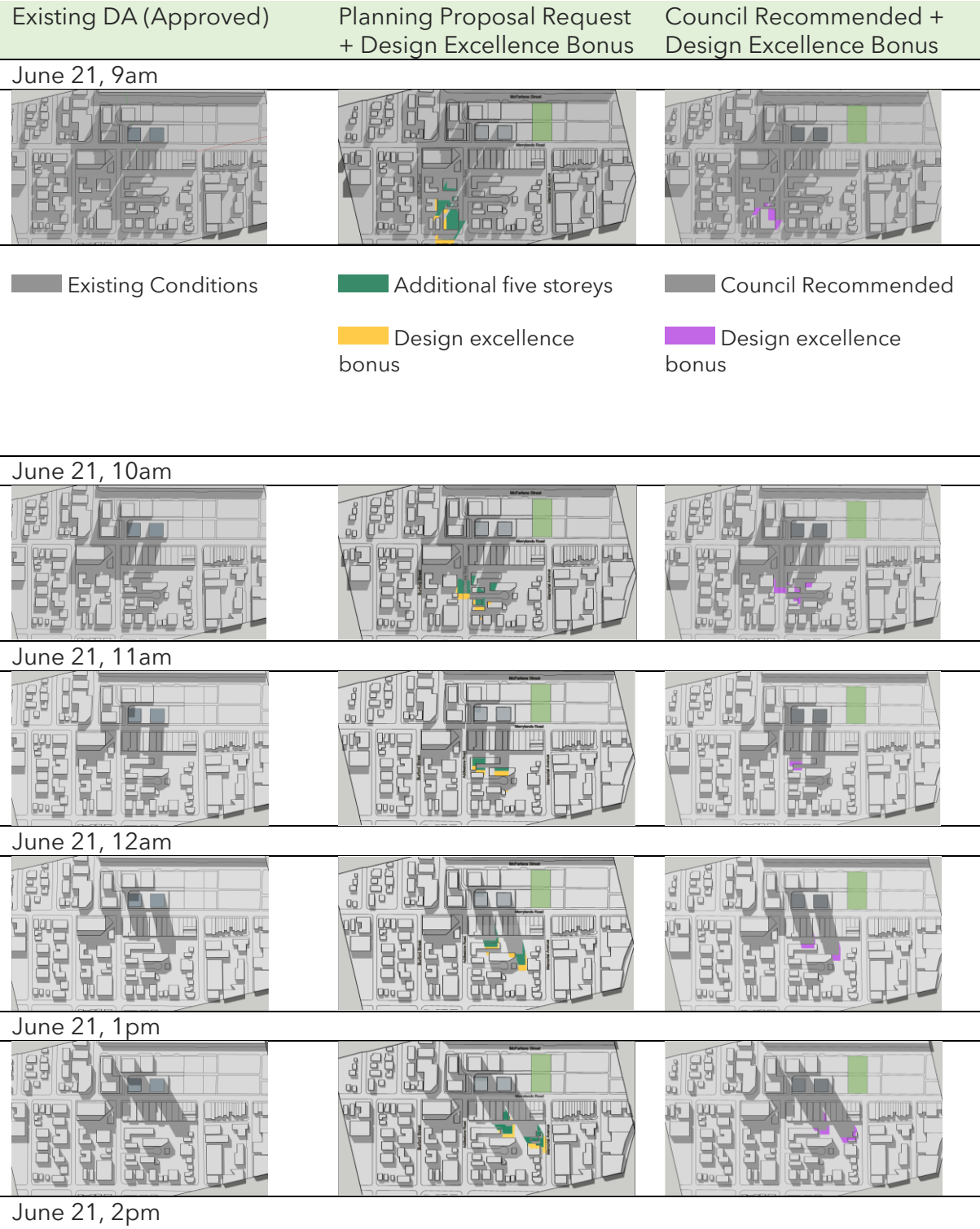
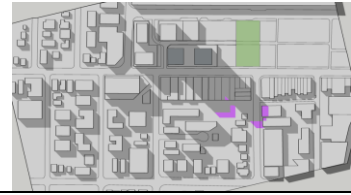


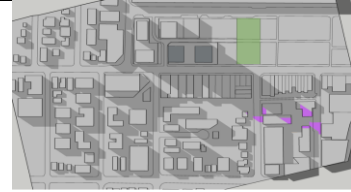
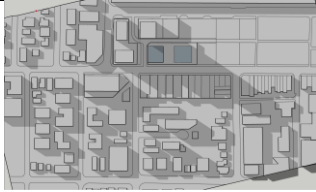
Overview of Shadow Models

SHADOW DIAGRAM WINTER SOLSTICE





June 21, 3pm



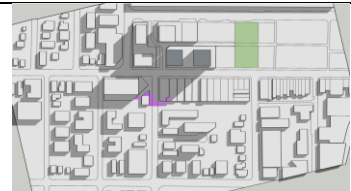
OVERSHADOW DIAGRAM EQUINOX

Existing DA (Approved)

Planning Proposal Request
+ Design Excellence Bonus

Council Recommended +
Design Excellence Bonus

March 21, 9am



Existing Conditions

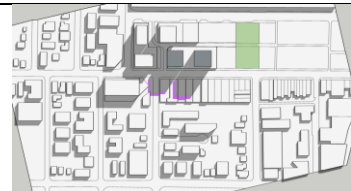
Additional five storeys

Council Recommended

Design excellence
bonus

Design excellence
bonus

March 21, 10am



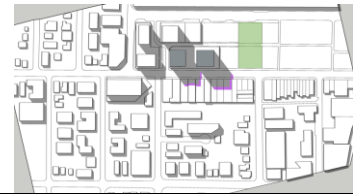
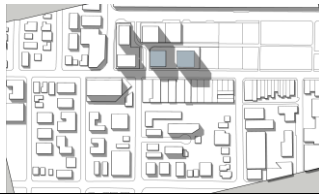
March 21, 11am



March 21, 12am



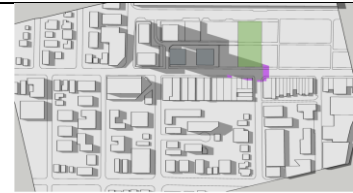
March 21, 1pm



March 21, 2pm



March 21, 3pm



OVERSHADOW DIAGRAM SUMMER SOLSTICE

Existing DA (Approved)

Planning Proposal Request
+ Design Excellence Bonus

Council Recommended +
Design Excellence Bonus

December 21, 9am



Existing Conditions

Additional five storeys

Council Recommended

Design excellence
bonus

Design excellence
bonus

December 21, 10am



December 21, 11am



December 21, 12am



December 21, 1pm



December 21, 2pm



December 21, 3pm

