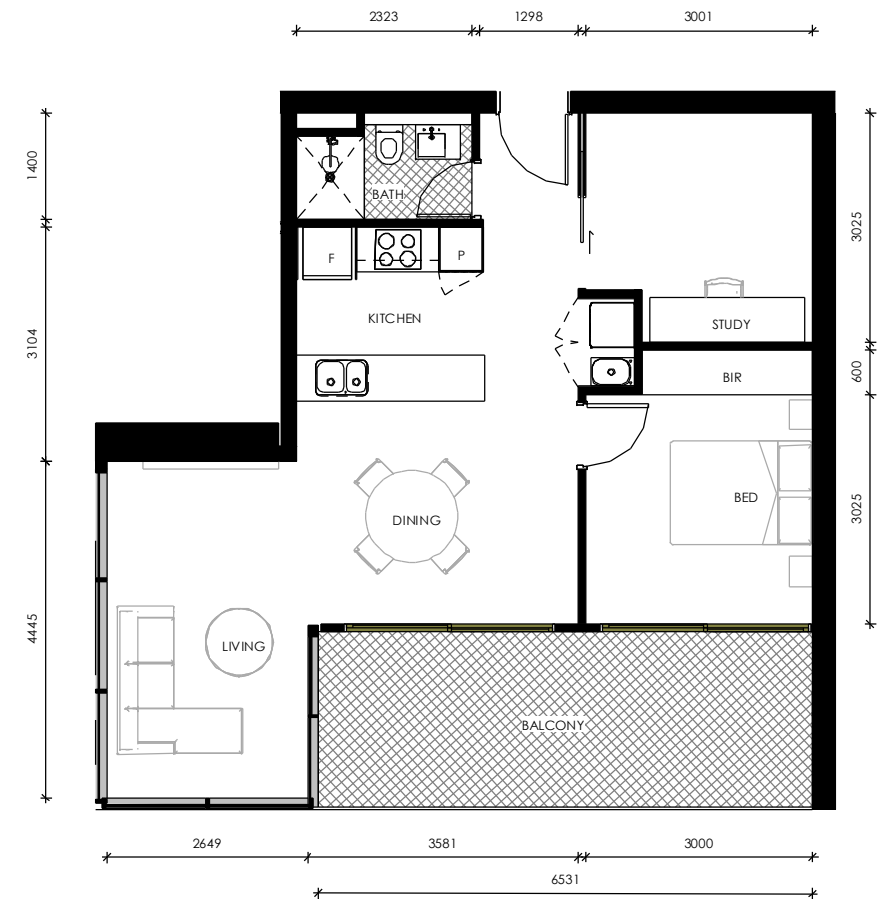
1 1 BED LOFT APARTMENT - GROUND - 62sqm
SCALE: 1:50



2 1 BED LOFT APARTMENT - LOFT
SCALE: 1:50



3 1 BED APARTMENT - TYPE 2 - 48sqm
SCALE: 1:50



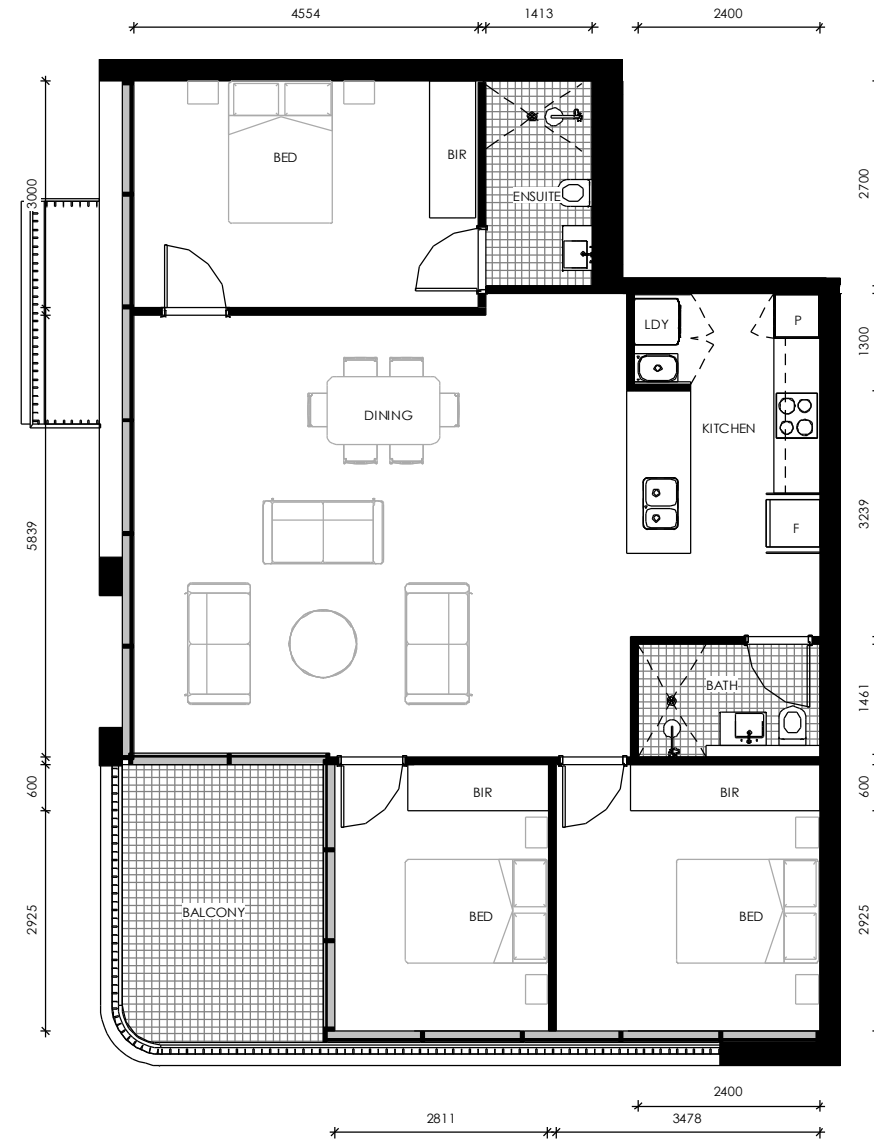
4 1 BED + STUDY APARTMENT - TYPE 2 - 62 SQM
SCALE: 1:50

YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	111	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	30	9%
1 BED LOFT APARTMENTS	1	1	26	8%
2 BED APARTMENT - TYPE 1	2	2	47	14%
2 BED APARTMENT - TYPE 2 ADAPTABLE	2	1	2	1%
2 BED TERRACE - TYPE 1	2	2	31	9%
2 BED TERRACE - TYPE 2	2	2	20	6%
3 BED - TYPE 1	3	2	5	2%
3 BED TERRACE - TYPE 1	3	2	49	15%
			331	

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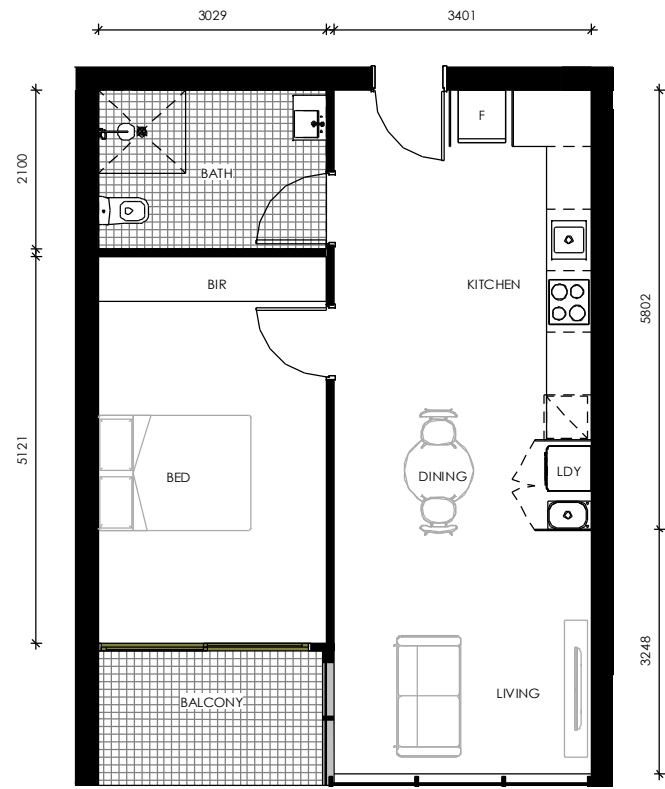


1 2 BED APARTMENT - 77sqm
SCALE 1:50

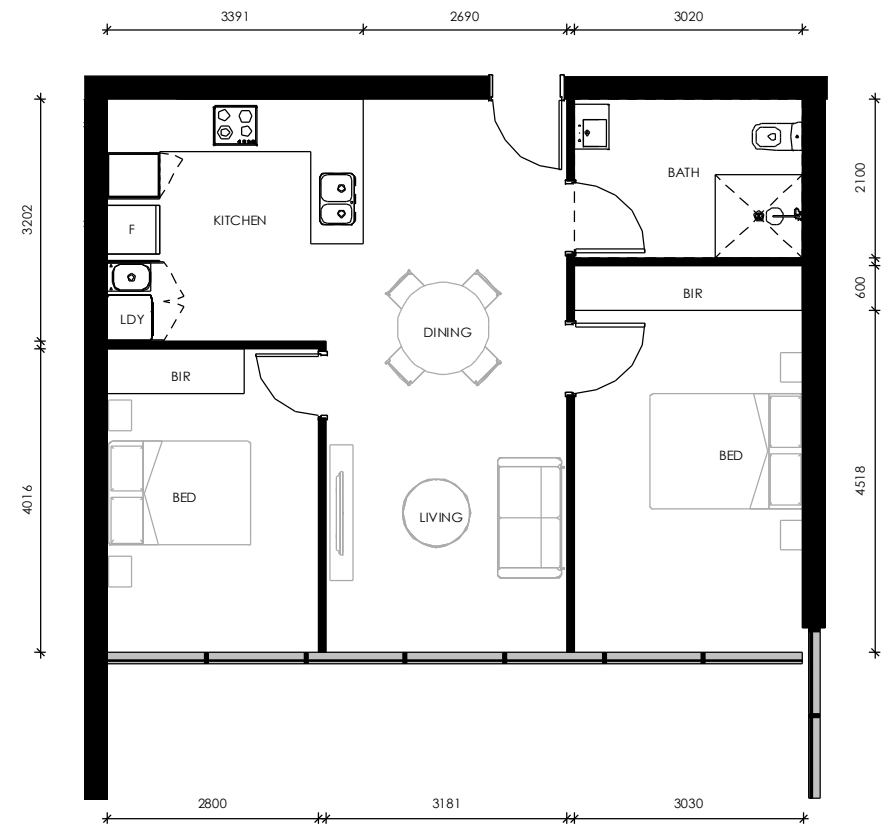


2 3 BED APARTMENT - 119.5sqm
SCALE 1:50

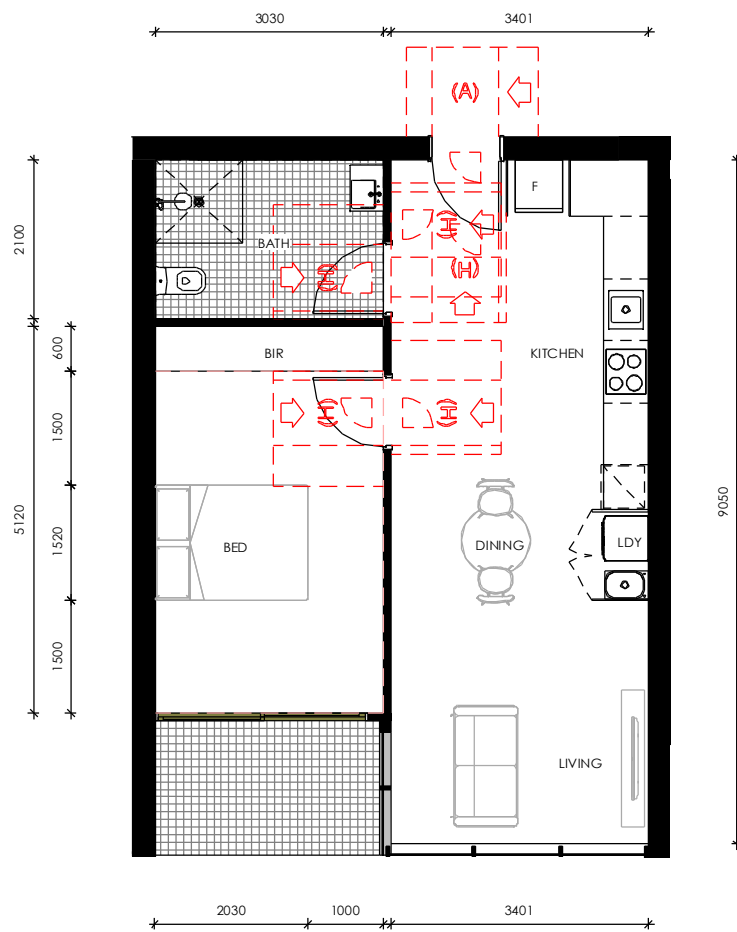
YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	111	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	30	9%
1 BED LOFT APARTMENTS	1	1	26	8%
2 BED APARTMENT - TYPE 1	2	2	47	14%
2 BED APARTMENT - TYPE 2 ADAPTABLE	2	1	2	1%
2 BED TERRACE - TYPE 1	2	2	31	9%
2 BED TERRACE - TYPE 2	2	2	20	6%
3 BED - TYPE 1	3	2	5	2%
3 BED TERRACE - TYPE 1	3	2	49	15%
			331	



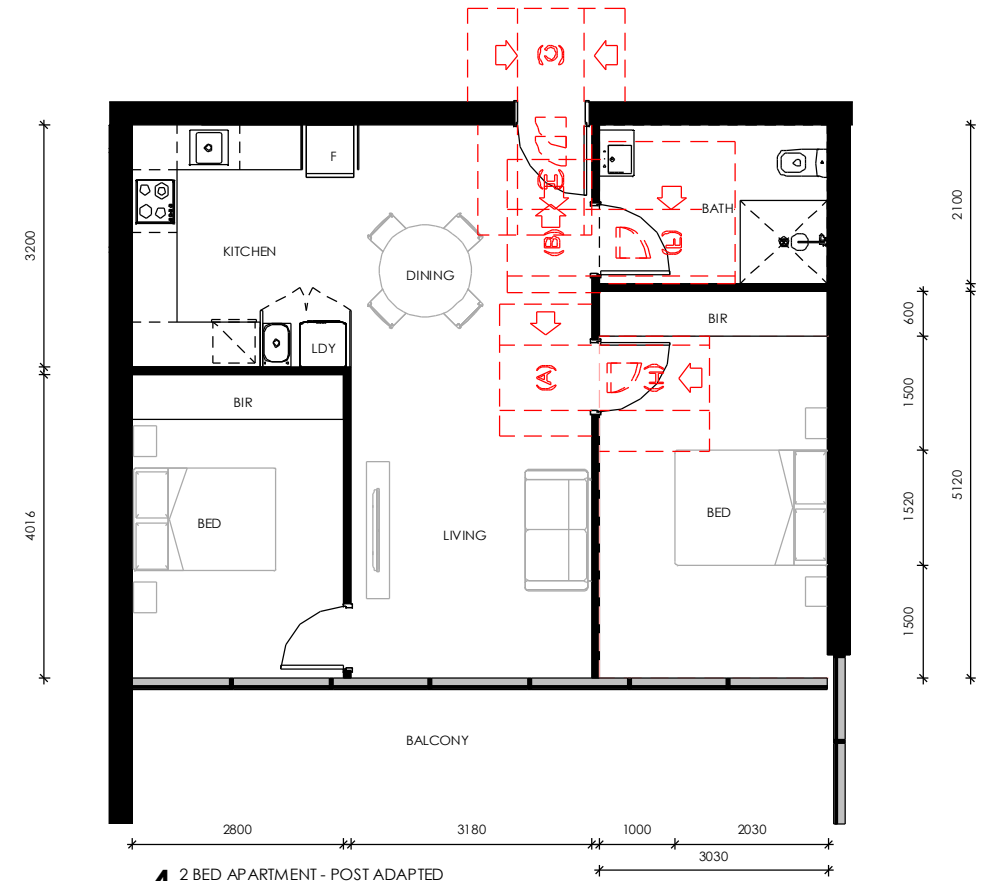
1 1 BED - PRE ADAPTED
SCALE: 1:50



3 2 BED APARTMENT - PRE ADAPTED
SCALE: 1:50



2 1 BED - POST ADAPTED
SCALE: 1:50



4 2 BED APARTMENT - POST ADAPTED
SCALE: 1:50

- DO NOT SCALE OFF DRAWINGS -