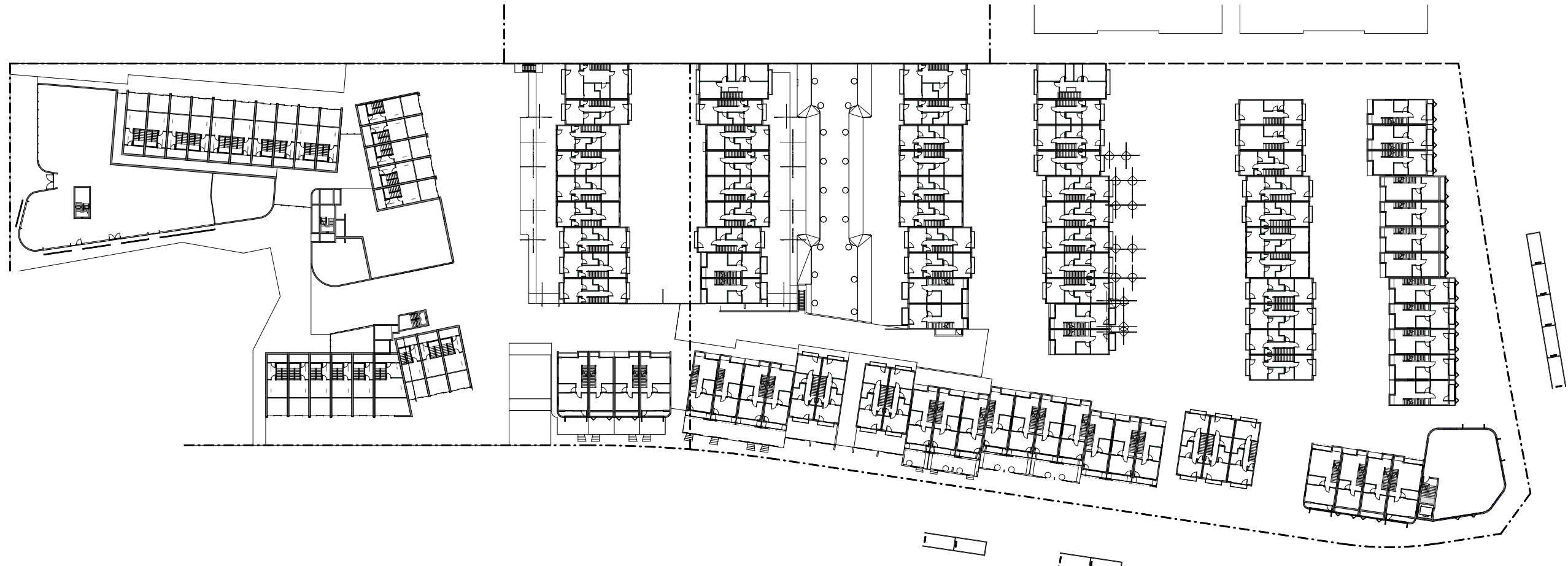




SOLAR PENETRATION	
9:00am - 3:00pm 21st June	
227 APARTMENTS	
3HR -	● 149 UNITS = 65.6%
2HR -	● UNITS = %
1HR -	● UNIT = %
98 WALK STREET TERRACES	
3HR -	● 98 TERRACES = 100%

1 SOLAR ACCESS DIAGRAM - GROUND
SCALE: 1 : 400



2 SOLAR ACCESS DIAGRAM - LEVEL 1
SCALE: 1 : 400

- DO NOT SCALE OFF DRAWINGS -

PROJECT:
WALK STREET - GUNGAHLIN

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Nathan Gibson Judd
ACT Registration No 2232
NSW Registration No 7838

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ACT 2612
ABN 79 145 074 344

CLIENT:
CORE DEVELOPMENTS

REVISIONS:
No. Description Date

ADDRESS:
Camilleri Way & Manning Clarke Cres

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

DRAWING TITLE:
SOLAR PENETRATION DIAGRAM 1

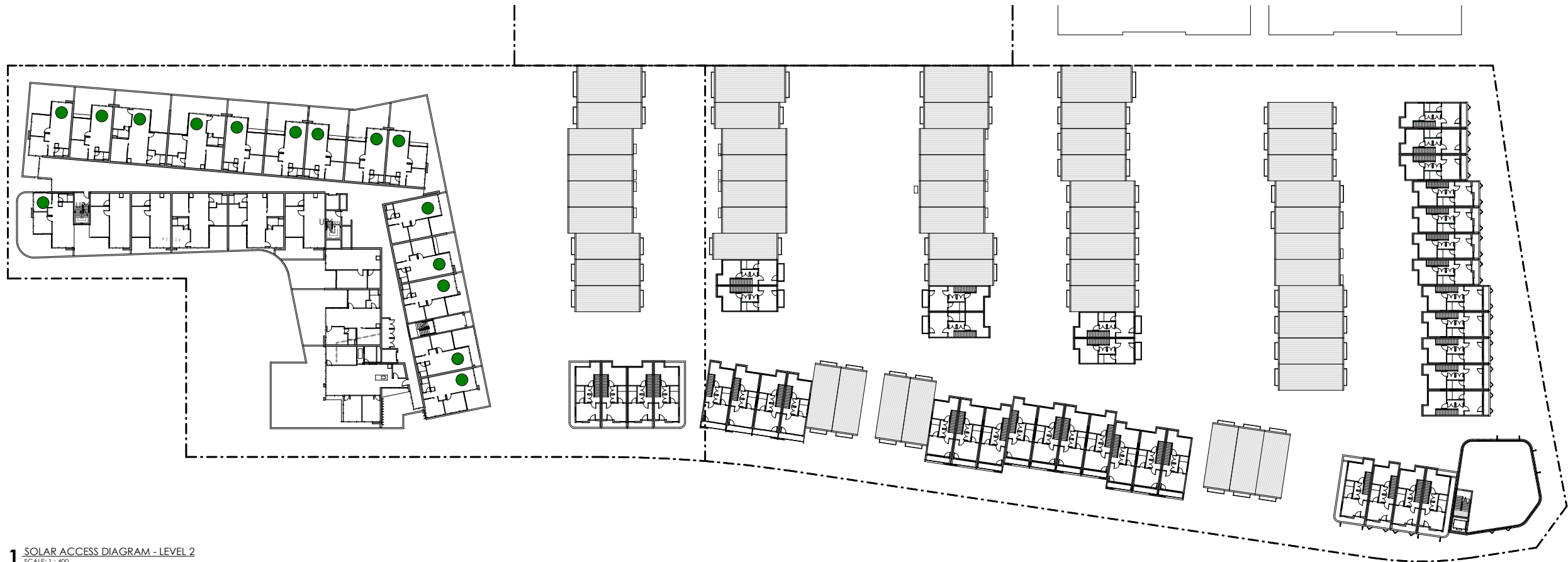
SCALE: 1 : 400 @ A1

DA 410

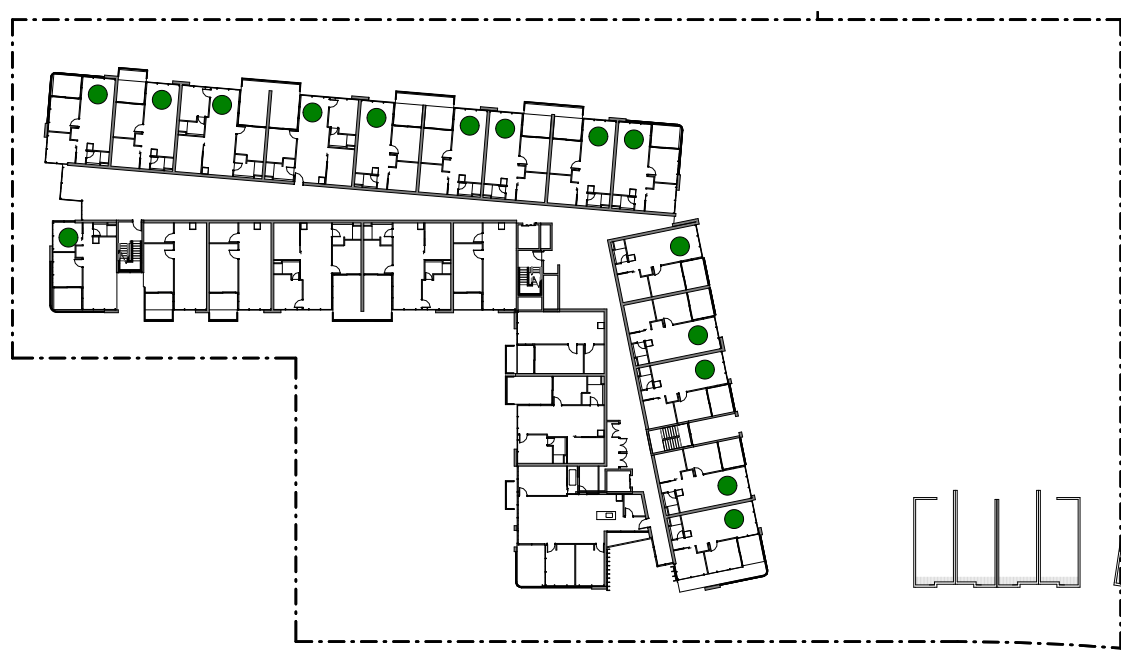


SIZE: A1

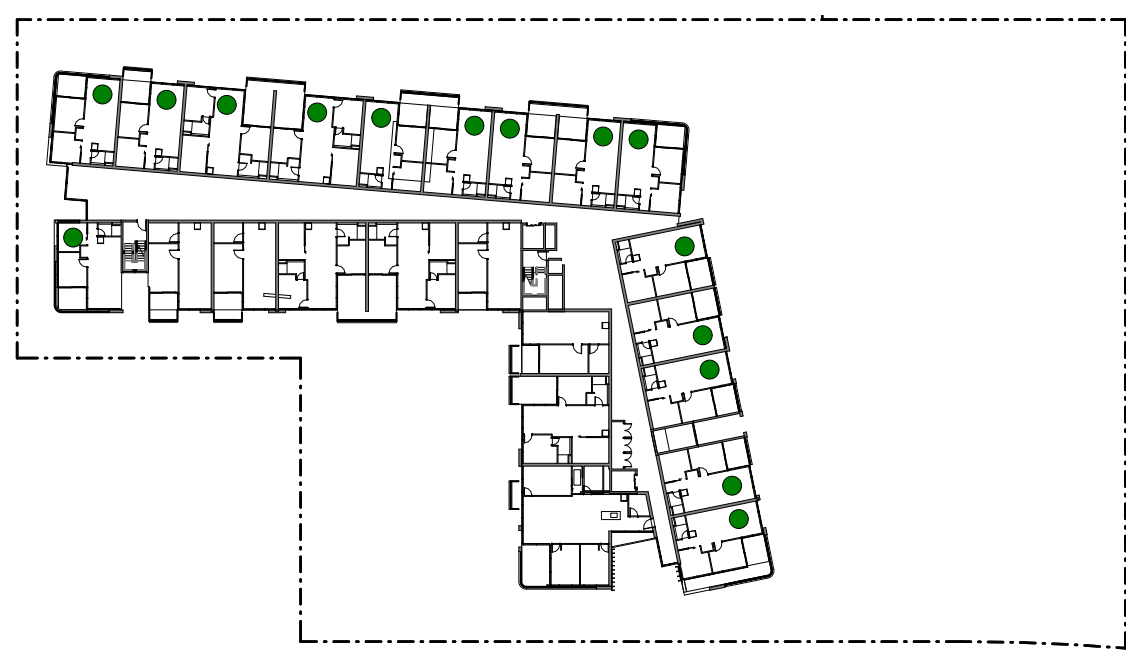
SOLAR PENETRATION	
9:00am - 3:00pm 21st June	
227 APARTMENTS	
3HR - ●	149 UNITS = 65.6%
2HR - ●	UNITS = %
1HR - ●	UNIT = %
98 WALK STREET TERRACES	
3HR - ●	98 TERRACES = 100%



1 SOLAR ACCESS DIAGRAM - LEVEL 2
SCALE: 1 : 400



2 SOLAR ACCESS DIAGRAM - LEVEL 3
SCALE: 1 : 400



3 SOLAR ACCESS DIAGRAM - LEVEL 4
SCALE: 1 : 400

- DO NOT SCALE OFF DRAWINGS -

SOLAR PENETRATION		
9:00am - 3:00pm 21st June		
227 APARTMENTS		
3HR -	●	149 UNITS = 65.6%
2HR -	●	UNITS = %
1HR -	●	UNIT = %
98 WALK STREET TERRACES		
3HR -	●	98 TERRACES = 100%



1 SOLAR ACCESS DIAGRAM - LEVEL 5
SCALE: 1: 400



2 SOLAR ACCESS DIAGRAM - LEVEL 6
SCALE: 1: 400



3 SOLAR ACCESS DIAGRAM - LEVEL 7
SCALE: 1: 400



4 SOLAR ACCESS DIAGRAM - LEVEL 8
SCALE: 1: 400

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PROJECT:
WALK STREET - GUNGAHLIN

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REVISIONS:
No. Description Date

ADDRESS:
Camilleri Way & Manning Clarke Cres

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

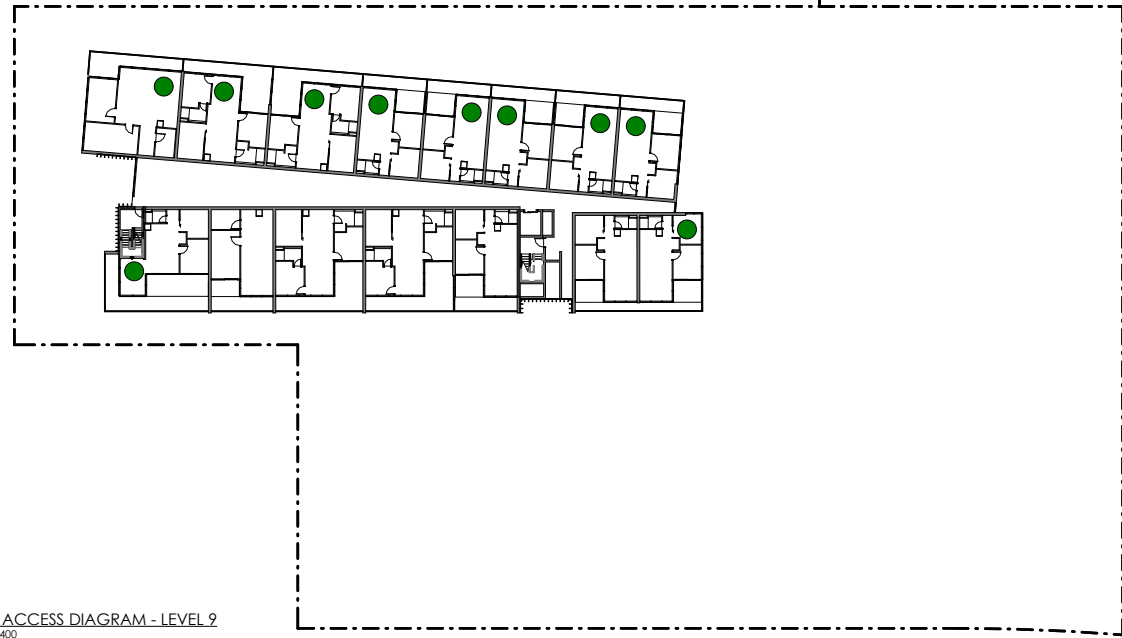
DRAWING TITLE:
SOLAR PENETRATION DIAGRAM 3

SCALE: 1: 400 @ A1

DA 412

SIZE: A1

SOLAR PENETRATION		
9:00am - 3:00pm 21st June		
227 APARTMENTS		
3HR -	●	149 UNITS = 65.6%
2HR -	●	UNITS = %
1HR -	●	UNIT = %
98 WALK STREET TERRACES		
3HR -	●	98 TERRACES = 100%



1 SOLAR ACCESS DIAGRAM - LEVEL 9
SCALE: 1:400



2 SOLAR ACCESS DIAGRAM - LEVEL 10
SCALE: 1:400

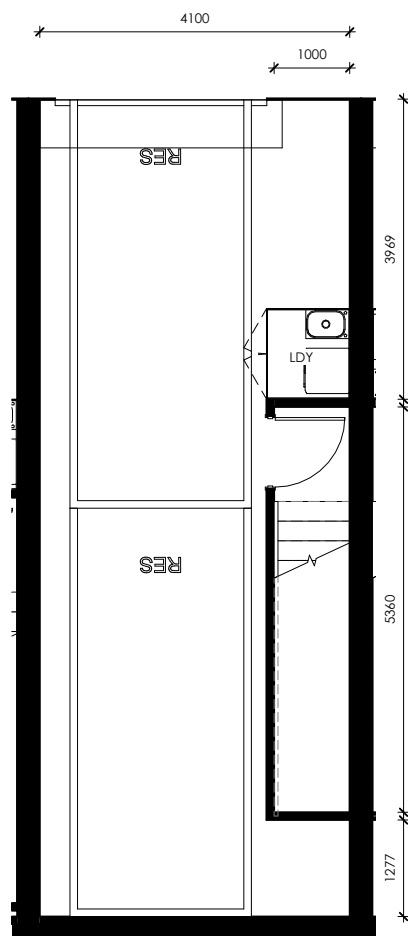


3 SOLAR ACCESS DIAGRAM - LEVEL 11
SCALE: 1:400

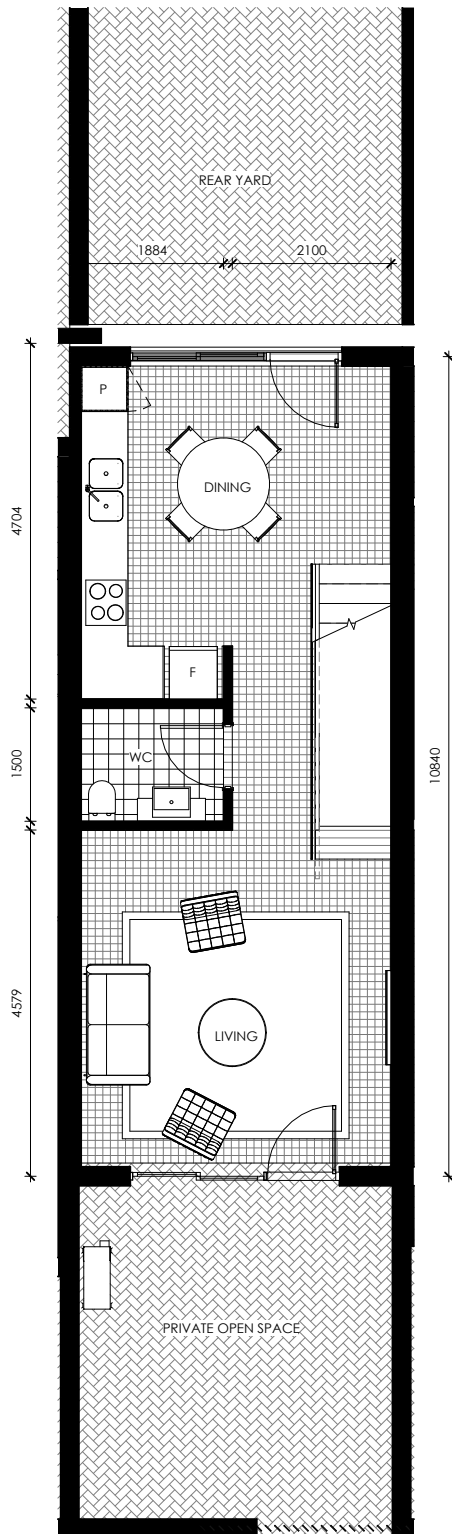


4 SOLAR ACCESS DIAGRAM - LEVEL 12
SCALE: 1:400

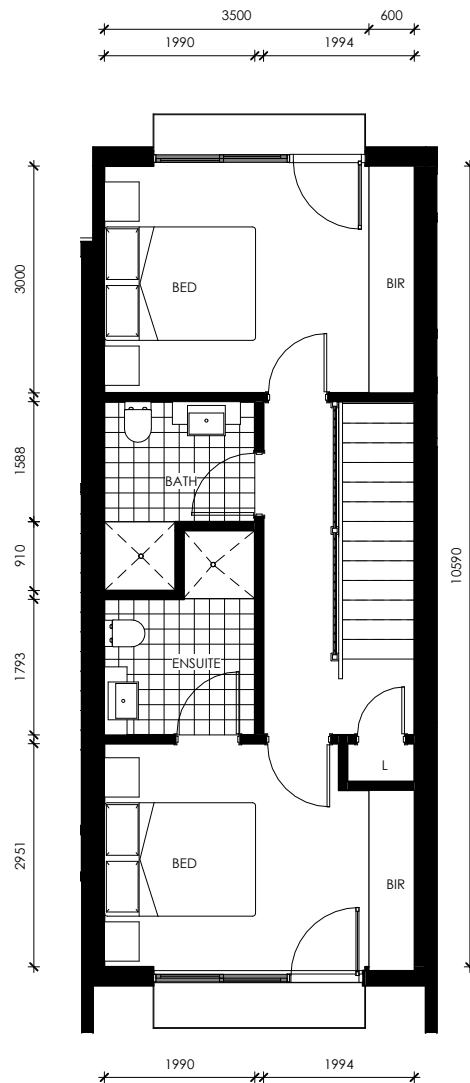
- DO NOT SCALE OFF DRAWINGS -



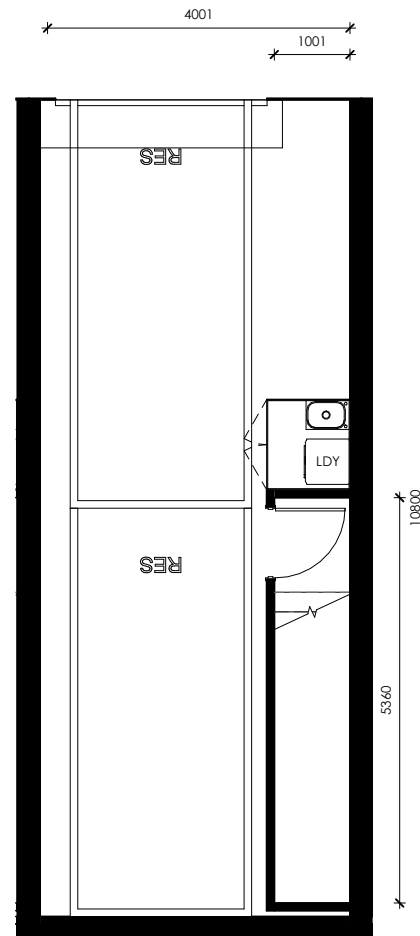
1 2 BED TERRACE TYPE 1 - GARAGE
SCALE: 1 : 50



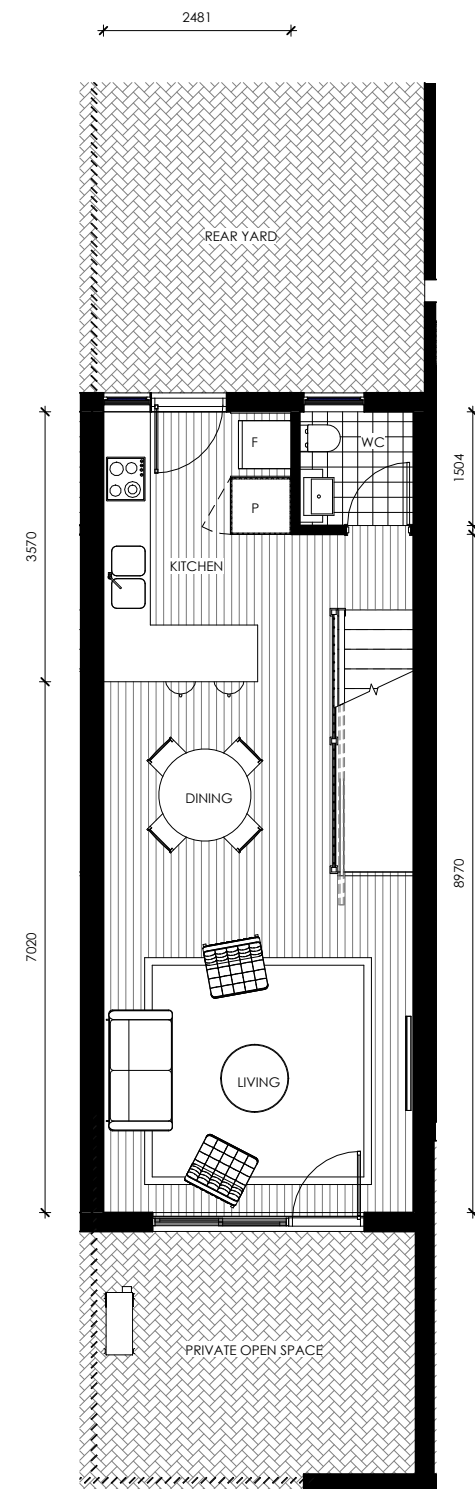
2 2 BED TERRACE TYPE 1 - GROUND - 92sqm
SCALE: 1 : 50



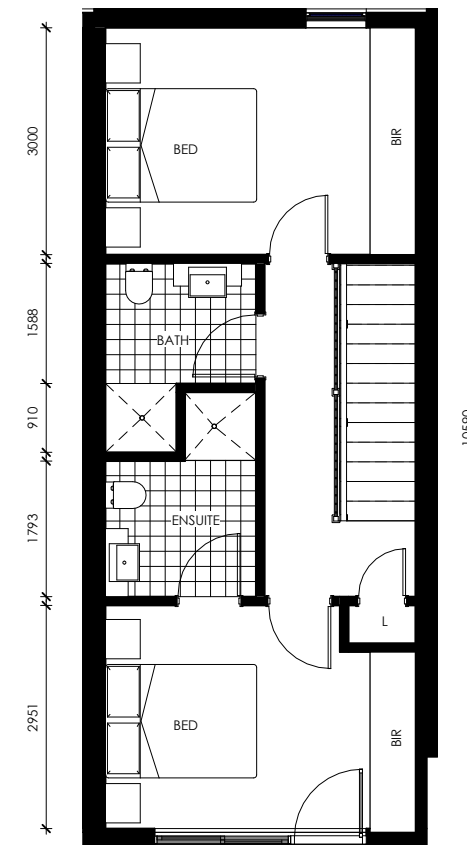
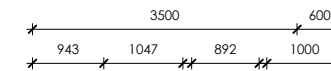
3 2 BED TERRACE TYPE 1 - LEVEL 1
SCALE: 1 : 50



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



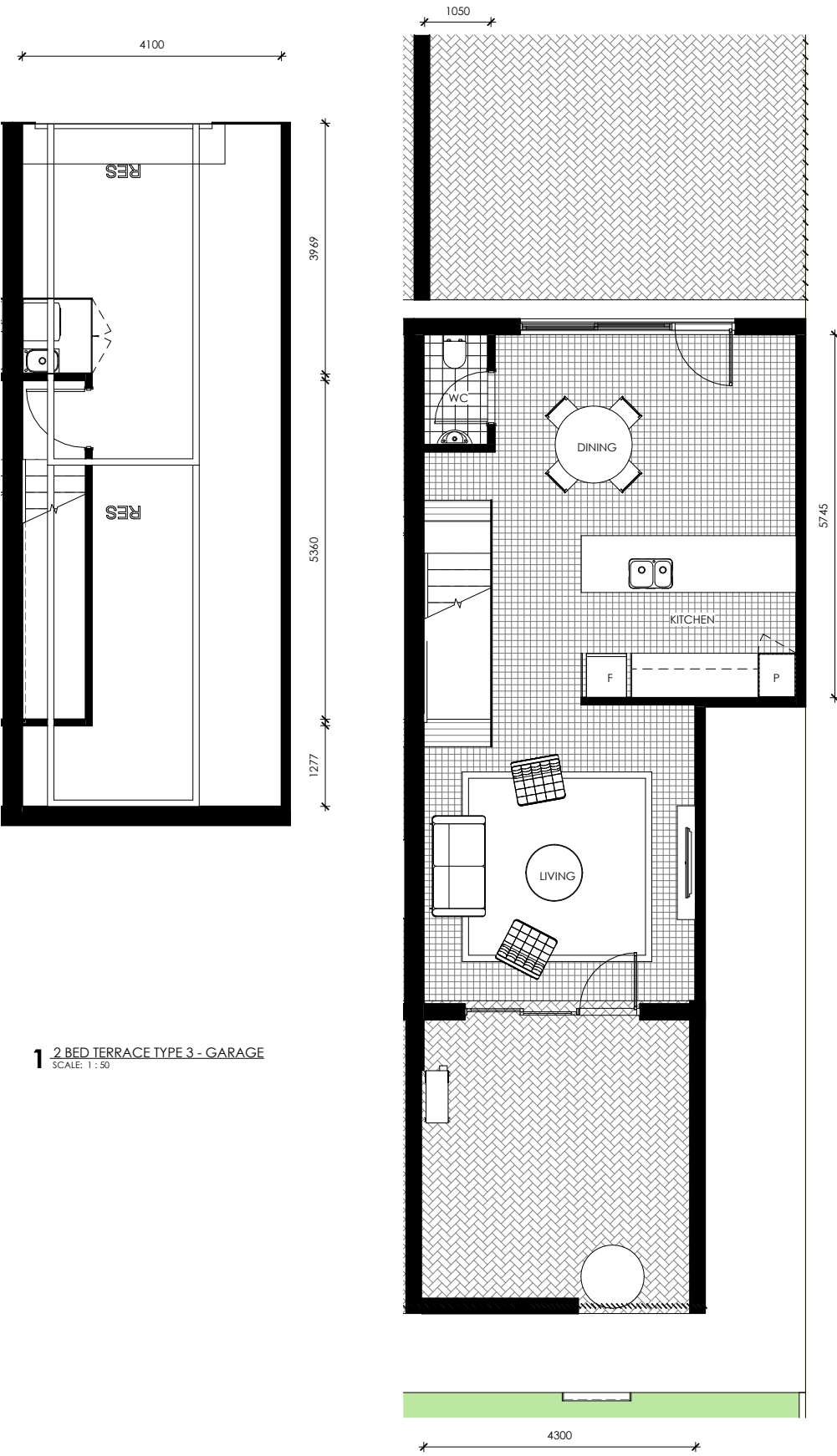
5 2 BED TERRACE TYPE 2 - GROUND - 92sqm
SCALE: 1 : 50



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

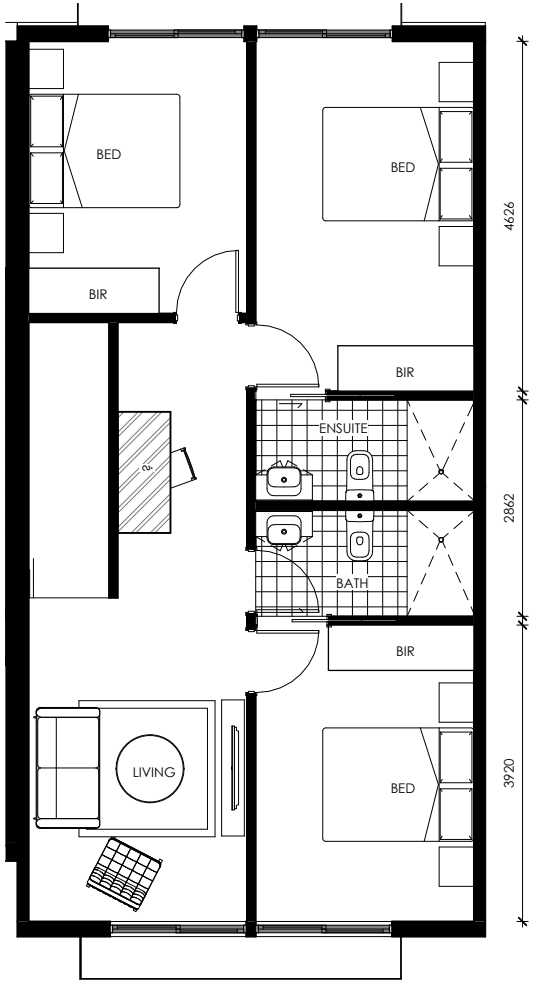
YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	109	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	25	8%
1 BED LOFT APARTMENTS	1	1	25	8%
2 BED - ADAPTABLE	2	1	7	2%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED TERRACE - TYPE 1	2	2	33	10%
2 BED TERRACE - TYPE 2	2	2	14	4%
2 BED TERRACE - TYPE 3	2	2	2	1%
2 BED TERRACE - TYPE 4	2	2	2	1%
3 BED - ADAPTABLE	3	1	5	2%
3 BED TERRACE - TYPE 1	3	2	40	12%
SINGLE LEVEL - COLD SHELL	4	3	5	2%
			324	

- DO NOT SCALE OFF DRAWINGS -

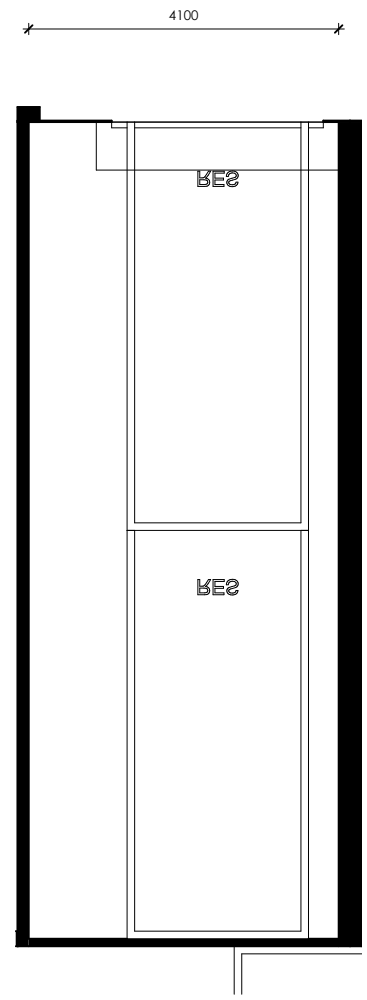


1 2 BED TERRACE TYPE 3 - GARAGE
SCALE: 1 : 50

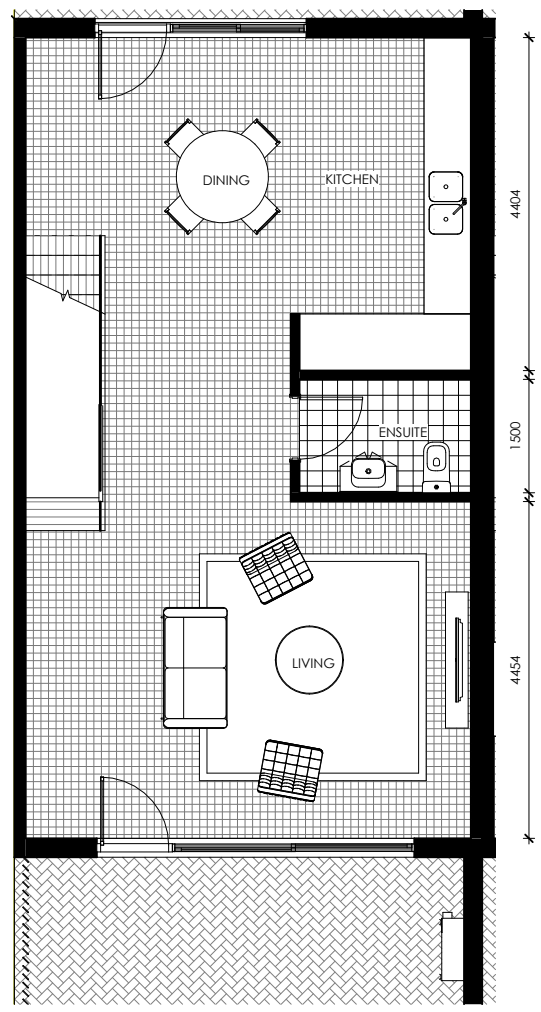
2 2 BED TERRACE TYPE 3 - GROUND
SCALE: 1 : 50



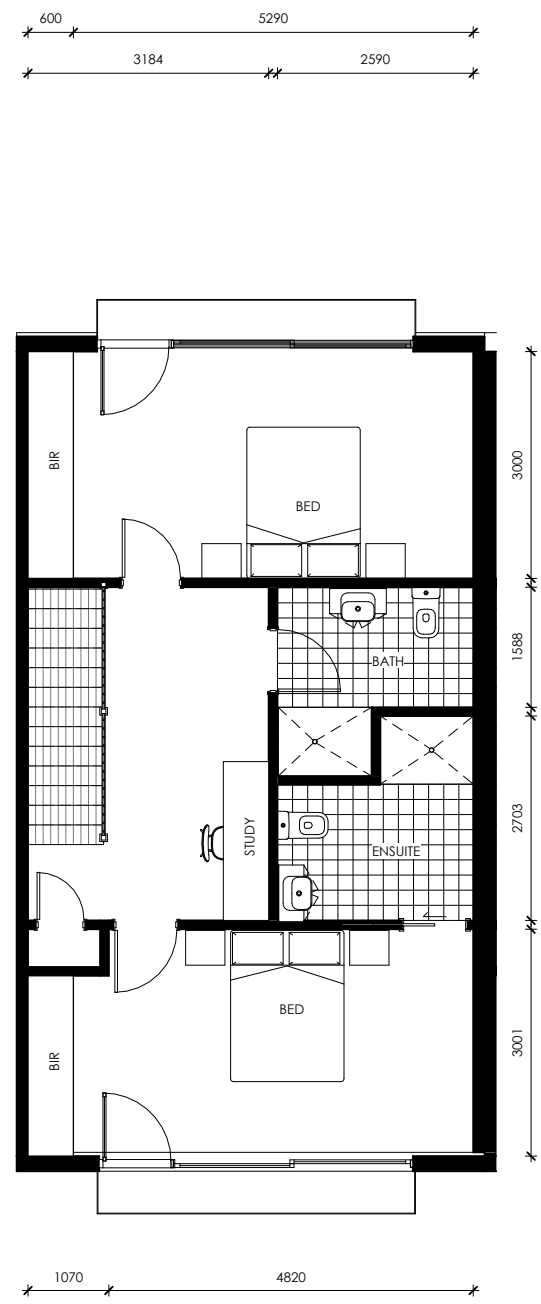
3 2 BED TERRACE TYPE 3 - LEVEL 1
SCALE: 1 : 50



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

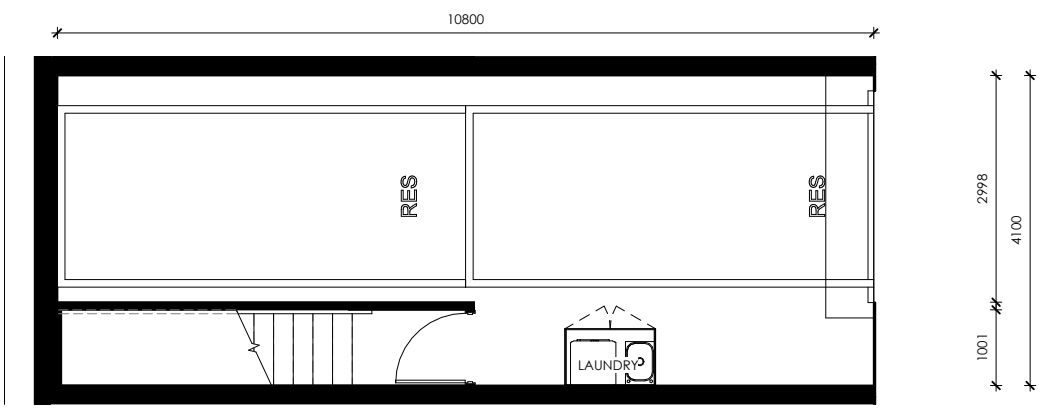


5 2 BED TERRACE TYPE 4 - GROUND
SCALE: 1 : 50

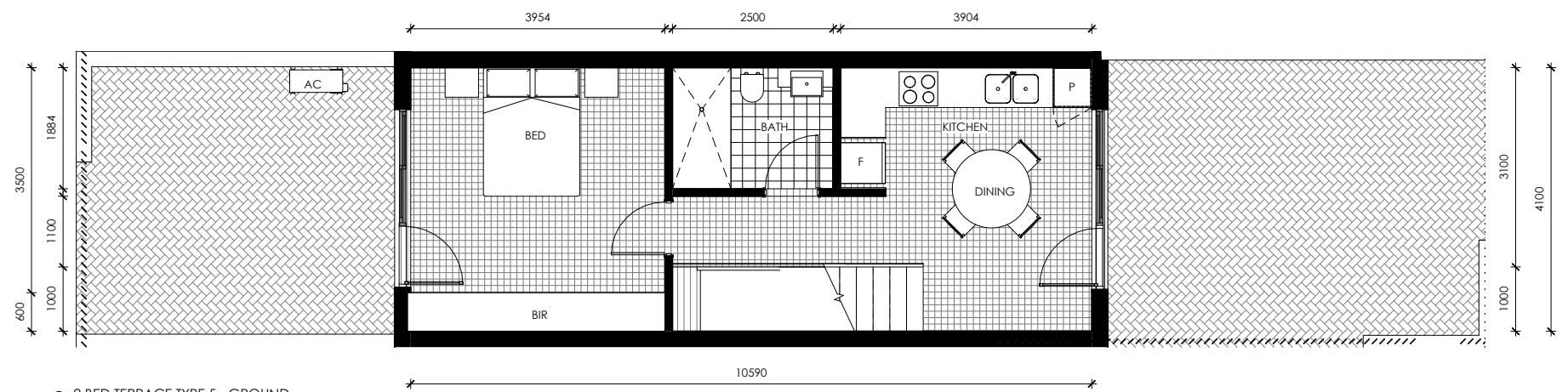


6 2 BED TERRACE TYPE 4 - LEVEL 1
SCALE: 1 : 50

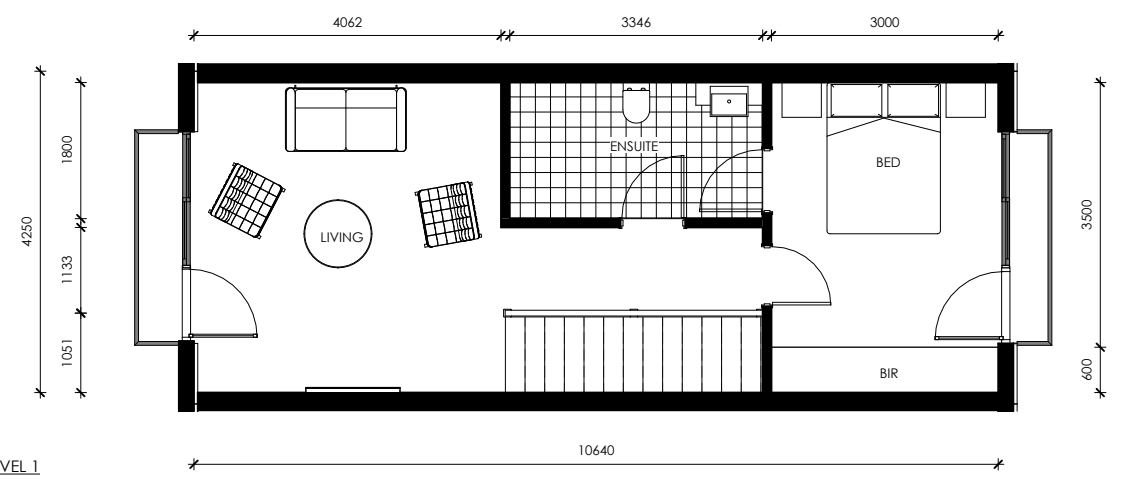
YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	109	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	25	8%
1 BED LOFT APARTMENTS	1	1	25	8%
2 BED - ADAPTABLE	2	1	7	2%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED TERRACE - TYPE 1	2	2	33	10%
2 BED TERRACE - TYPE 2	2	2	14	4%
2 BED TERRACE - TYPE 3	2	2	2	1%
2 BED TERRACE - TYPE 4	2	2	2	1%
3 BED - ADAPTABLE	3	1	5	2%
3 BED TERRACE - TYPE 1	3	2	40	12%
SINGLE LEVEL - COLD SHELL	4	3	5	2%
			324	



1 2 BED TERRACE TYPE 5 - GARAGE
SCALE: 1 : 50

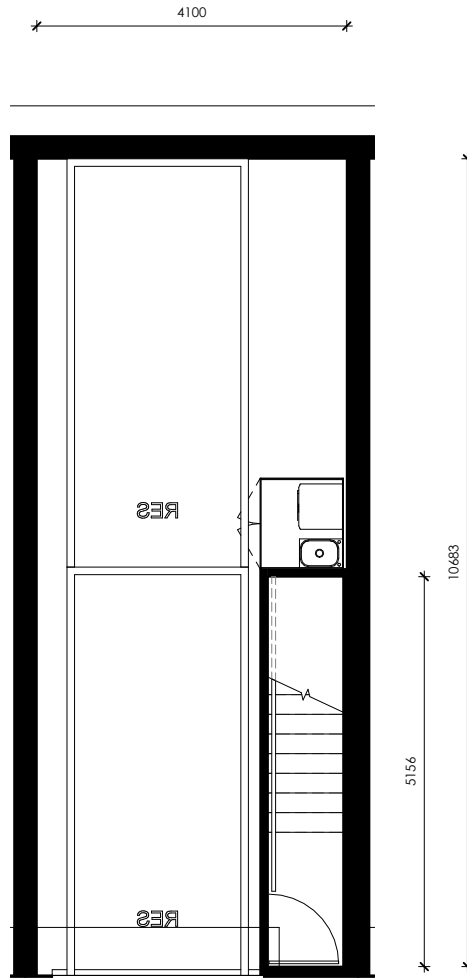


2 2 BED TERRACE TYPE 5 - GROUND
SCALE: 1 : 50

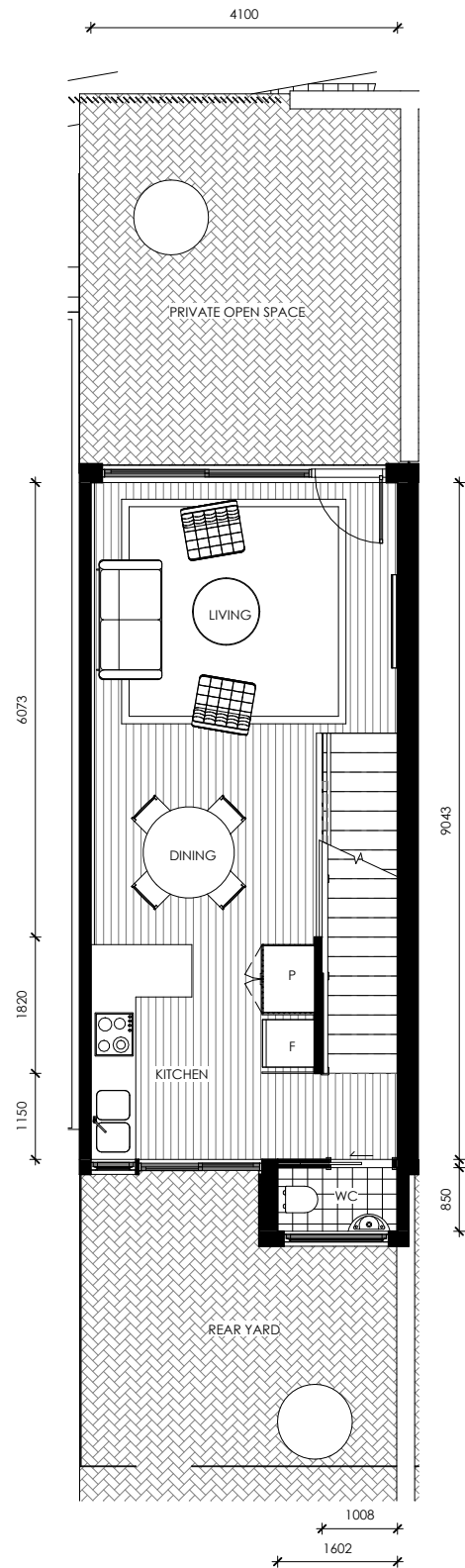


3 2 BED TERRACE TYPE 5 - LEVEL 1
SCALE: 1 : 50

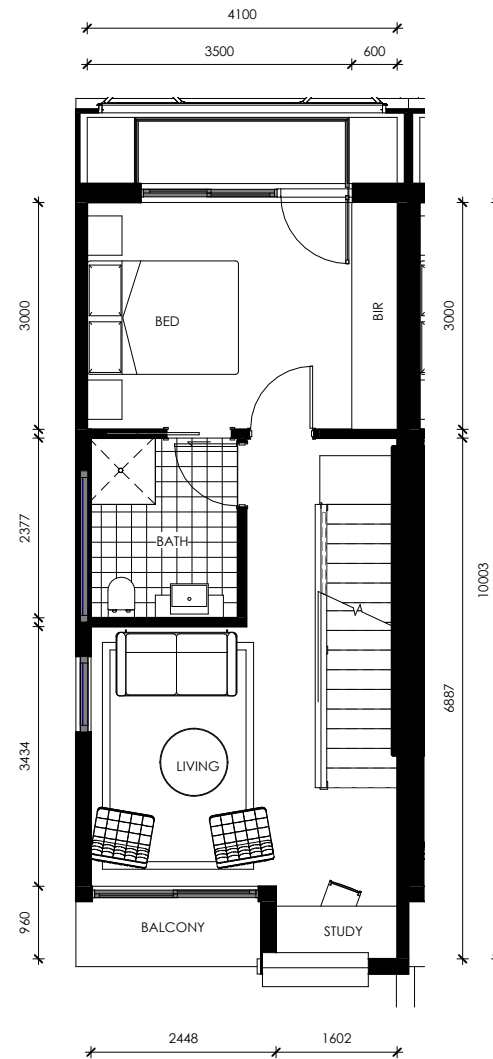
- DO NOT SCALE OFF DRAWINGS -



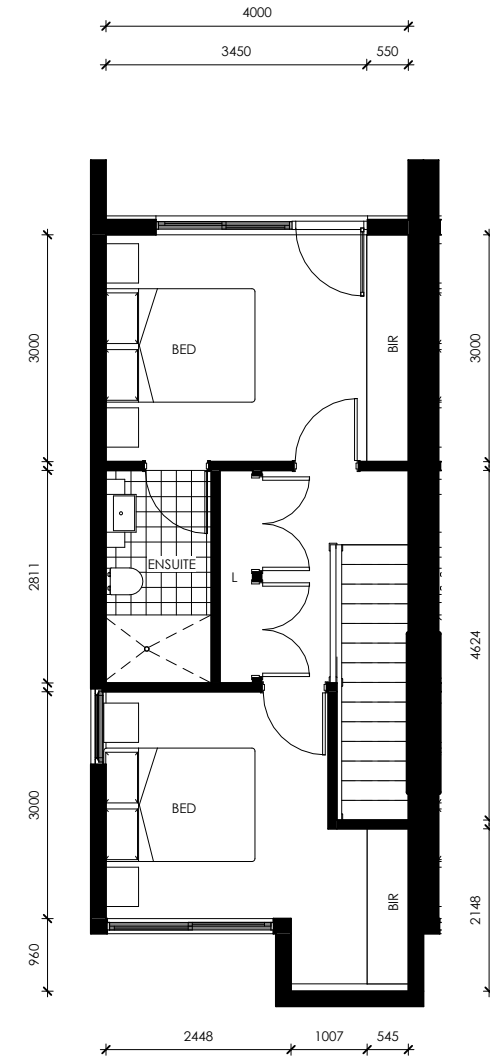
1 3 BED TERRACE - GARAGE
SCALE: 1:50



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

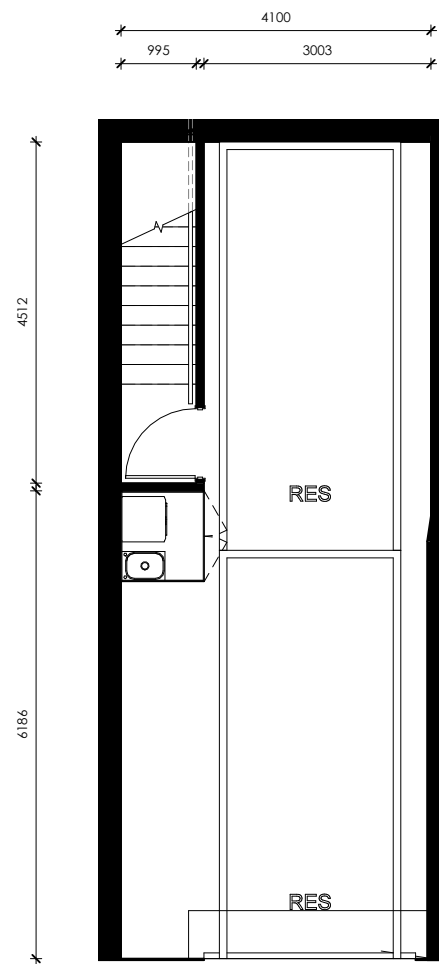
YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	109	34%
1 BED + STUDY - TYPE 2	1	1	6	2%
1 BED - TYPE 3	1	1	4	1%
1 BED - TYPE 4 ADAPTABLE	1	1	25	8%
1 BED LOFT APARTMENTS	1	1	25	8%
2 BED - ADAPTABLE	2	1	7	2%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED TERRACE - TYPE 1	2	2	33	10%
2 BED TERRACE - TYPE 2	2	2	14	4%
2 BED TERRACE - TYPE 3	2	2	2	1%
2 BED TERRACE - TYPE 4	2	2	2	1%
3 BED - ADAPTABLE	3	1	5	2%
3 BED TERRACE - TYPE 1	3	2	40	12%
SINGLE LEVEL - COLD SHELL	4	3	5	2%
			324	

- DO NOT SCALE OFF DRAWINGS -

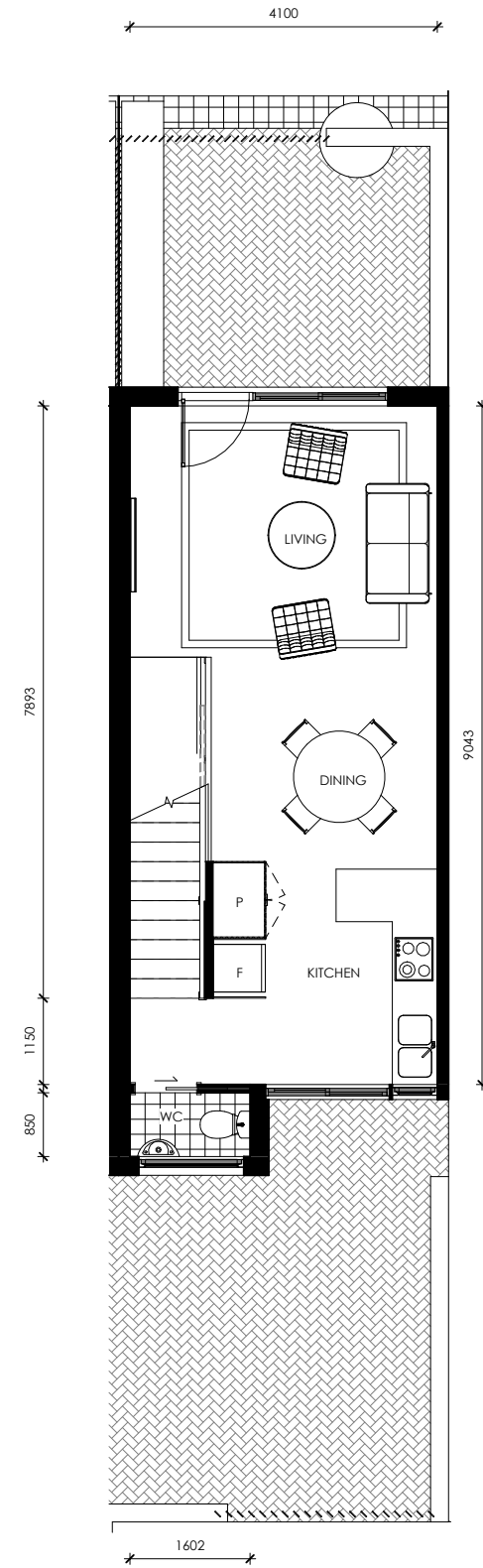
SCALE: 1:50 @ A1

DA 603
SIZE-A1

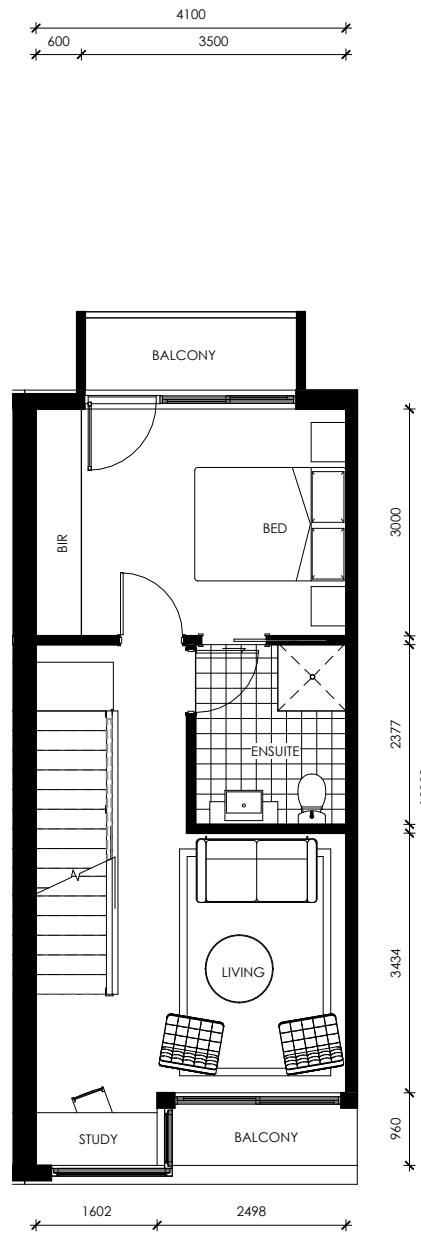




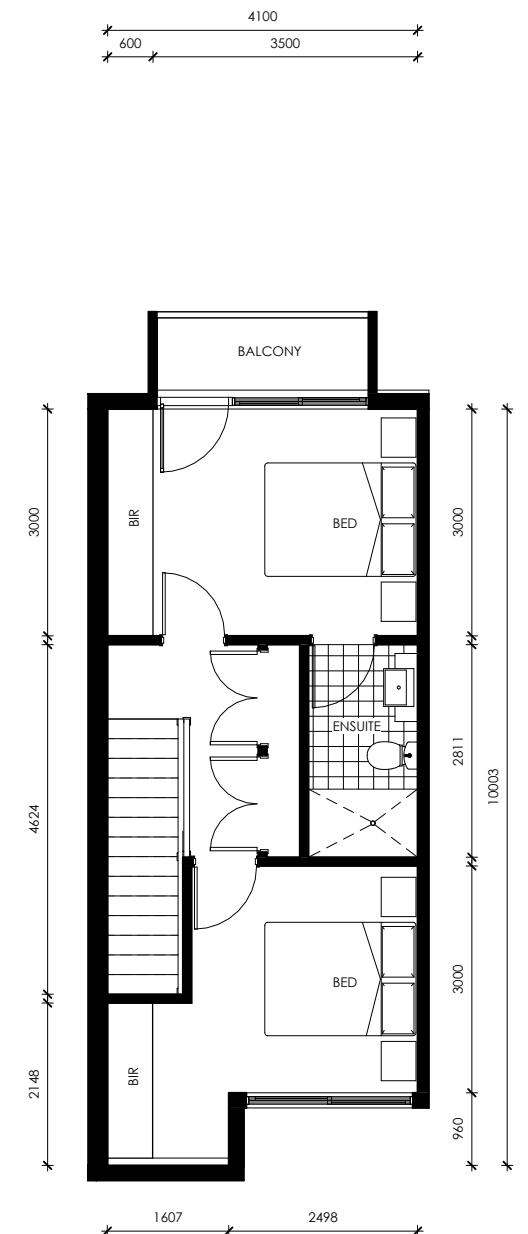
1 3 BED TERRACE - GARAGE
SCALE: 1:50



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	109	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	25	8%
1 BED LOFT APARTMENTS	1	1	25	8%
2 BED - ADAPTABLE	2	1	7	2%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED TERRACE - TYPE 1	2	2	33	10%
2 BED TERRACE - TYPE 2	2	2	14	4%
2 BED TERRACE - TYPE 3	2	2	2	1%
2 BED TERRACE - TYPE 4	2	2	2	1%
3 BED - ADAPTABLE	3	1	5	2%
3 BED TERRACE - TYPE 1	3	2	40	12%
SINGLE LEVEL - COLD SHELL	4	3	5	2%
			324	

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PROJECT:
WALK STREET - GUNGAHLIN

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ACT 2612
ABN 79 145 074 344

CLIENT:
CORE DEVELOPMENTS

REVISIONS:
No. Description Date

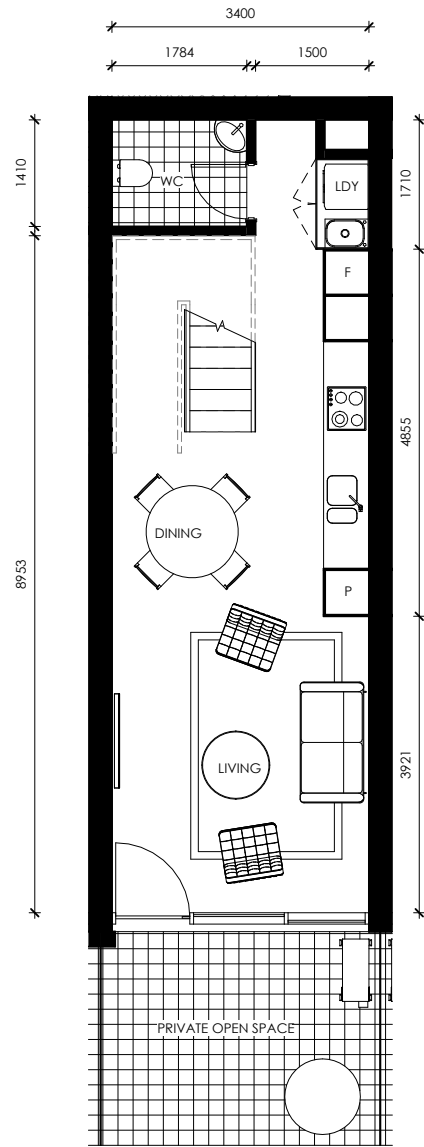
ADDRESS:
Camilleri Way & Manning Clarke Cres

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

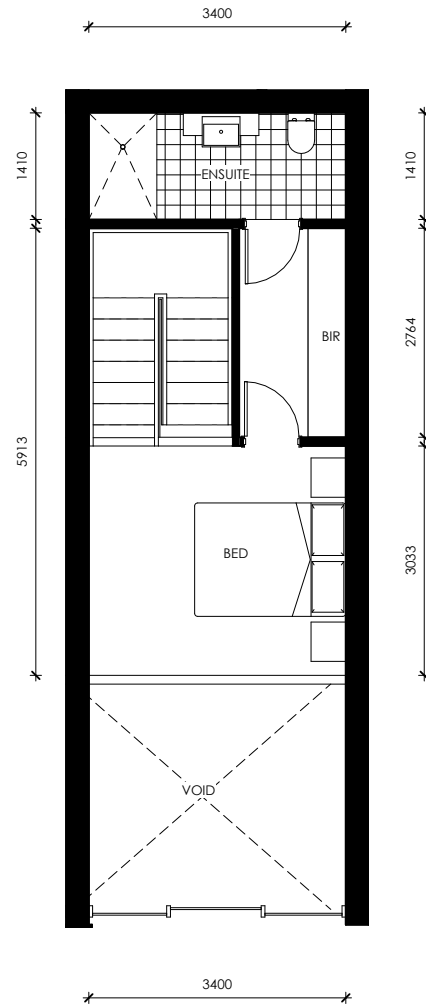
DRAWING TITLE:
TYPICAL 3 BED TERRACE TYPE 2

SCALE: 1:50 @ A1

DA 604
SIZE: A1



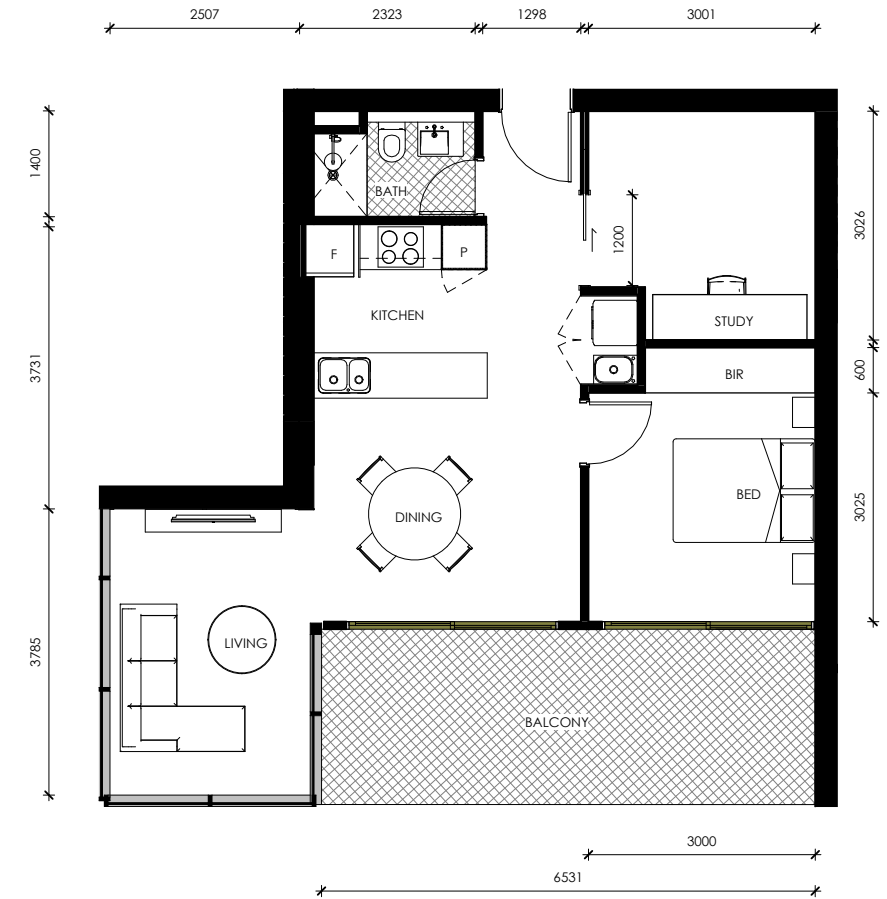
1 1 BED LOFT APARTMENT - GROUND - 62sqm
SCALE: 1 : 50



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

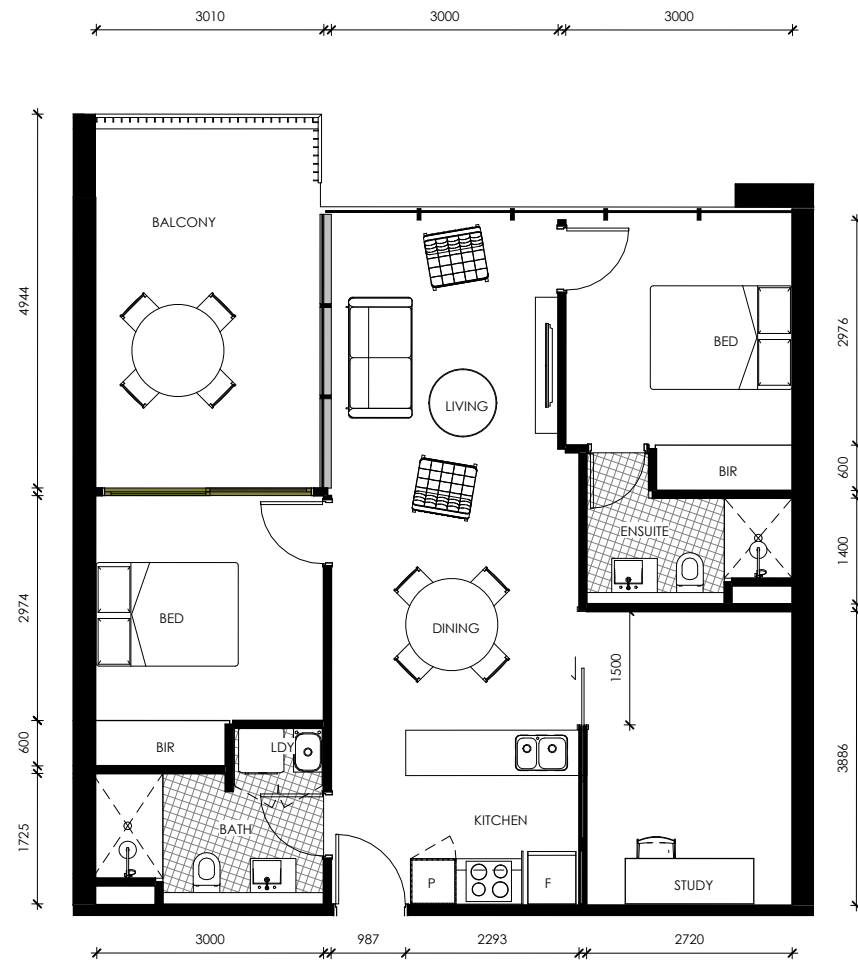


3 1 BED APARTMENT - TYPE 2 - 48sqm
SCALE: 1 : 50



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	109	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	25	8%
1 BED LOFT APARTMENTS	1	1	25	8%
2 BED - ADAPTABLE	2	1	7	2%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED TERRACE - TYPE 1	2	2	33	10%
2 BED TERRACE - TYPE 2	2	2	14	4%
2 BED TERRACE - TYPE 3	2	2	2	1%
2 BED TERRACE - TYPE 4	2	2	2	1%
3 BED - ADAPTABLE	3	1	5	2%
3 BED TERRACE - TYPE 1	3	2	40	12%
SINGLE LEVEL - COLD SHELL	4	3	5	2%
			324	



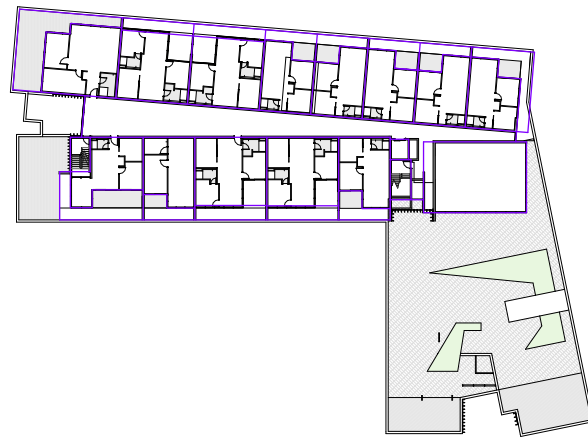
1 2 BED APARTMENT - 77sam
SCALE: 1:50

YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	109	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	25	8%
1 BED LOFT APARTMENTS	1	1	25	8%
2 BED - ADAPTABLE	2	1	7	2%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED TERRACE - TYPE 1	2	2	33	10%
2 BED TERRACE - TYPE 2	2	2	14	4%
2 BED TERRACE - TYPE 3	2	2	2	1%
2 BED TERRACE - TYPE 4	2	2	2	1%
3 BED - ADAPTABLE	3	1	5	2%
3 BED TERRACE - TYPE 1	3	2	40	12%
SINGLE LEVEL - COLD SHELL	4	3	5	2%
			324	

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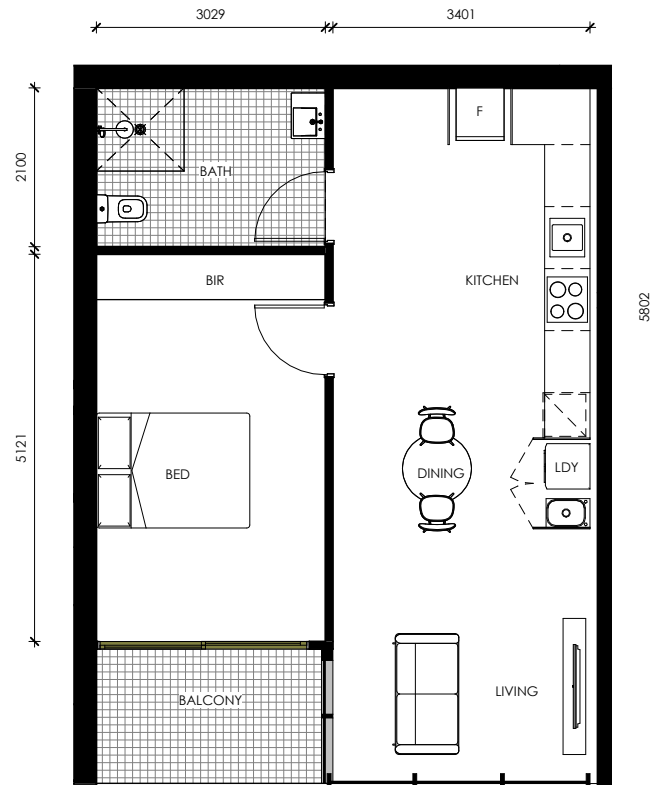
LEVEL 3 - 6



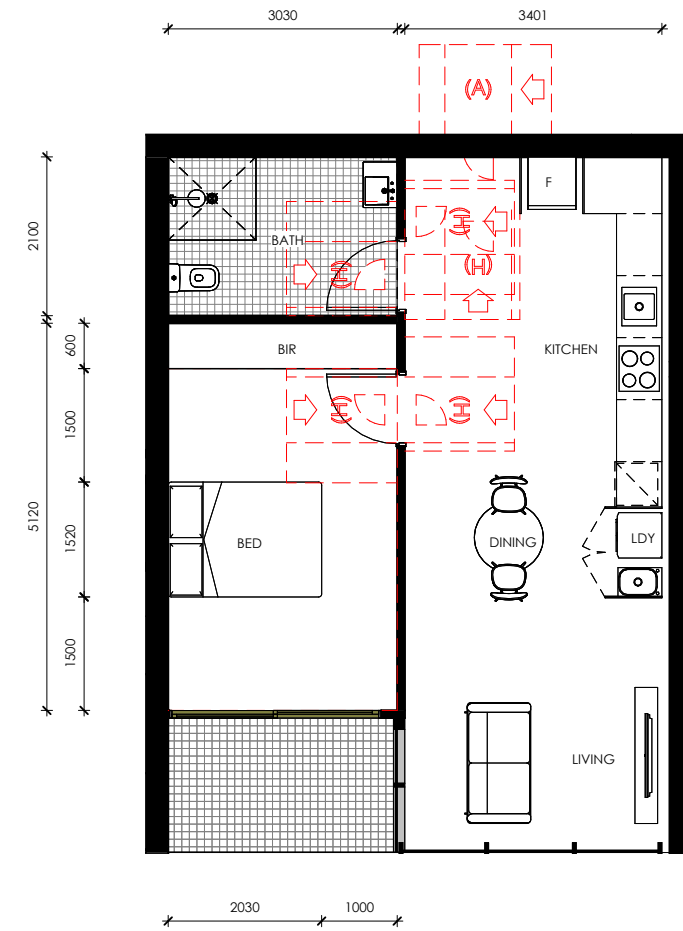
LEVEL 7



LEVEL 8 - 11



1 1 BED - PRE ADAPTED
SCALE: 1:50



2 1 BED - POST ADAPTED
SCALE: 1:50

LOCATION

ADAPTABLE APARTMENT PLANS

- DO NOT SCALE OFF DRAWINGS -

PROJECT:
WALK STREET - GUNGAHLIN

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ABN 79 145 074 344

CLIENT:
CORE DEVELOPMENTS

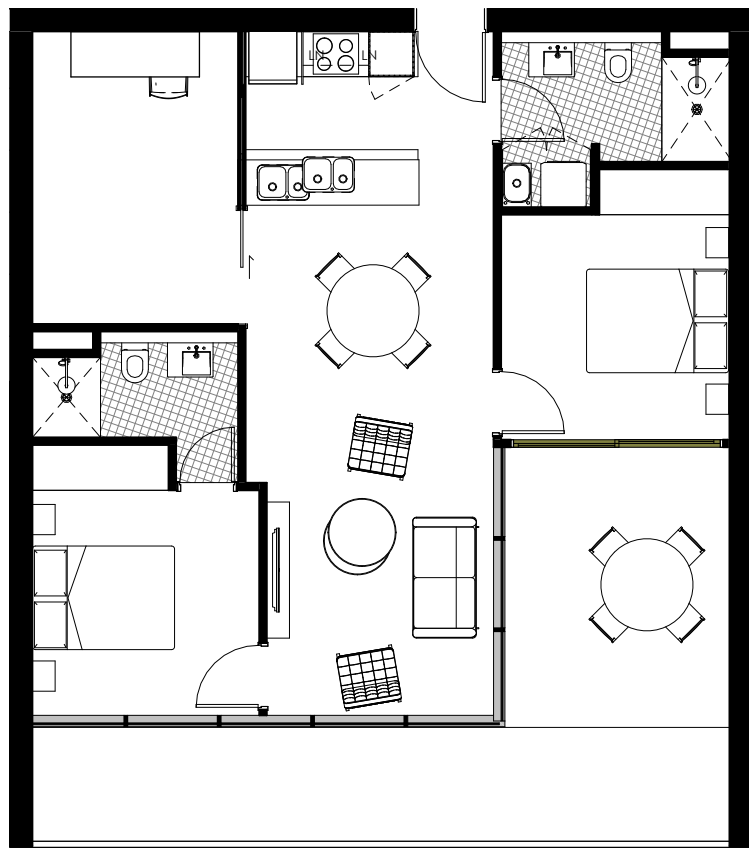
REVISIONS:
No. Description

ADDRESS:
Camilleri Way & Manning Clarke Cres

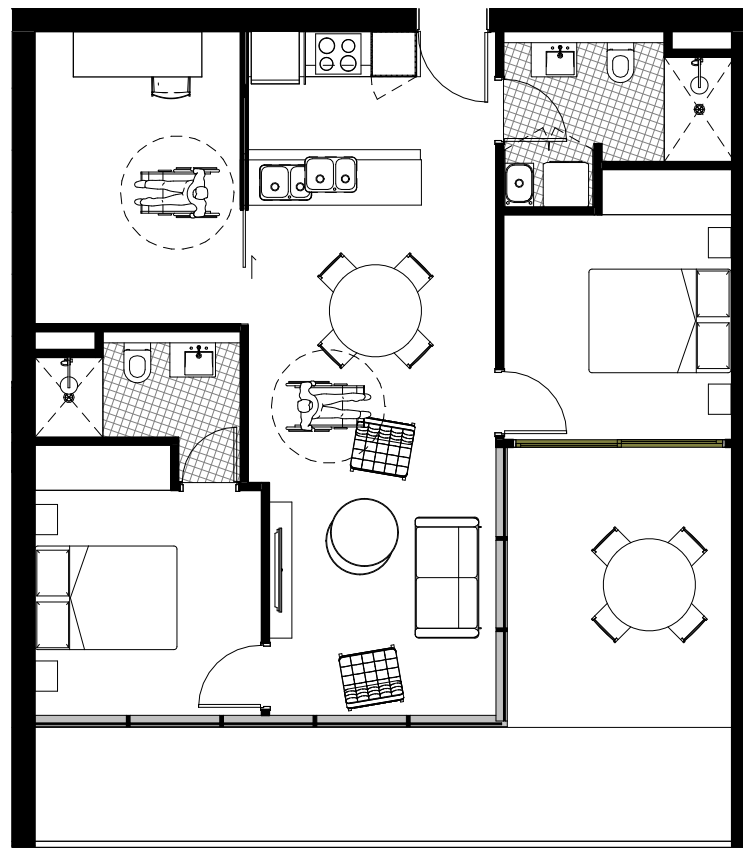
BLOCK & SECTION:
Block 5,6 Section 249, Gungahlin

DRAWING TITLE:
TYPICAL ADAPTABLE UNITS 1

SCALE: As indicated @ A1
DA 607
SIZE: A1



1 2 BED AFFORDABLE APARTMENT - PRE
SCALE: 1 : 50



2 2 BED AFFORDABLE APARTMENT - POST
SCALE: 1 : 50



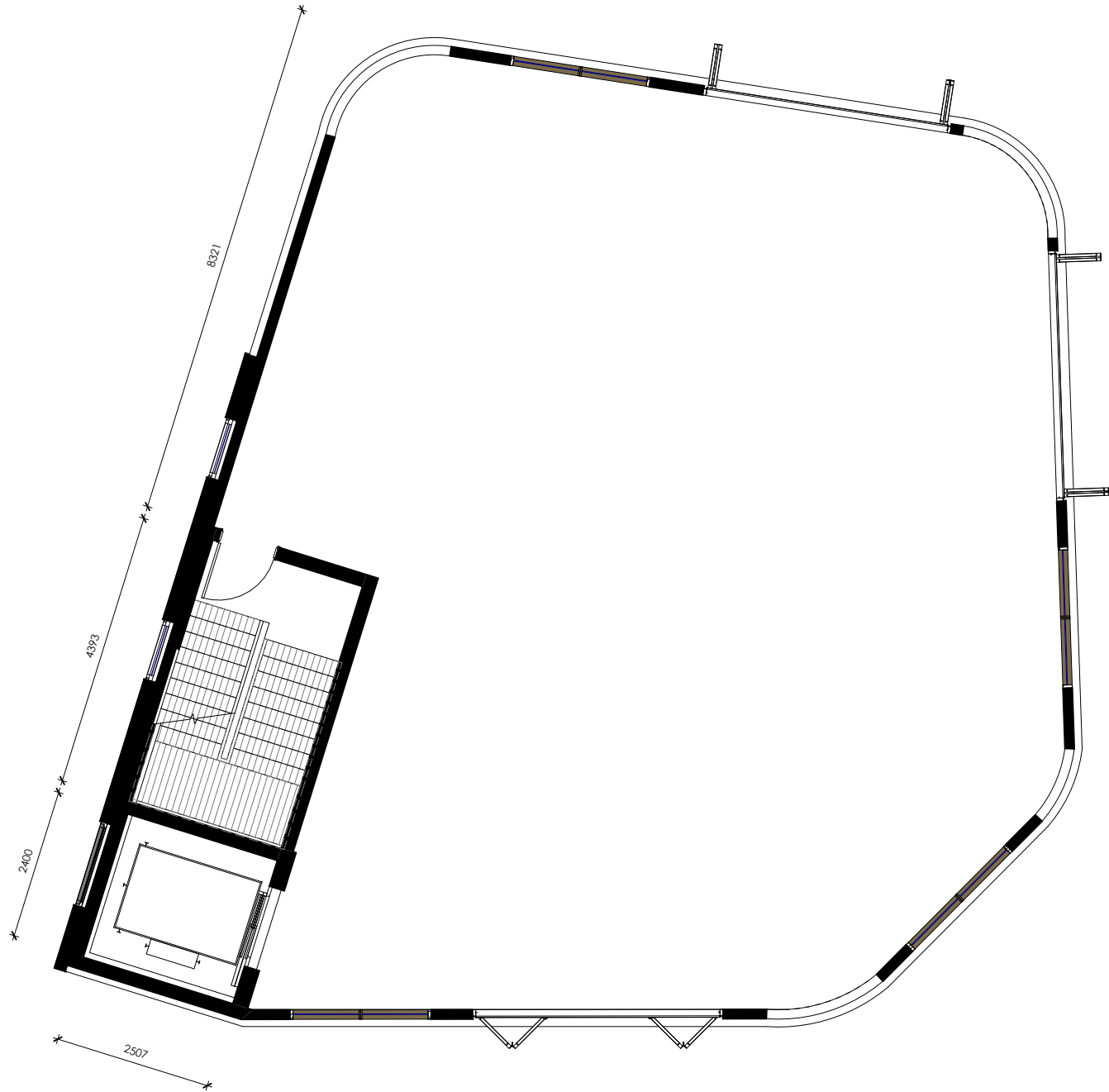
3 3 BED APARTMENT - PRE
SCALE: 1 : 50



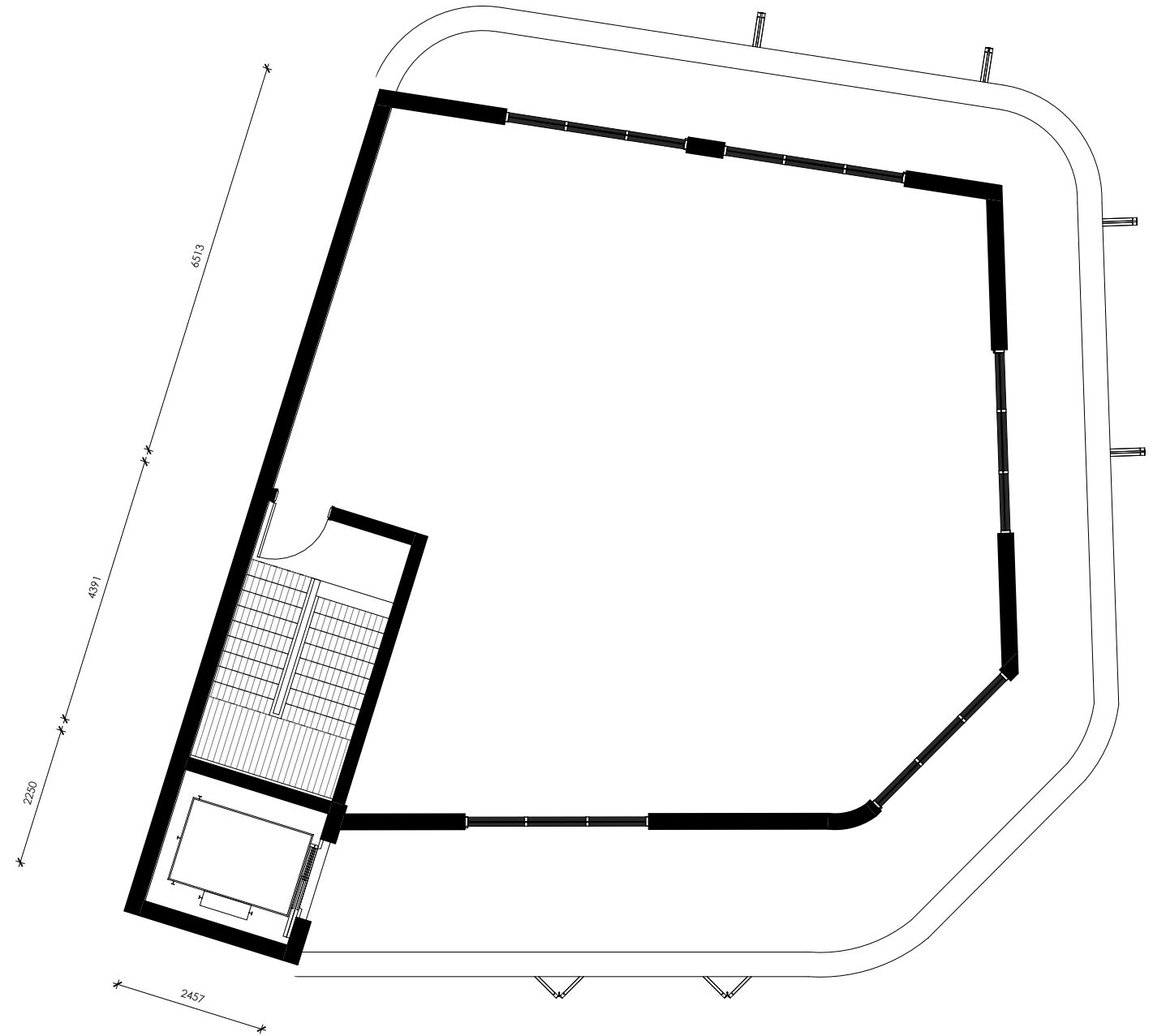
4 3 BED APARTMENT - POST
SCALE: 1 : 50

- DO NOT SCALE OFF DRAWINGS -





1 COLD SHELL - TYPICAL
SCALE: 1:50



2 COLD SHELL - PENTHOUSE
SCALE: 1:50

YIELD BY UNIT TYPE				
UNIT TYPE	BEDS	BATHS	COUNT	PERCENTAGE
1 BED + STUDY - TYPE 1	1	1	109	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	25	8%
1 BED LOFT APARTMENTS	1	1	25	8%
2 BED - ADAPTABLE	2	1	7	2%
2 BED APARTMENT - TYPE 1	2	2	47	15%
2 BED TERRACE - TYPE 1	2	2	33	10%
2 BED TERRACE - TYPE 2	2	2	14	4%
2 BED TERRACE - TYPE 3	2	2	2	1%
2 BED TERRACE - TYPE 4	2	2	2	1%
3 BED - ADAPTABLE	3	1	5	2%
3 BED TERRACE - TYPE 1	3	2	40	12%
SINGLE LEVEL - COLD SHELL	4	3	5	2%
			324	

- DO NOT SCALE OFF DRAWINGS -

PROJECT:
WALK STREET - GUNGAHLIN

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NOMINATED ARCHITECT:
Nathan Gibson Judd
ACT Registration No 2232
NSW Registration No 7838

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

CLIENT:
CORE DEVELOPMENTS

REVISIONS:
No. Description

Date

ADDRESS:
Camilleri Way & Manning Clarke Cres

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

DRAWING TITLE:
COLD SHELL

SCALE: 1:50 @ A1

DA 609
SIZE: A1

WALKSTREET - AFFORDABLE HOUSING PROVISION

AFFORDABLE UNITS REQUIREMENTS

- 80% of affordable dwellings have the minimum required 2 bedrooms.
- The dwellings with less than 2 bedrooms have a net liveable area of between 50m².
- Not more than 30% of the total number of affordable dwellings (class A =Apartment) can be accommodated on a single floor level.
- Developer must provide 37 affordable dwellings and on B5 and 20 on B6 only 30% of these can be one bedroom
- 70% of affordable dwellings must receive 3 hours of sunlight

AFFORDABLE UNITS - SOLAR PENETRATION
9:00am - 3:00pm 21st June

57 AFFORDABLE APARTMENTS

3HR - ● 40 UNITS = 70%

2HR - ● UNITS = %

1HR - ● UNIT = %



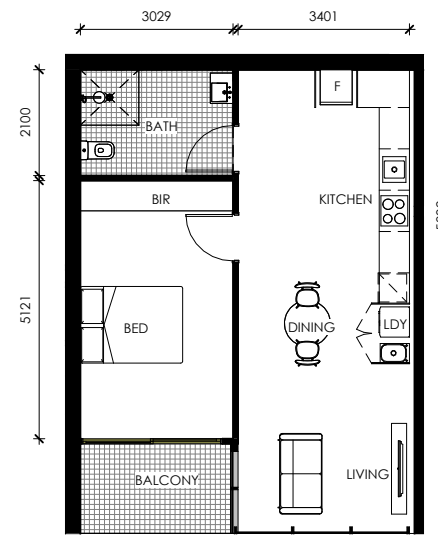
LEVEL 8 -11



LEVEL 3 - 6



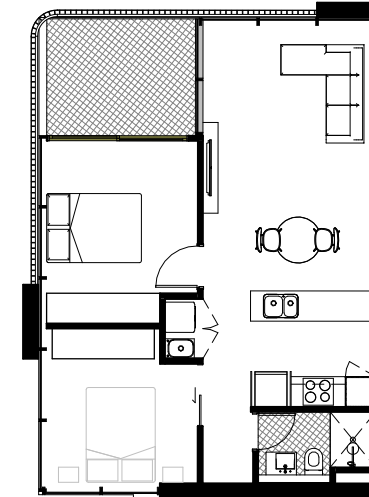
LEVEL 2



AFFORDABLE UNITS - 1 BED

TOTAL AFFORDABLE UNIT - 1 BED
AFFORDABLE UNIT
1 BED
Grand total: 17

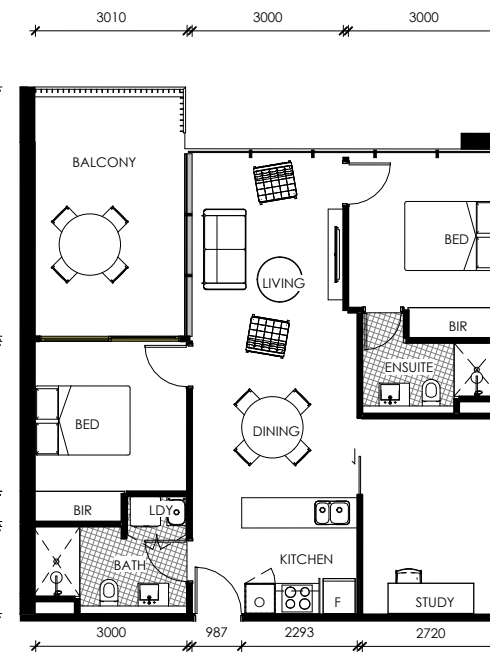
AFFORDABLE UNIT - 1 BED AREA
Area
56.5 m ²



AFFORDABLE UNITS - 2 BED TYPE 1

AFFORDABLE UNIT - 2 BED TYPE 1
AFFORDABLE UNIT
2 BED TYPE 1
Grand total: 5

AFFORDABLE UNIT - 2 BED TYPE 1 AREA
Area
57 m ²



AFFORDABLE UNITS - 2 BED TYPE 2

AFFORDABLE UNIT - 2 BED TYPE 2
AFFORDABLE UNIT
2 BED TYPE 2
Grand total: 35

AFFORDABLE UNIT - 2 BED TYPE 2 AREA
Area
77.5 m ²

TOTAL AFFORDABLE UNIT - 2 BED
AFFORDABLE UNIT
<varies>
Grand total: 40

CHECKLIST

LOCATION

AFFORDABLE APARTMENT PLANS

- DO NOT SCALE OFF DRAWINGS -

WALKSTREET - PUBLIC HOUSING PROVISION

PUBLIC HOUSING REQUIREMENTS		
ELEMENT	2 BED	3 BED
Approximate dwelling area (net internal)	85-115 sqm	110-150 sqm
Balcony / Court area (minimum)	12 sqm	14 sqm
Bedrooms	Primary + Secondary; Double bed & 1x Bedside table	Primary, Secondary + Tertiary; up to 2x single beds
Living room	Yes 2-seat sofa, armchair, 1 x entertainment unit	Yes 2-seat sofa, armchair, 1 x entertainment unit
Dining room	Yes 4-6 seat	Yes 6 seat
Family room	-	-
Kitchen	Full	Full
Bathroom	3 point (shower, toilet, sink)	4 point (bath, shower, toilet, sink)
Ensuite bathroom	-	-
Separate toilet	-	Yes
Laundry	Euro or full	Full
Parking	Carport, garage or basement	Carport, garage or basement
Linen cupboard	Yes	Yes
Additional internal storage	2.5 sqm	3.5 sqm
External Storage	2.0sqm Min 2.0m height, Min 0.6m deep	4.0sqm Min 2.0m height, Min 0.6m deep

- All public housing to be fully adaptable and comply with AS1428.1.
- All public housing have at least one adaptable car parking space as a unit subsidiary.



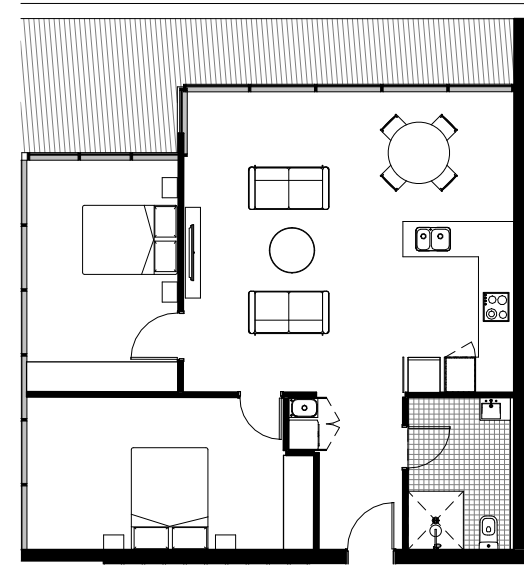
LEVEL 8 - 11



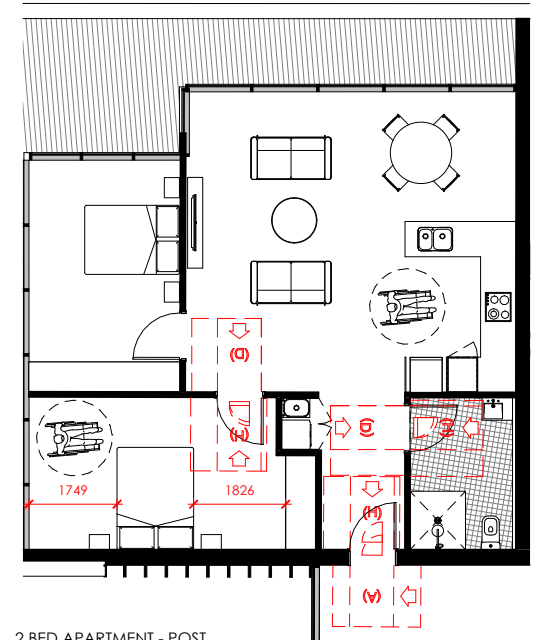
LEVEL 7



LEVEL 3 - 5

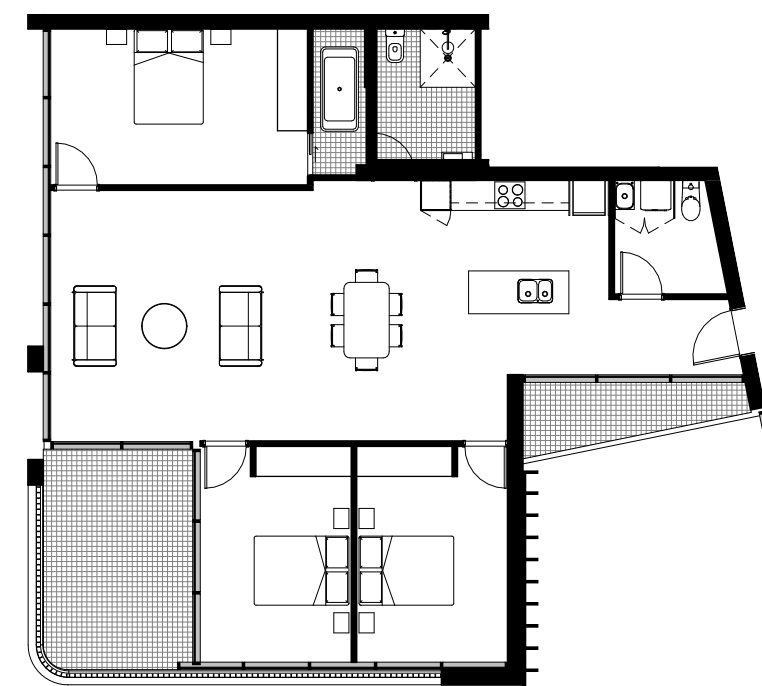


2 BED APARTMENT - PRE

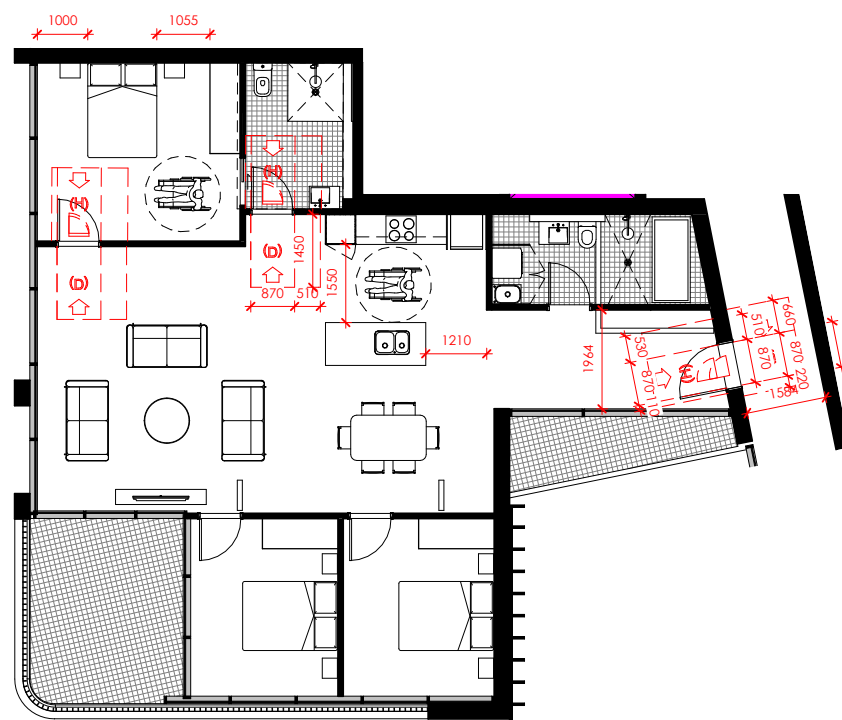


2 BED APARTMENT - POST
SCALE: 1 : 75

2 BED PUBLIC HOUSIN...		2 BED PUBLIC HOUSIN...	
UNIT - TYPE		UNIT - TYPE	
APARTMENTS - 2 BED		APARTMENTS - 2 BED	88.5 m ²
Grand total: 5			



3 BED APARTMENT - PRE
SCALE: 1 : 75



3 BED APARTMENT - POST
SCALE: 1 : 75

3 BED PUBLIC HOUSIN...		3 BED PUBLIC HOUSIN...	
UNIT - TYPE		UNIT - TYPE	
APARTMENTS - 3 BED		APARTMENTS - 3 BED	125 m ²
Grand total: 2			

APPENDIX 01 CHECKLIST

LOCATION

PRE AND POST ADAPTED APARTMENT PLANS