

DA RECONSIDERATION AMENDMENT - OCTOBER 2025

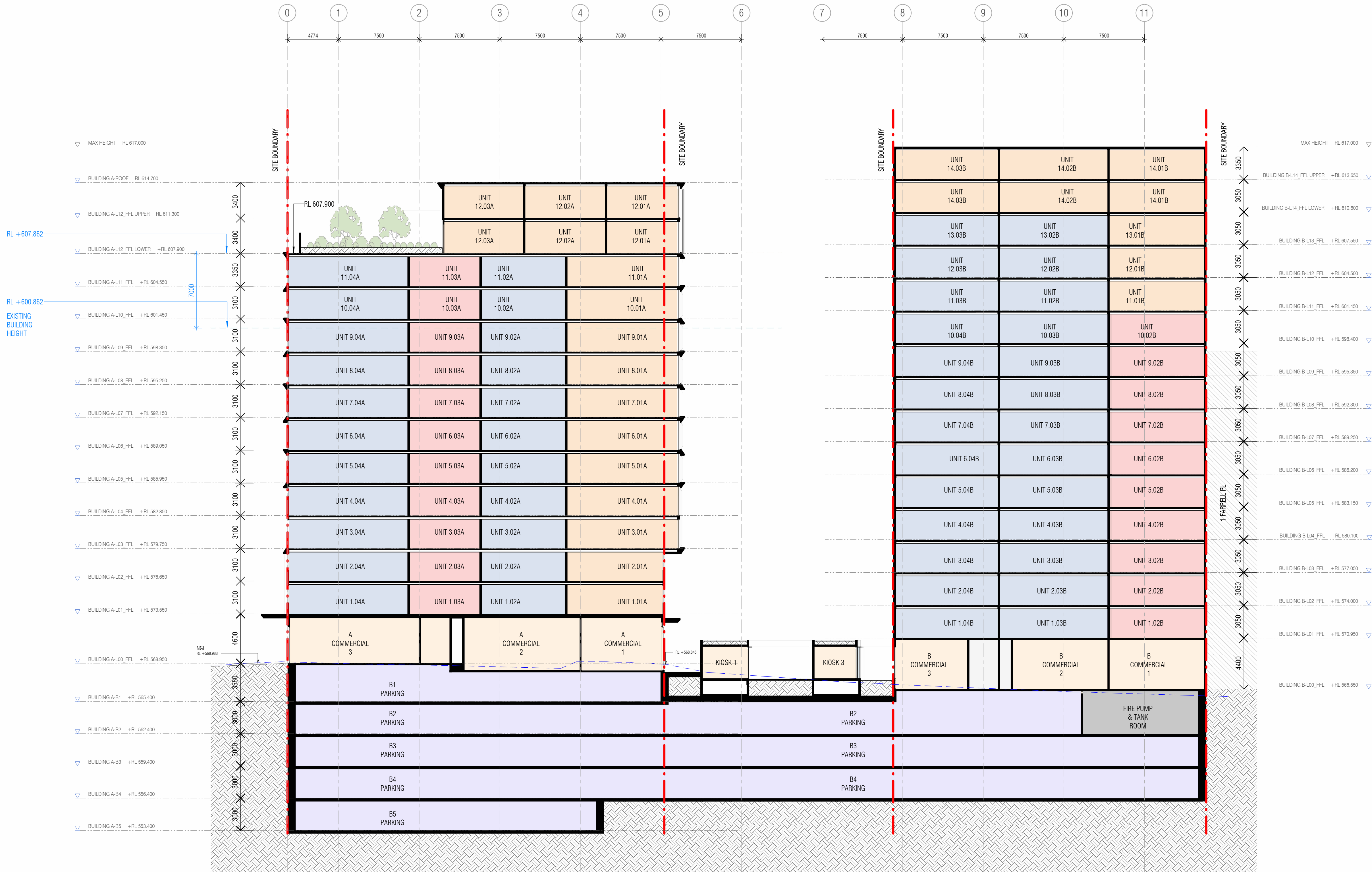
01. UPPER LEVEL CHANGES
- OVERALL HEIGHT OF BUILDING A REDUCED AND BUILDING B INCREASED TO ALIGN WITH AUTHORITY DISCUSSIONS
 - COMMON ROOFTOP GARDEN ADDED TO BUILDING A ADDRESSING UNIVERSITY AVENUE
 - BUILDING FACADES DESIGN IMPROVEMENTS
 - UNIT PLANS UPDATED AND UNIT MIX AMENDED
 - RECONFIGURATION OF BUILDING CORE THROUGHOUT THE UPPER LEVELS
 - WINTER GARDENS REMOVED AND REPLACED WITH DEDICATED BALCONY SPACES
 - UPPER LEVEL ENCROACHMENTS CONTAINING GFA REMOVED FROM UNIVERSITY AVENUE FRONTAGE
 - SOLAR ACCESS TO UNITS MAXIMISED AND DEMONSTRATED

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02. GROUND FLOOR CHANGES
- AWNING ADDED TO UNIVERSITY AVENUE
 - GROUND FLOOR COMMERCIAL LEVELS ADJUSTED TO EXISTING VERGE LEVELS AND REDUCE STAIRS
 - LEVELS ADJUSTED IN THE CCENTRAL LANDSCAPE SPACE FOR ACCESSIBILITY
 - SERVICE LOCATIONS UPDATED TO SUIT SERVICE LOCATIONS
 - INCREASE TO LANDSCAPE AREAS
 - UPDATE TO WASTE ROOMS WASTE COLLECTION STRATEGY
 - ON GRADE PARKING ALONG DARWIN REMOVED AND RELOCATED TO THE UPPER BASEMENT LEVEL

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03. BASEMENT LEVEL CHANGES
- EXTENT OF BASEMENT 5 REDUCED WHILST MEETING THE CARPARKING RATES
 - RECONFIGURATION OF BUILDING CORE AND RATIONALISATION OF BASEMENT RAMPS
 - RECONFIGURATION OF BUILDING SERVICES AS PER ADVICE RECEIVED
 - VISITOR PARKING ADDED TO BASEMENT LEVELS, INCLUDING RELOCATION OF EXISTING CARPARKING ON DARWIN PLACE PROPOSED FOR REMOVAL



- LEGEND
- RETAIL
 - BASEMENT
 - CORRIDOR
 - SERVICES
 - 1 BED
 - 2 BED
 - 3 BED

RECONSIDERATION

PROJECT
17-21 UNIVERSITY AVENUE & 24 MARCUS CLARKE STREET,
CANBERRA, ACT

GENERAL NOTES
DO NOT SCALE FROM THIS DRAWING. USE GIVEN DIMENSIONS ONLY. CHECK ALL
DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF SHOP DRAWINGS OR
FABRICATION. ANY DISCREPANCIES ARE TO BE REFERRED TO THE
ARCHITECT/ENGINEER/DESIGNER PRIOR TO THE COMMENCEMENT OF WORK.

CLIENT
SYZYGY
ADDRESS
17-21 UNIVERSITY AVENUE, CANBERRA, ACT
JOB NO.
TA2422

DRAWING TITLE
OVERALL LONG SECTION 1
SCALE
As indicated @ A1
DATE
OCTOBER 2025

DRAWING NUMBER
ADA.09.00

DATE	COMMENT	REV.
21.10.25	FOR DA SUBMISSION - RECONSIDERATION	1

ARCHITECT

turco and associates

w: www.turcoassociates.com.au