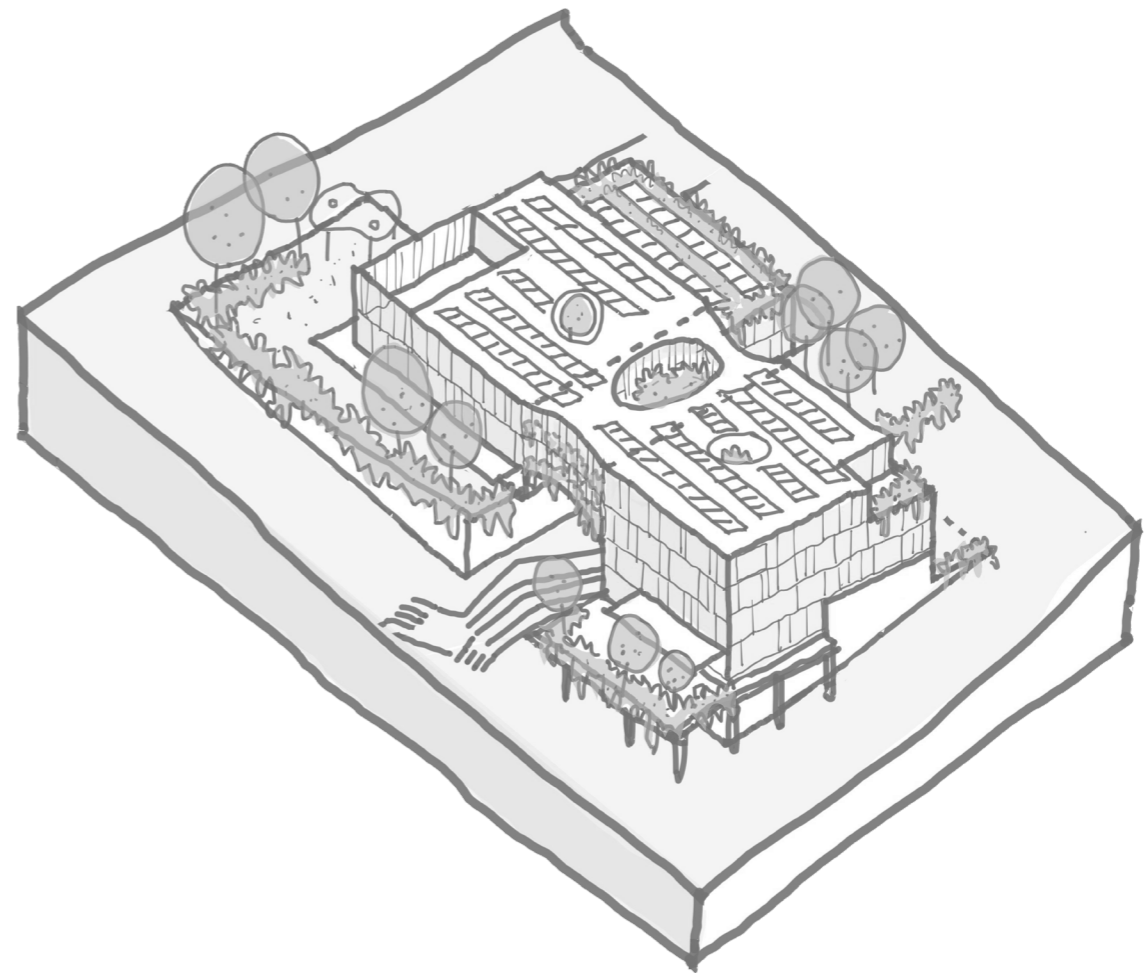


Design Studies
SDRP Design Response



PLC Greyhouse Precinct
12 October 2021 R.4

SDRP Advice Letter

SDRP#1 - 18 Aug 2021

GOVERNMENT ARCHITECT NEW SOUTH WALES

27 August 2021

Kate Bimson
Project Director, Master
Planning
Pymble Ladies College
Via email –
kbimson@pymblelc.nsw.edu.au

PROJECT: Pymble Ladies College
RE: State Design Review Panel (SDRP) – Review 1, 18 August 2021

Dear Kate

Thank you for the opportunity to review the above project. Please find a summary of advice and recommendations arising from the design review session held on 18 August 2021.

GANSW commends the project team on the redevelopment of the Grey House Precinct within the grounds of the established College. The quality of the presentation and descriptions of the project are also to be commended.

The following elements of the design strategy are supported:

- Commitment to 5-star Green star rating.
- Understanding of landscape and ecology as pedagogical devices to assist student learning and development.
- Preservation of the valuable Blue Gum plantation and plans to extend and expand this.
- Commitment to biophilic design and connection to landscape.
- Strategy of embedding the building within the landscape.
- Consultation with Indigenous students.
- Aligning the new building with the existing façades 20m from the boundary.
- The focus on children with smaller gardens and playful elements like slides.

The following commentary provides advice and recommendations for the project:

Connecting with Country

An understanding of Country can inform richer and more place responsive design solutions. The following recommendations apply:

1. Demonstrate more rigorous consultation with Traditional Custodians and Knowledge-holders. The Connecting with Country Framework recommends engagement is undertaken and key strategies developed before sketch design, however there are still opportunities to better integrate Connecting with Country principles into the logic of the project through both the landscape and built form.

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SDRP Advice Letter

SDRP#1 - 18 Aug 2021

GOVERNMENT ARCHITECT NEW SOUTH WALES

2. The identification of a possible historic Aboriginal pathway near the site provides a useful metaphor to direct the design. Anchor the connection to Country by transforming the pathway metaphor into a coherent and integrated narrative to understand the new buildings or their experience. Explore other stories, and strategies so that the positive outcomes that Connecting with Country can produce are enabled.
3. Consult local Traditional Custodians including Denis Folly and Susan Moylan-Combs.
4. Refer to the draft [Connecting with Country Framework](#) on the GANSW website.

Site strategy and Landscape

The strategy of introducing more intimate, human (and child) scaled spaces and landscape elements into the site to create a rich place responsive scheme is supported. The following recommendations apply:

5. Further development of the transition between the existing larger scale formal modes and smaller spaces.
6. Demonstrate the opportunity for the landscape to tell more stories, specifically in relationship to any emergent narrative from Connecting with Country.
7. Review the landscape strategy for the central courtyard to ensure it has the necessary planting and landscape elements to fulfil its potential and its role in bringing the landscape deeply into the built form.

Movement and accessibility

The current proposal is an elegant response to the sloping site and its complex topography. The following recommendations apply:

8. Review the accessibility of all spaces on the project from the perspectives of comfort and legibility. Present a clear and coherent strategy for access and movement for all people around the site and into all the build spaces and associated external areas.

Architecture

The built form of the project carefully negotiates a complex site with a simple form that integrates interior functionality and connections with landscape. The architectural expression of the Grey House Precinct is to be commended. The following recommendations apply:

9. Review if the overshadowing of neighbours on Pymble Ave can be minimised through changes to the corners and edge of the building. Review the northern end of the new building and consider reducing the bulk and form to increase sunlight.
10. Re-examine the translation of the built form from sketch design to final design. Consider whether the architectural elegance has been lost in the formalisation and increase in scale of the building.

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SDRP Advice Letter

SDRP#1 - 18 Aug 2021

GOVERNMENT ARCHITECT NEW SOUTH WALES

11. The new building has a clear formal relationship with the interior character of the site and its historic buildings. Presently this same language is carried over to the suburban side of the building that faces Pymble Ave. In relation to the previous two points, re-examine the scale, character, and architectural language of this elevation so that it might fit into its context more appropriately.

GANSW recommends further review of this project as the design progresses. The issues outlined above are to be addressed at the next SDRP session.

Please contact GANSW Design Advisor, Barnaby Bennett, Barnaby.bennett@dpi.nsw.gov.au if you have any queries regarding this advice.

Sincerely,



Barbara Schaffer
Principal Landscape Architect
Chair, SDRP

Distribution:

NSW SDRP Panel members

Marc Deuschle, Craig Kerslake Matt Chan, Barbara Schaffer (Chair)

GANSW Design Advisor
DPIE
Pymble Ladies College
Willow Tree Planning

Barnaby Bennett
Prity Cleary, Nahid Mamud
Kate Bimson,
Rachel Streeter, Sally Proud

Design team
BVN
Oculus

Ali Bounds, Bill Dowzer, Nicholas Souksamrane,
Rohan Buckley

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Architecture

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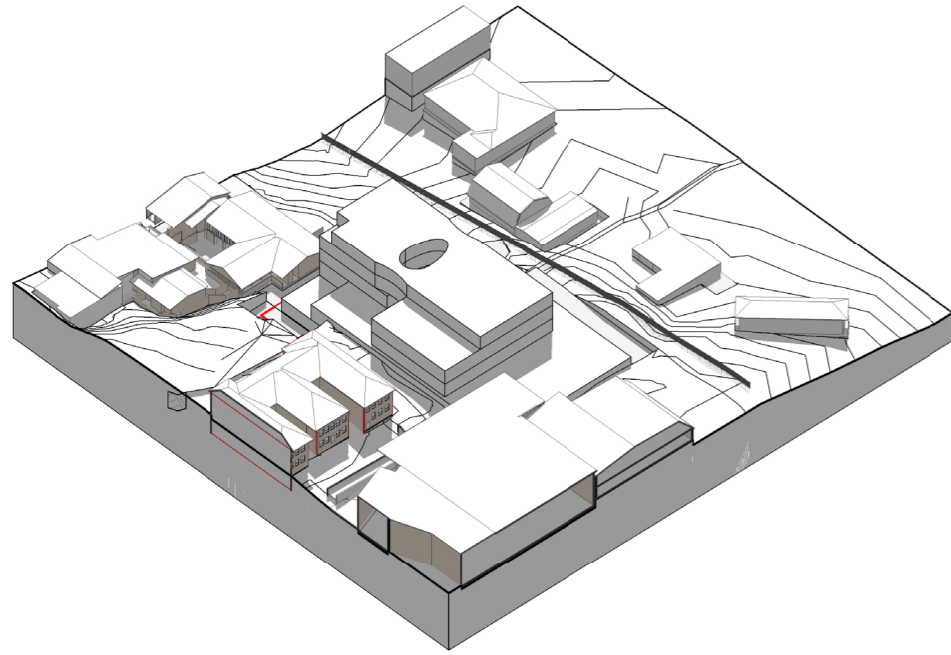
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Review Overshadowing
to Neighbours

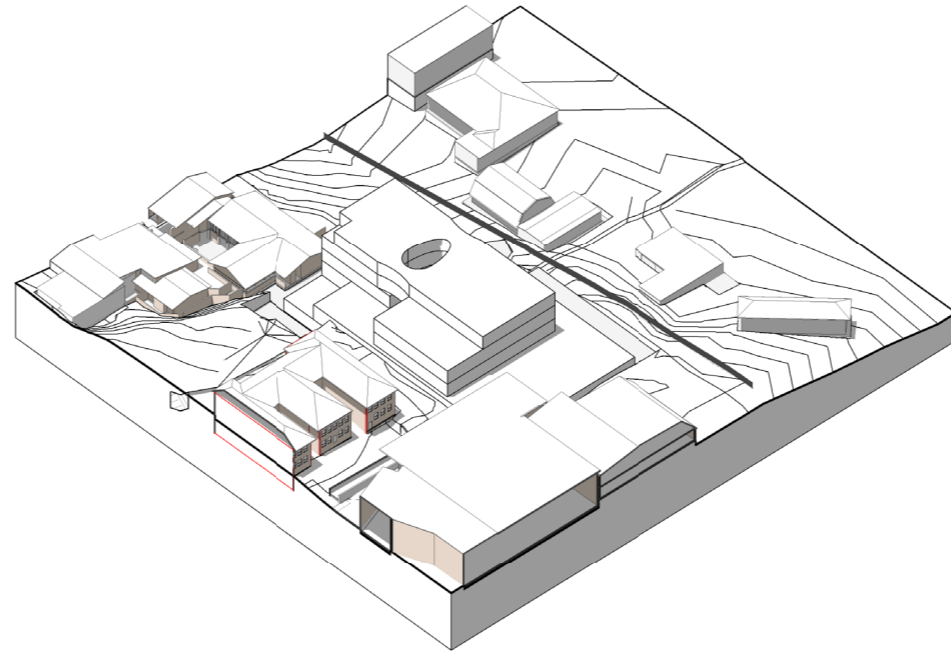
(Point 9)

Current Proposal

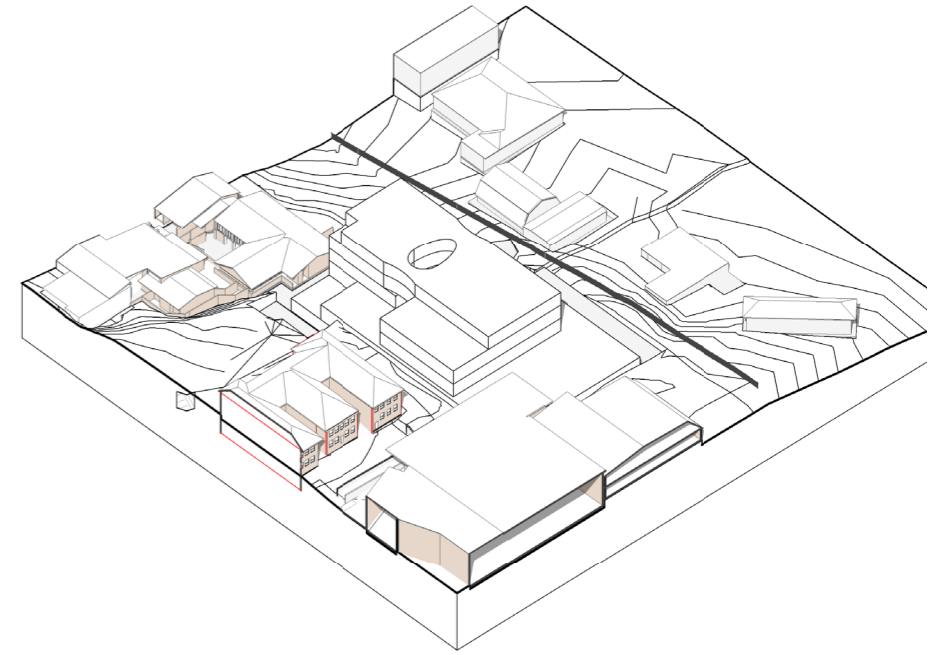
Shadow Diagrams – Summer Solstice (Dec 22)



4 SHADOW DIAGRAM PROPOSED DECEMBER 22- 9AM



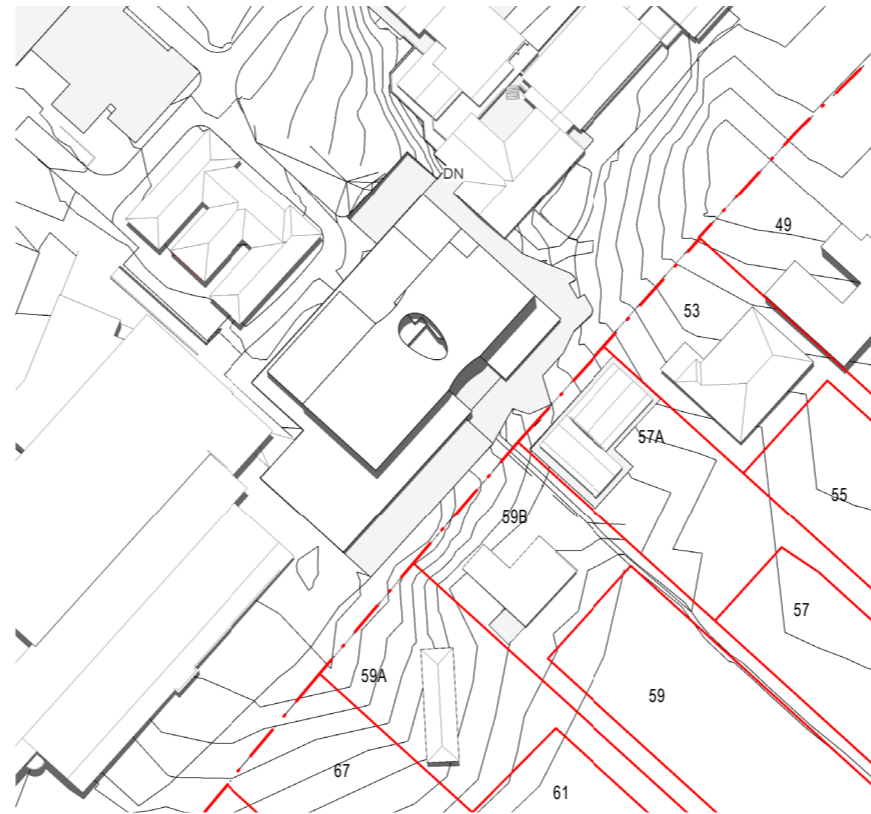
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6 SHADOW DIAGRAM PROPOSED DECEMBER 22- 3PM



1 SHADOW DIAGRAM PROPOSED DECEMBER 22- 9AM
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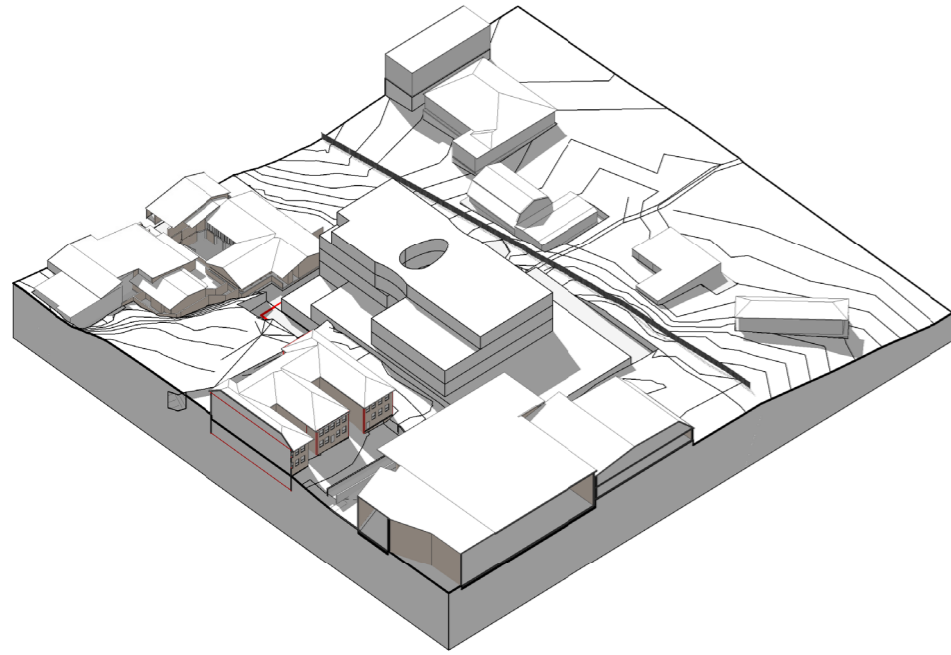
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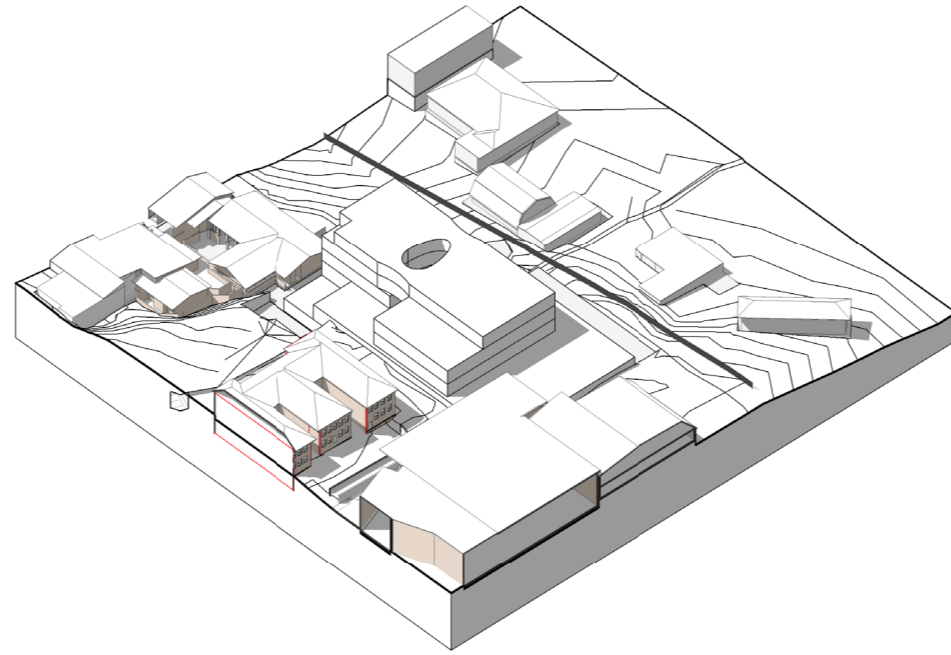
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Current Proposal

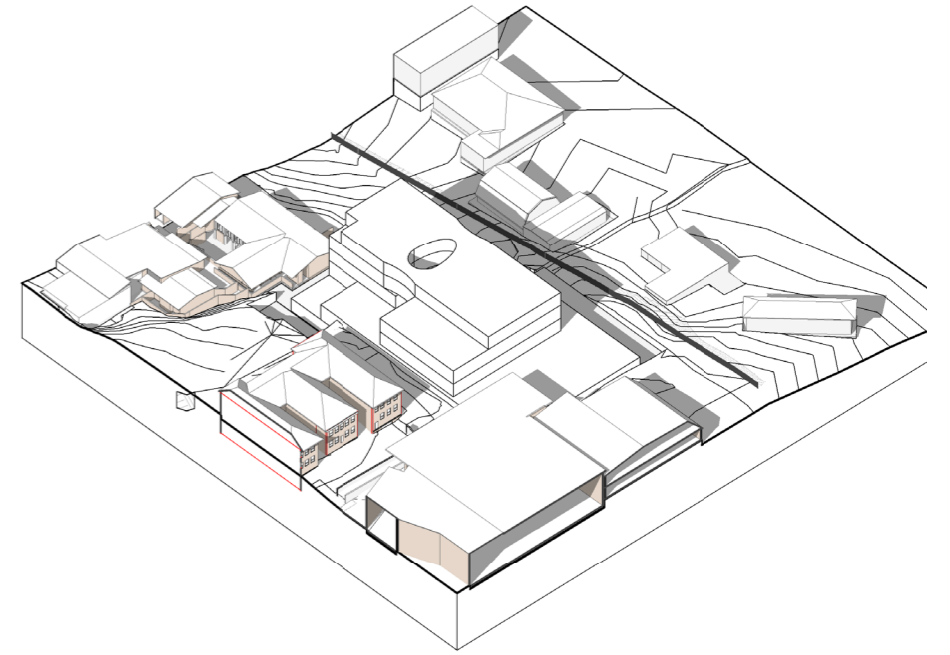
Shadow Diagrams – Equinox (Sep 23/Mar 21)



4 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 9AM



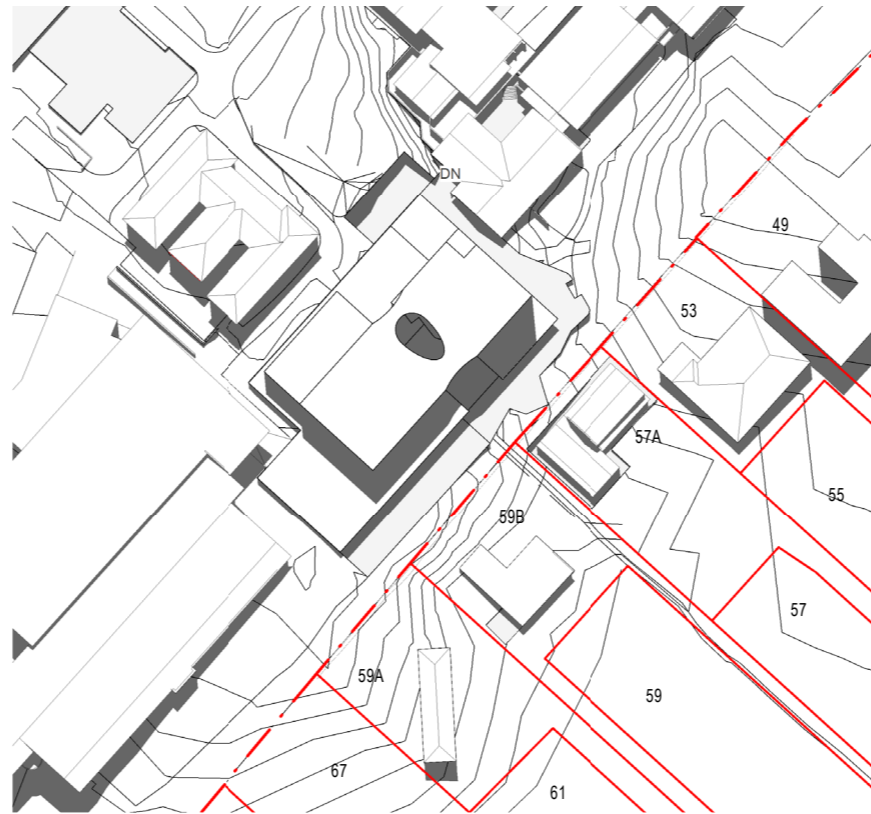
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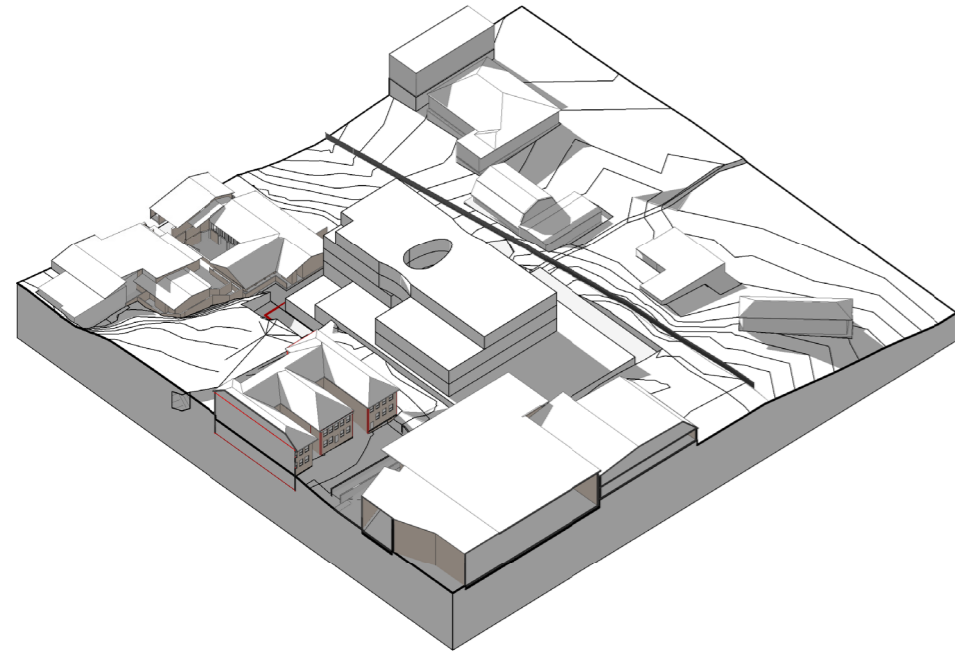
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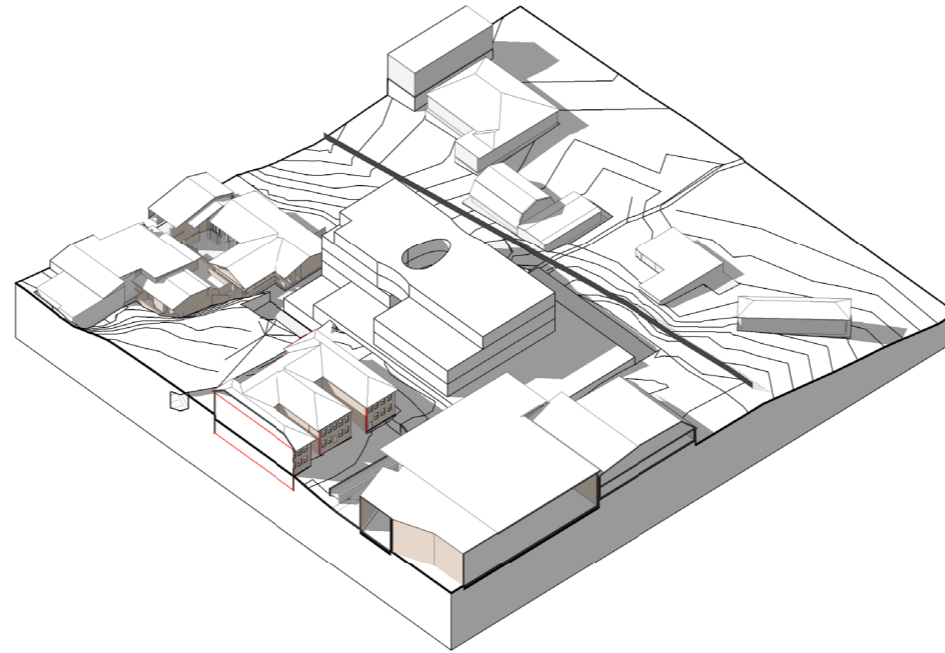
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Current Proposal

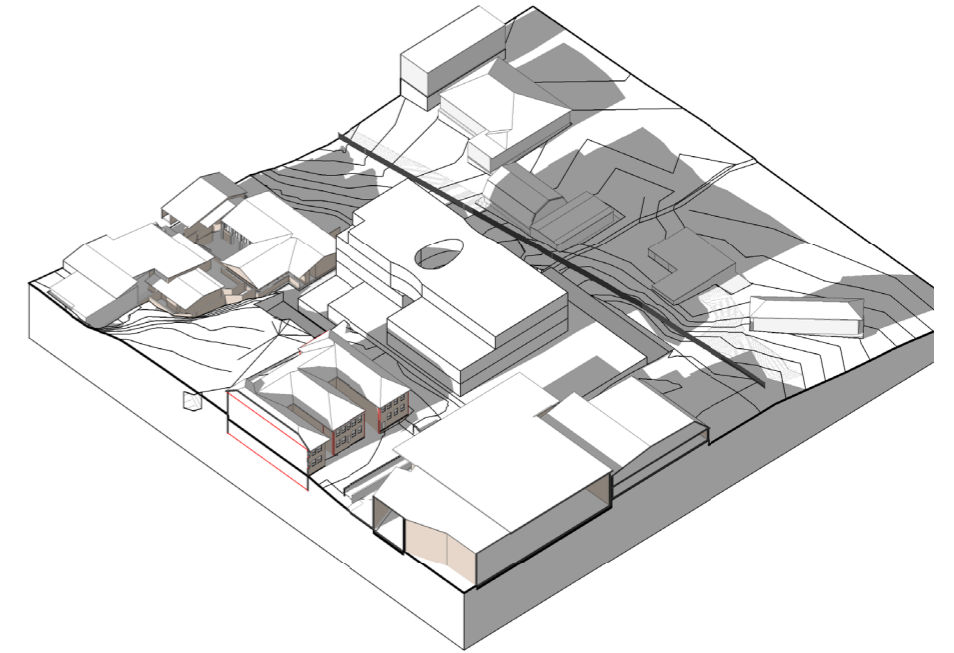
Shadow Diagrams – Winter (Jun 21)



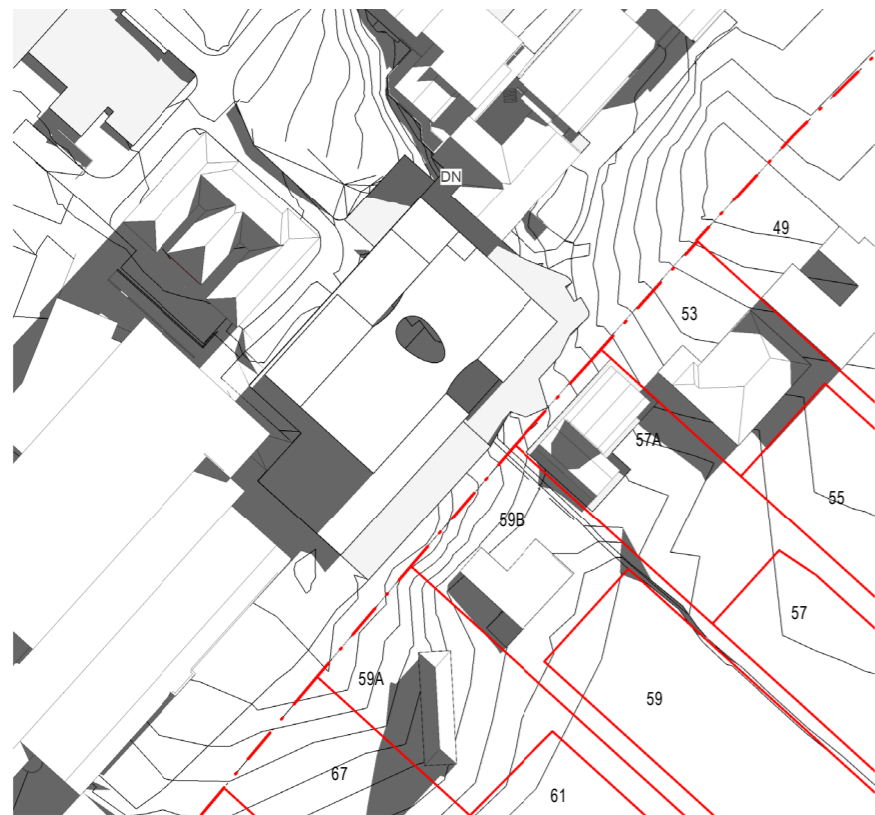
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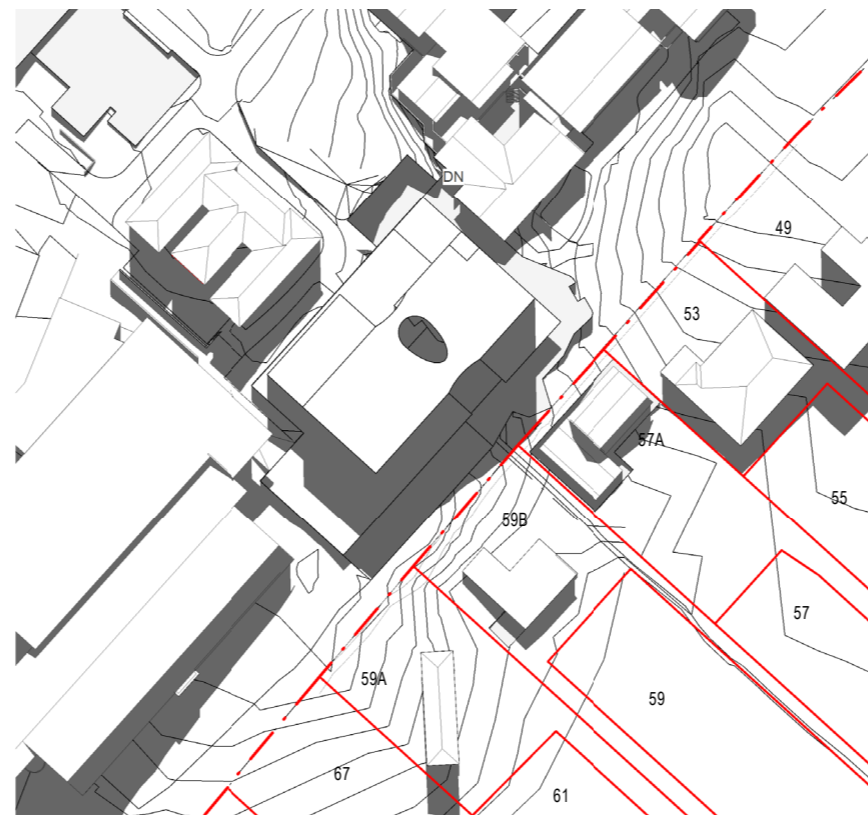
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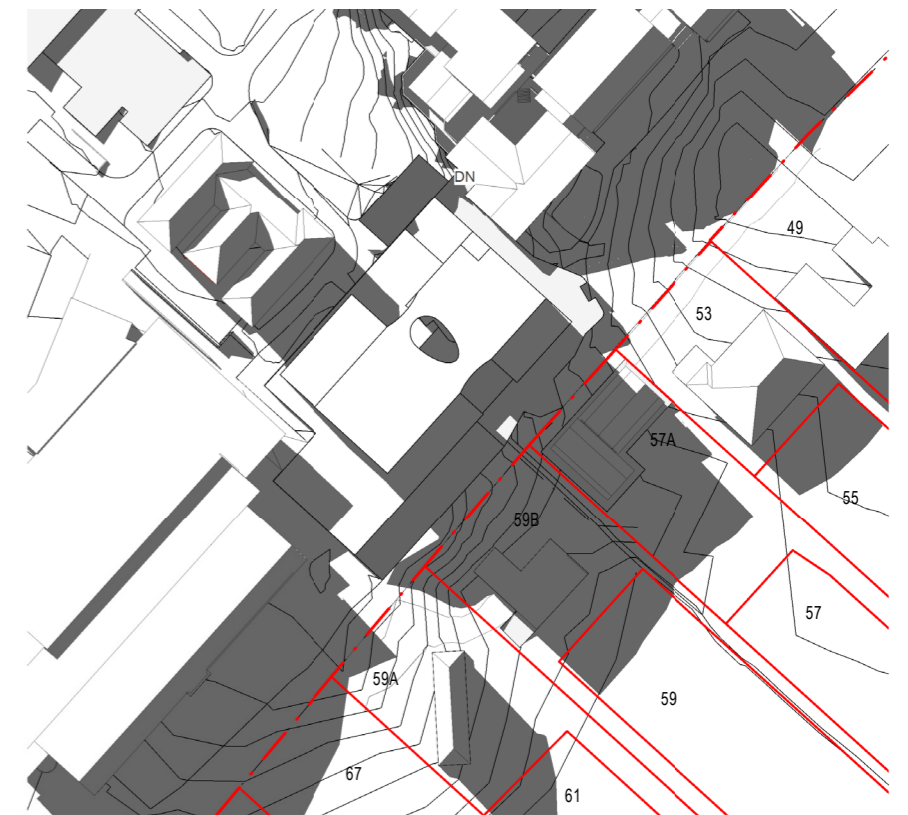
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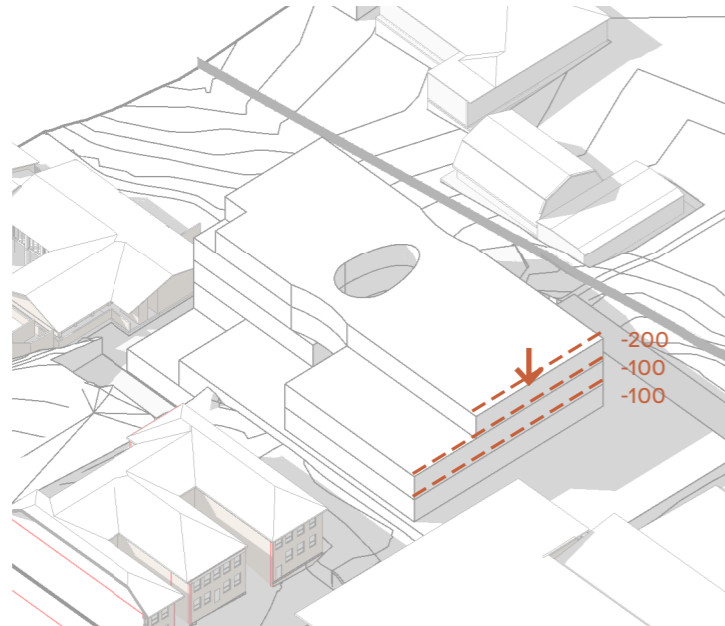
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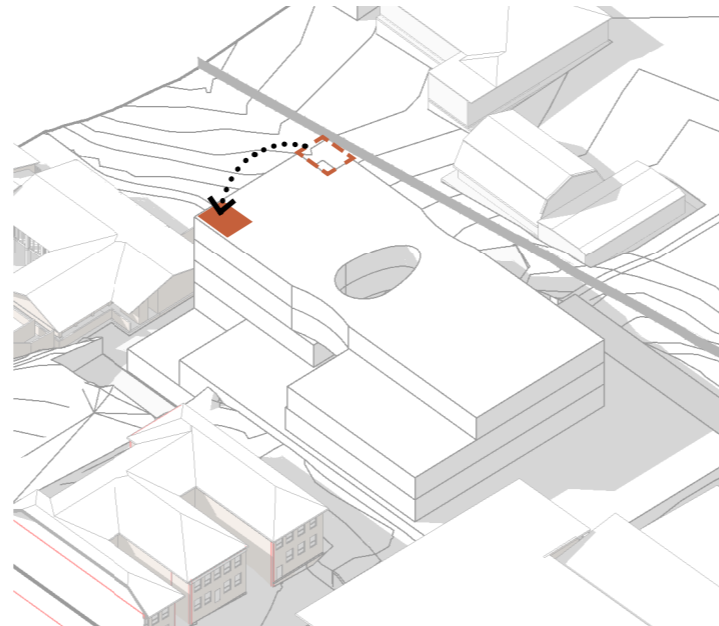
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Design Response

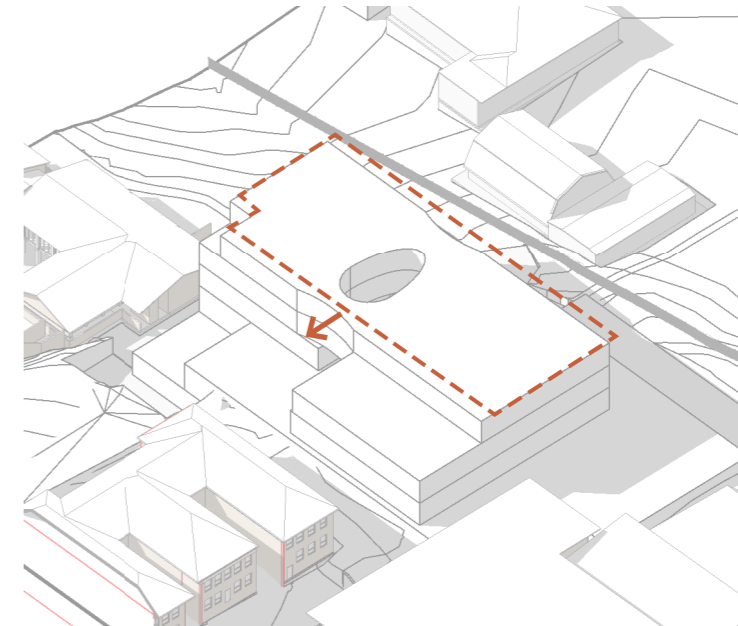
OPTION 1
Reducing Floor-to-Floor Height
-200 to L4, -100 to L2+3



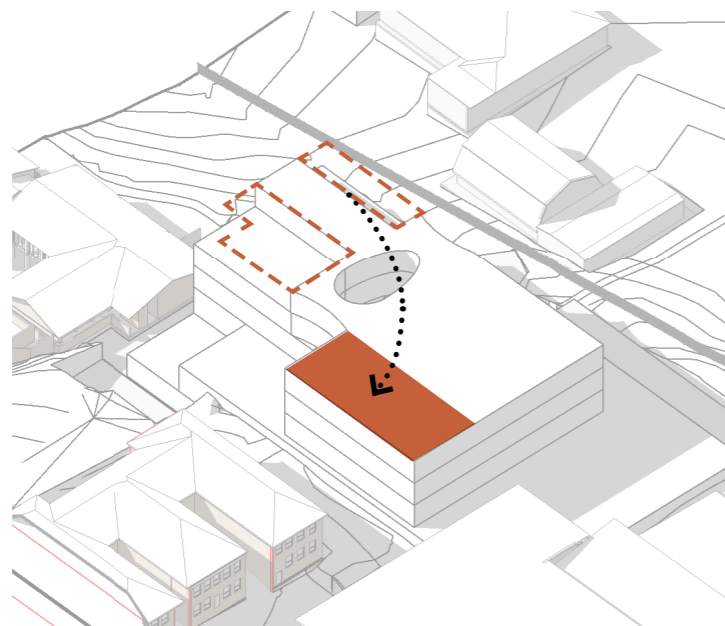
OPTION 2
Relocate Staff Terrace to SE Corner



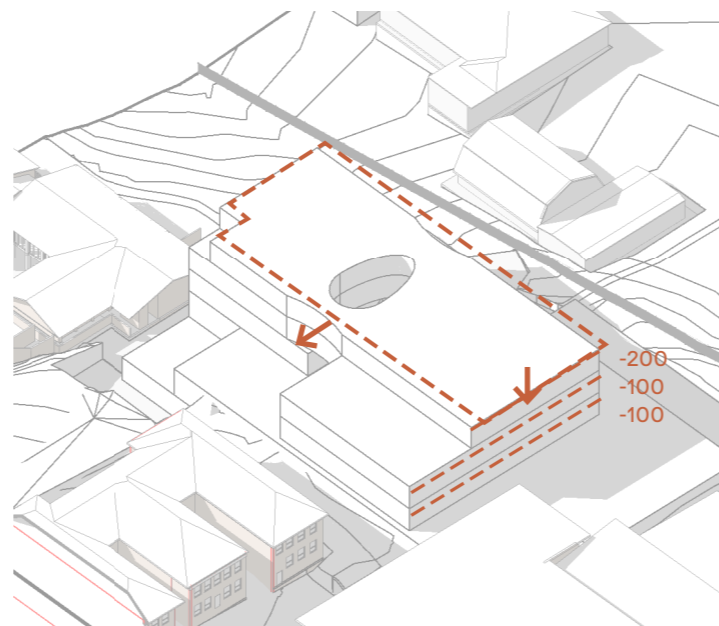
OPTION 3
Shift Building North (1m)



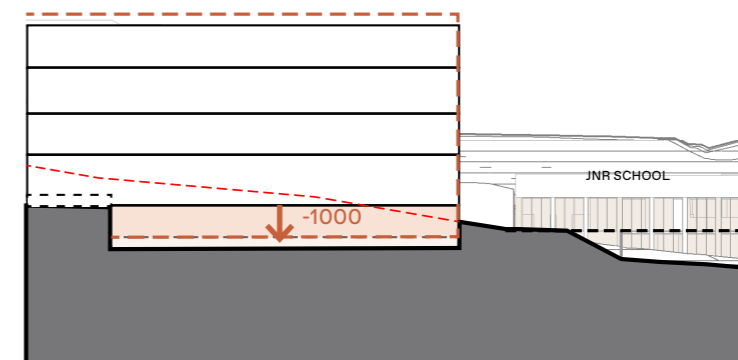
OPTION 4
Rearrange Level 4 Floor Plate



OPTION 5
Reduce Floor-to-Floor Height
+ Shift Building North (1m)



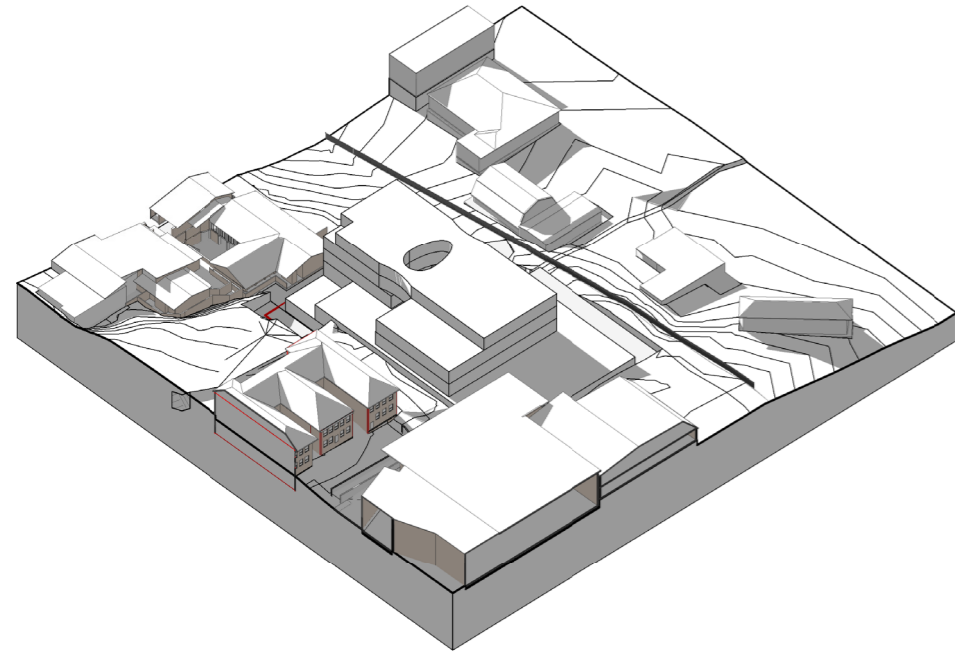
OPTION 6
Lower Building (1m)



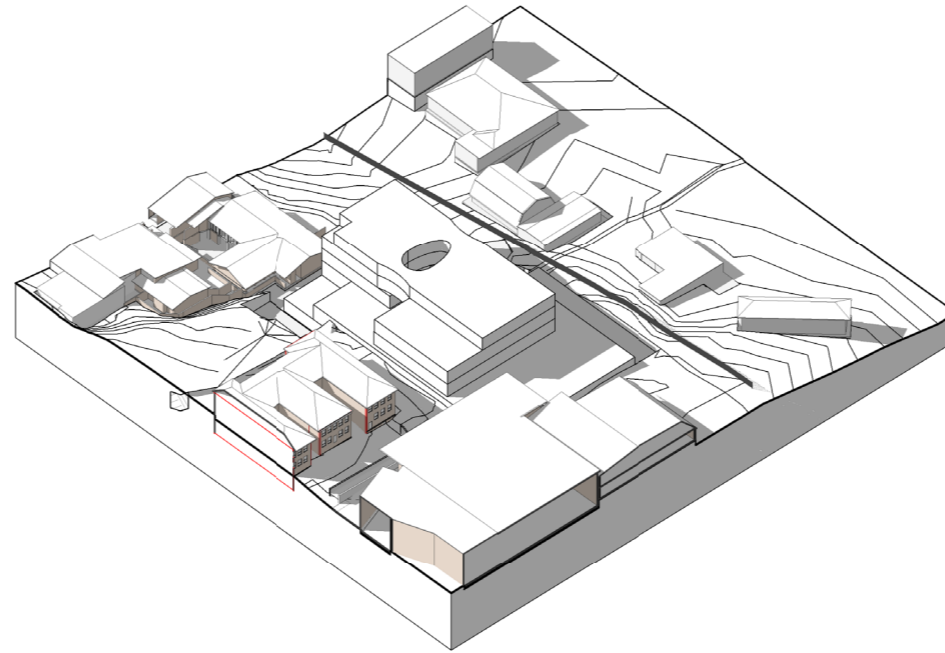
Current Proposal

Shadow Diagrams – Winter (Jun 21)

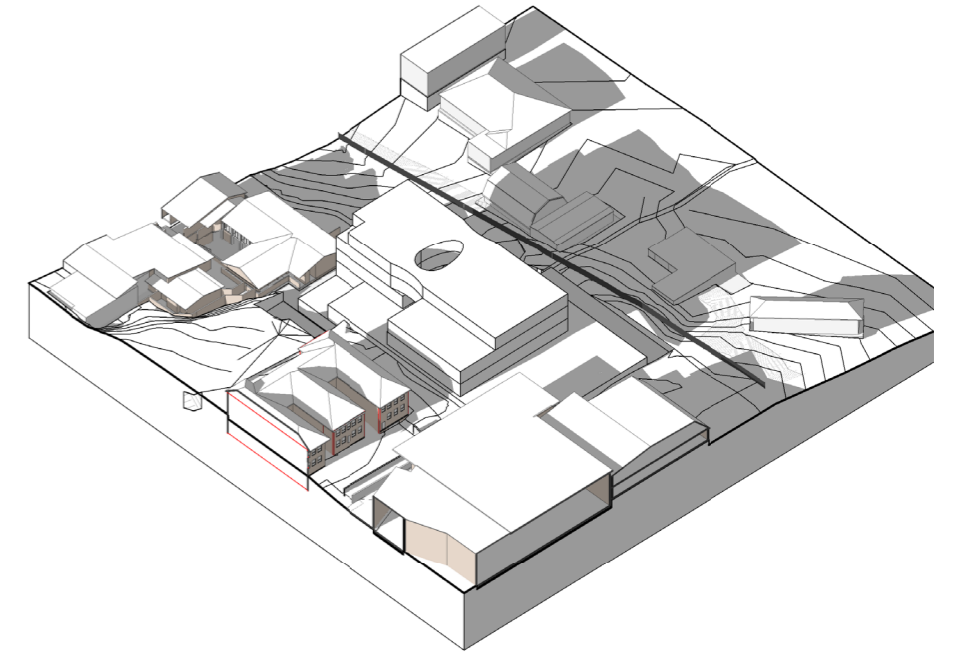
Shadow encroachment to neighbouring properties – from 11.55am



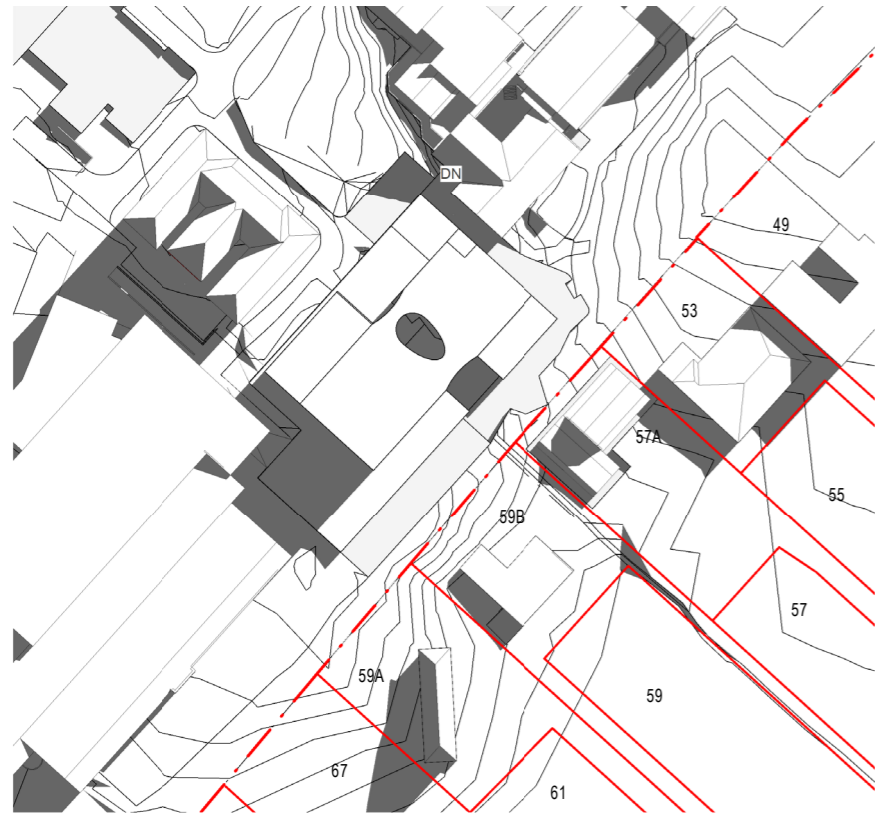
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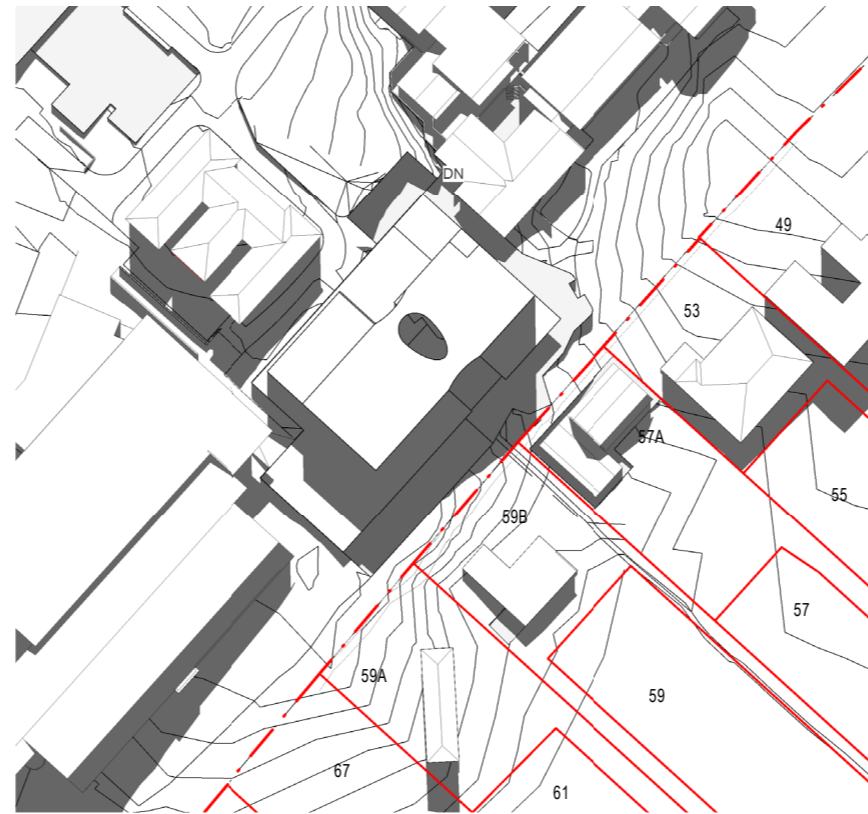
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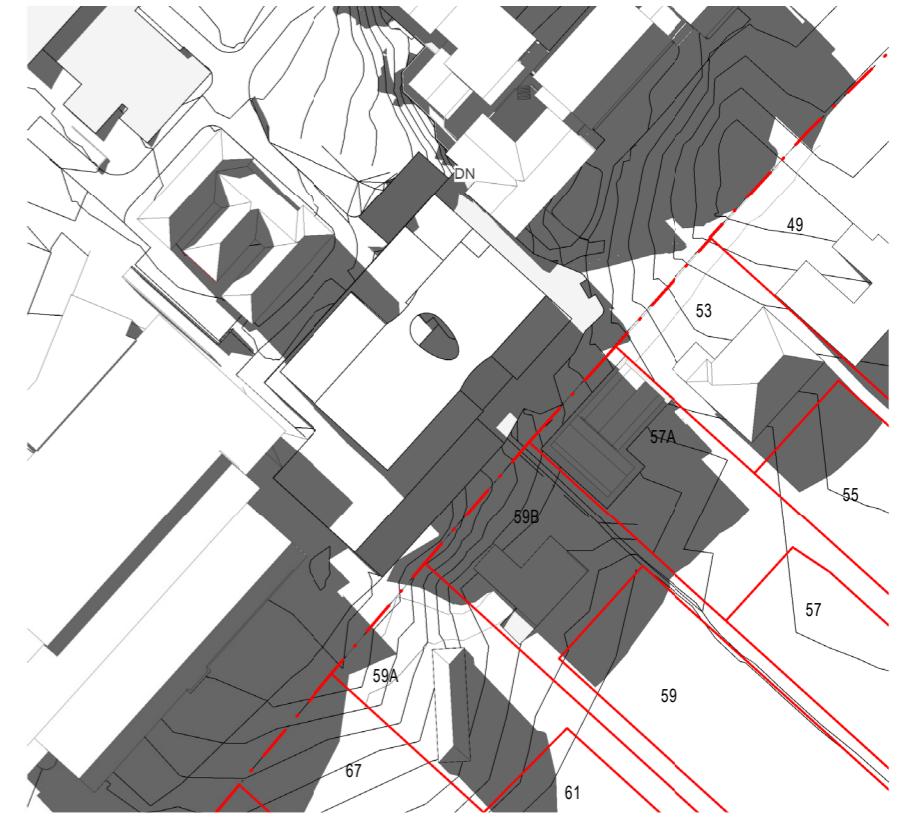
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5 SHADOW DIAGRAM June 21 - 12PM
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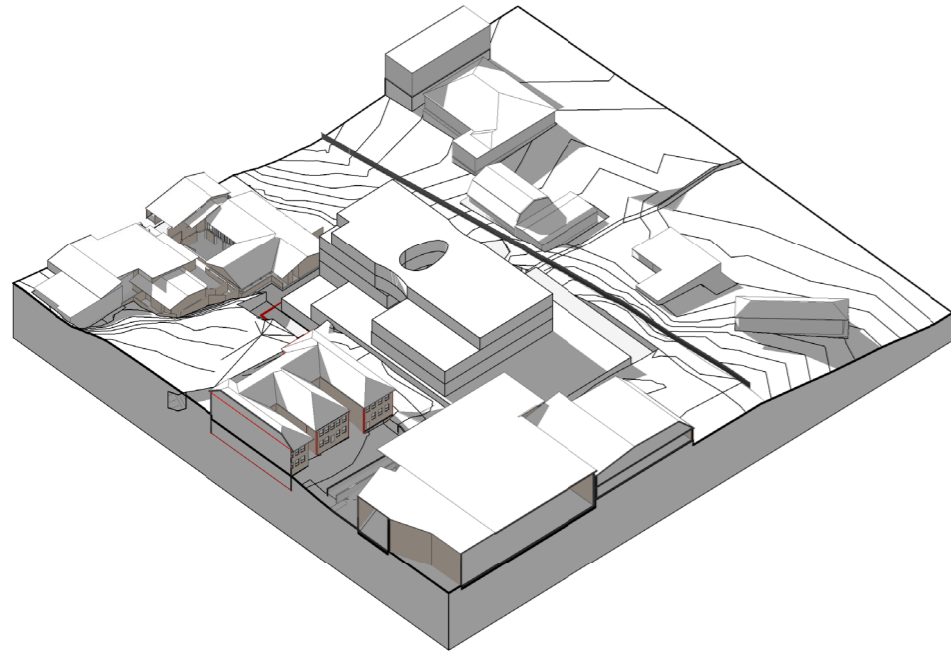


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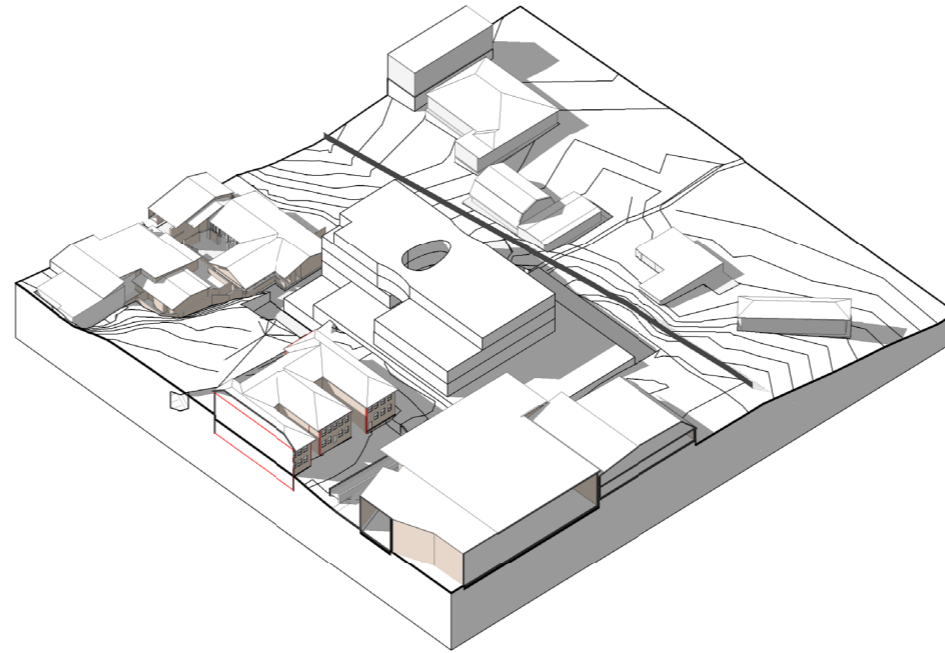
Option 1

Reduce Floor-to-Floor Heights

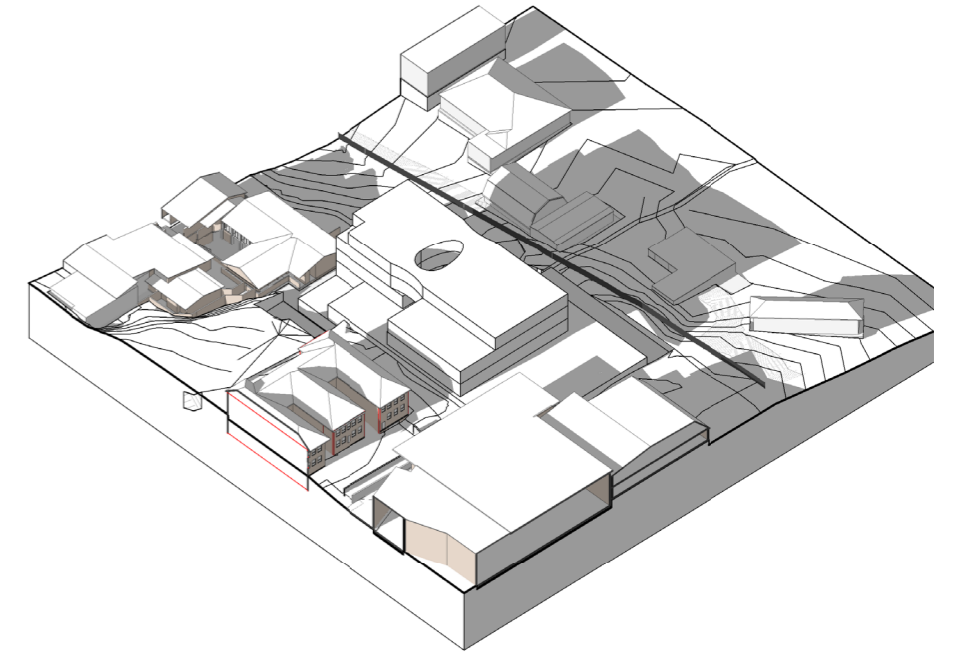
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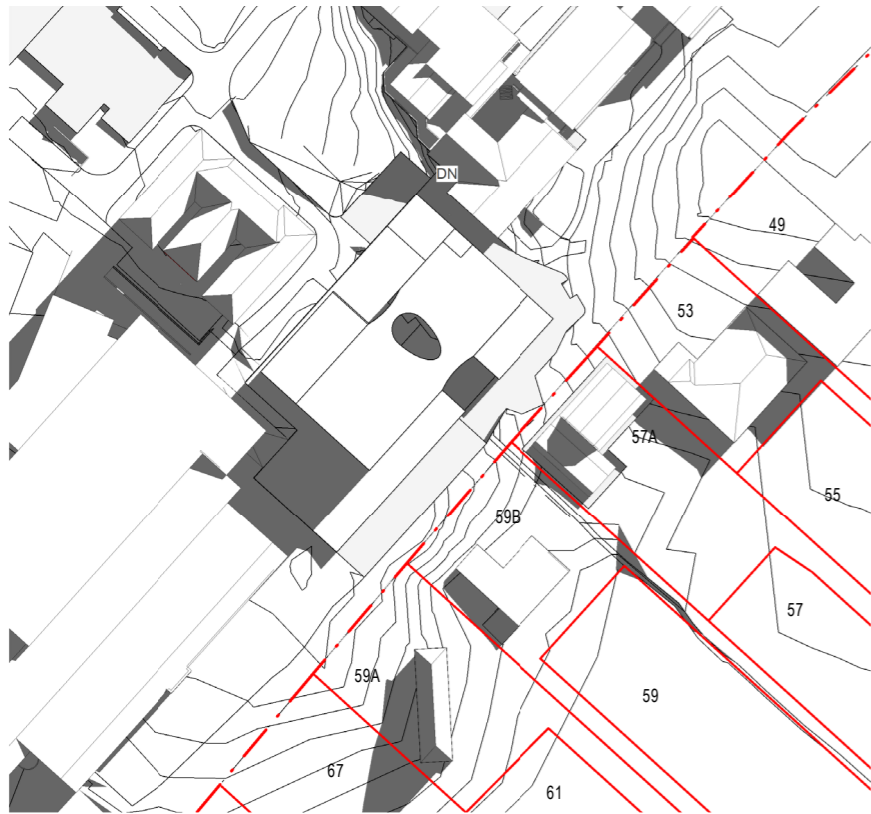
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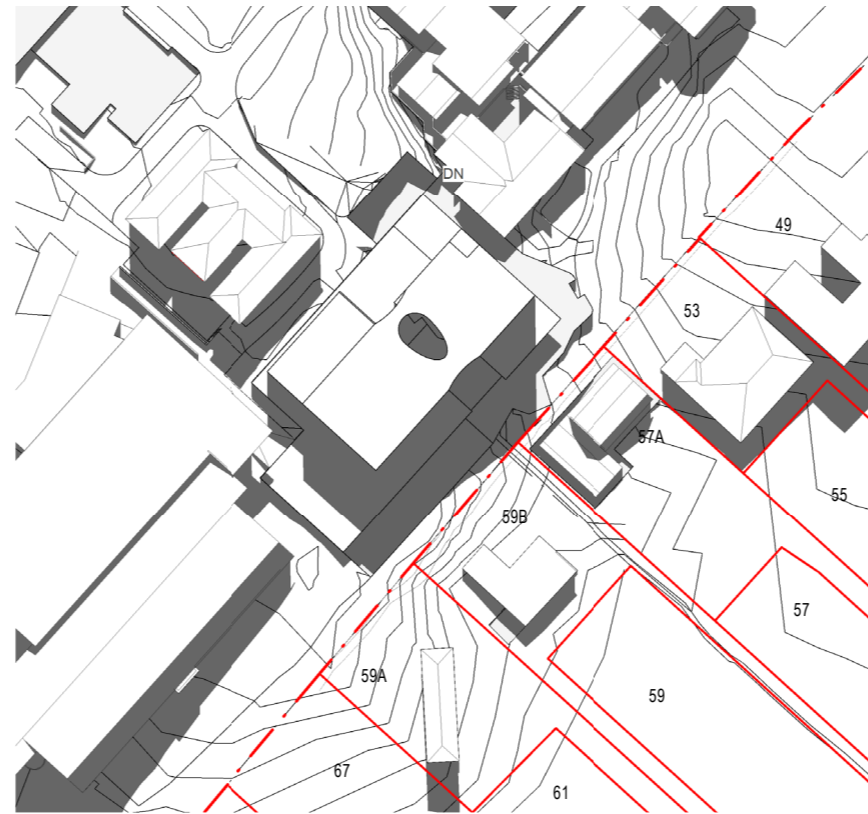
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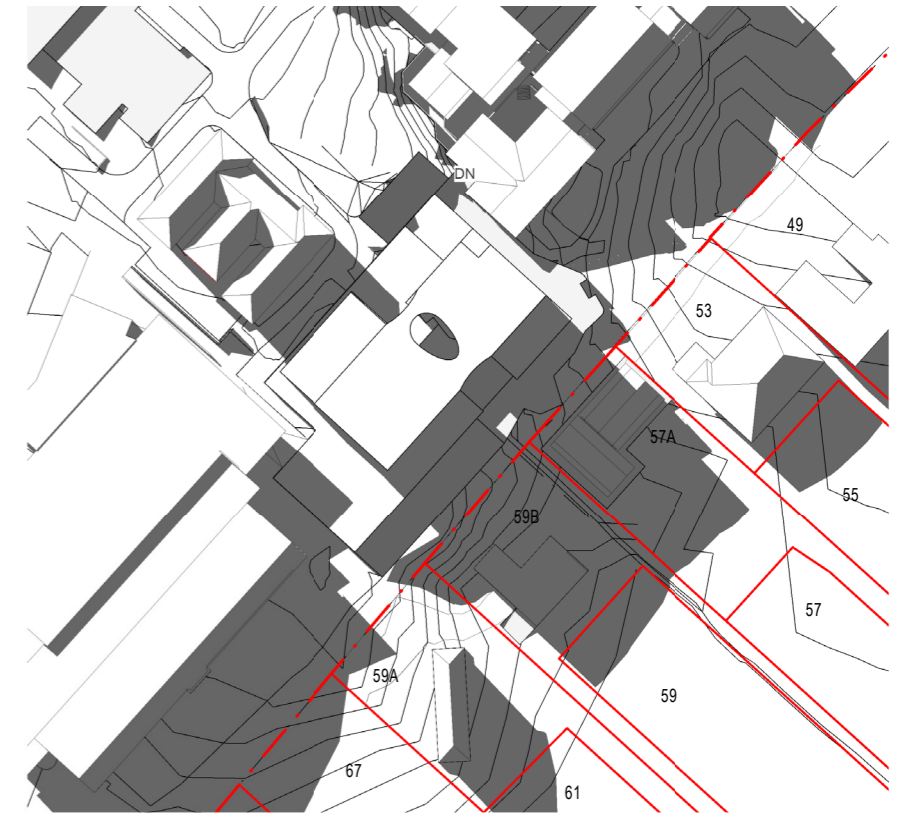
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5 SHADOW DIAGRAM June 21 - 12PM
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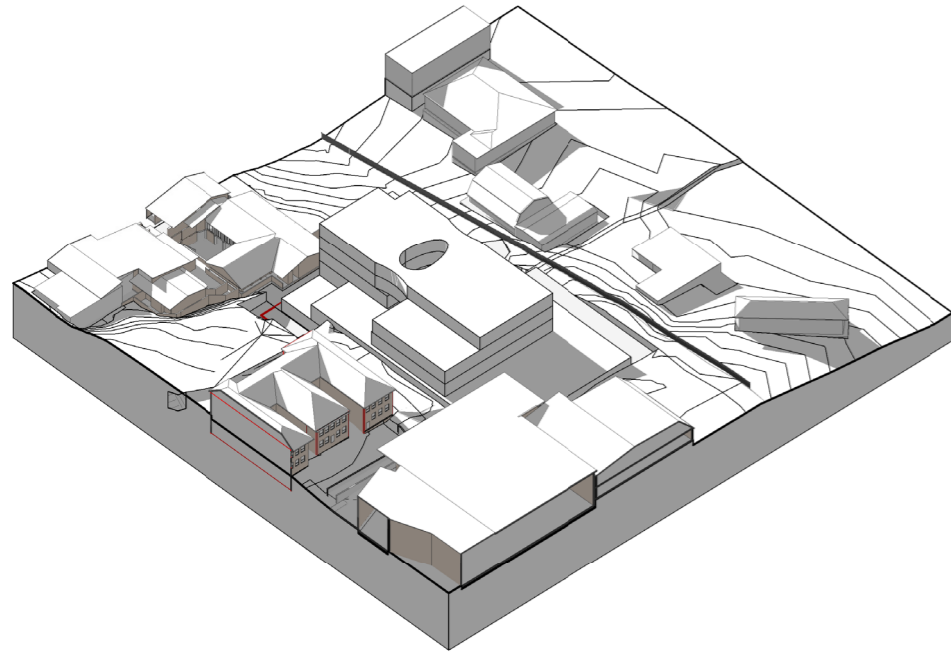


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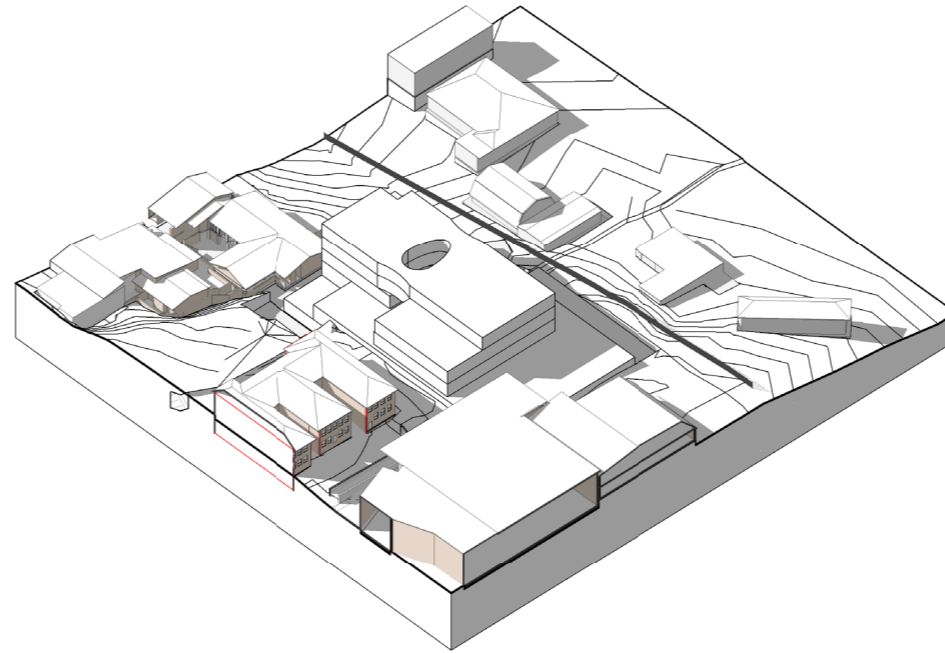
Option 2

Relocate Staff Courtyard Level 4

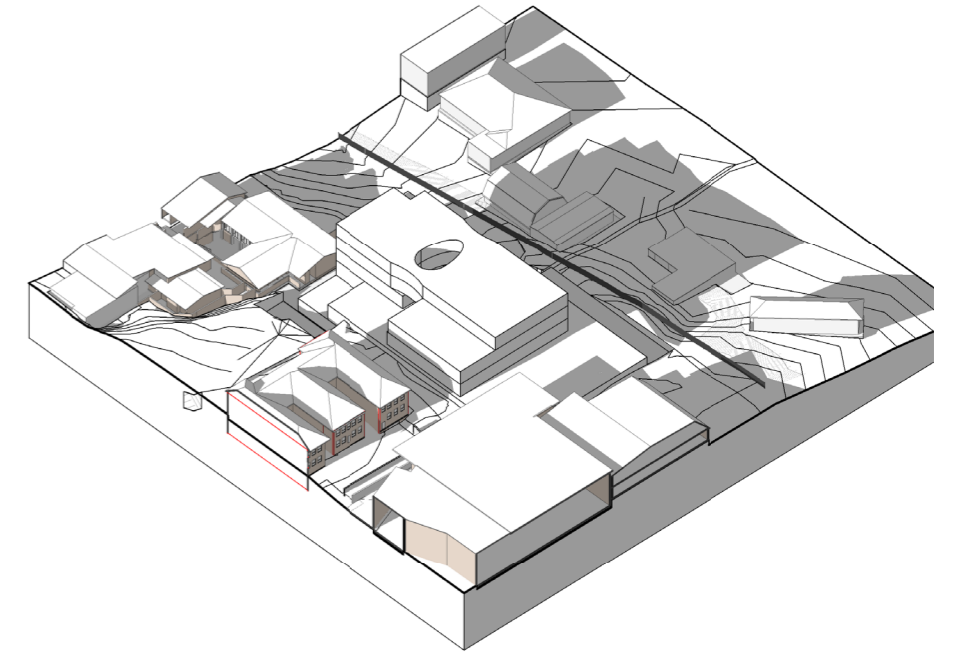
Shadow encroachment to neighbouring properties – from 12.00pm



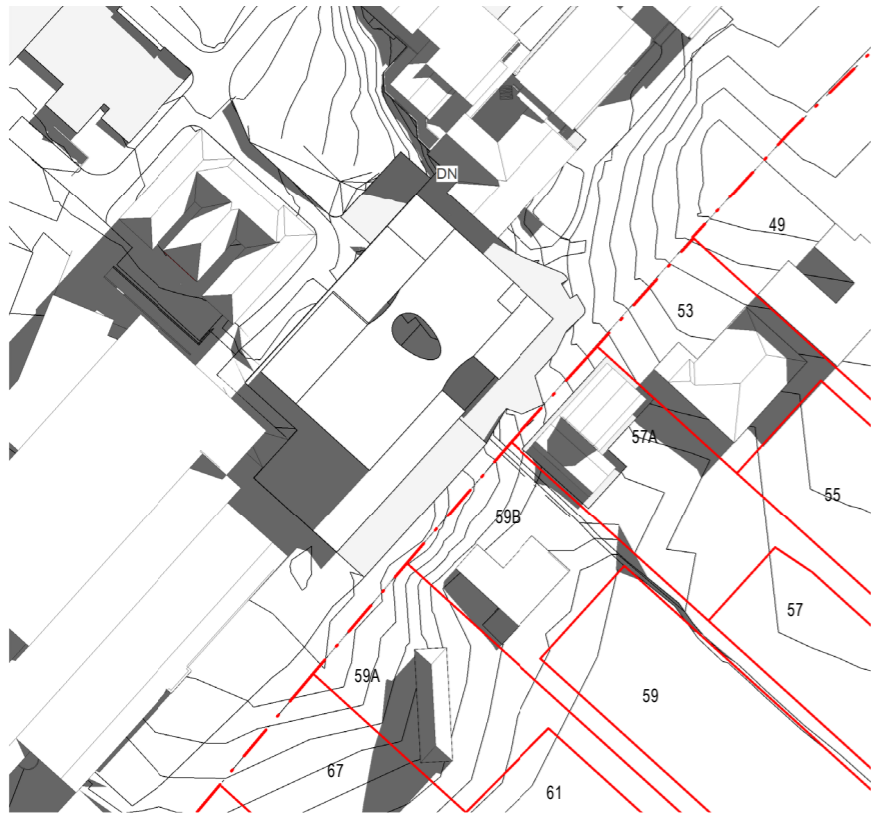
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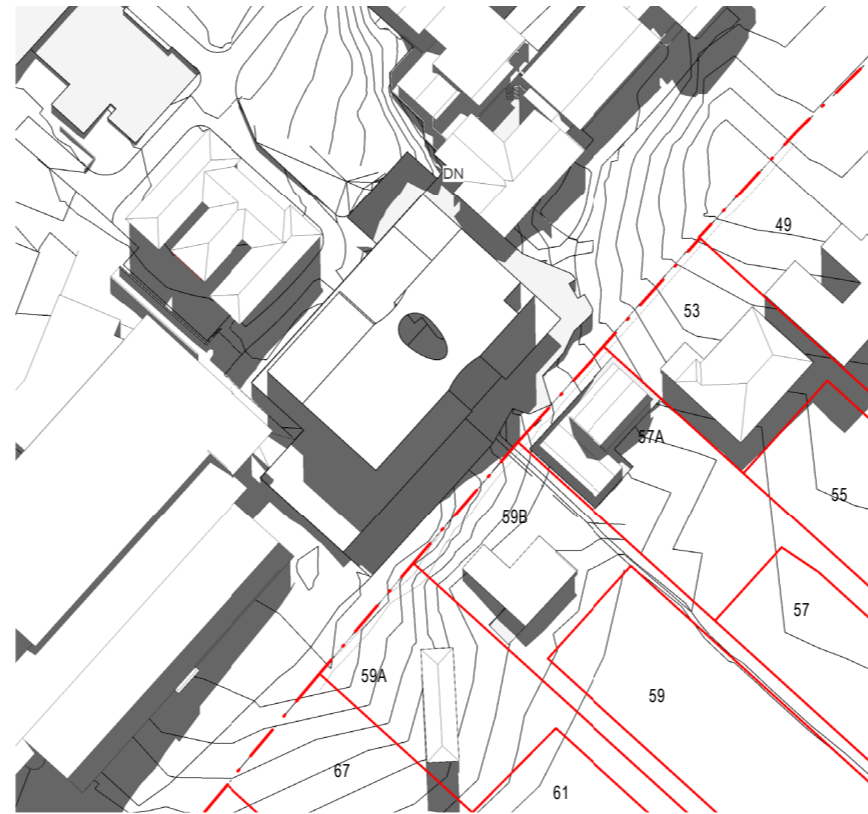
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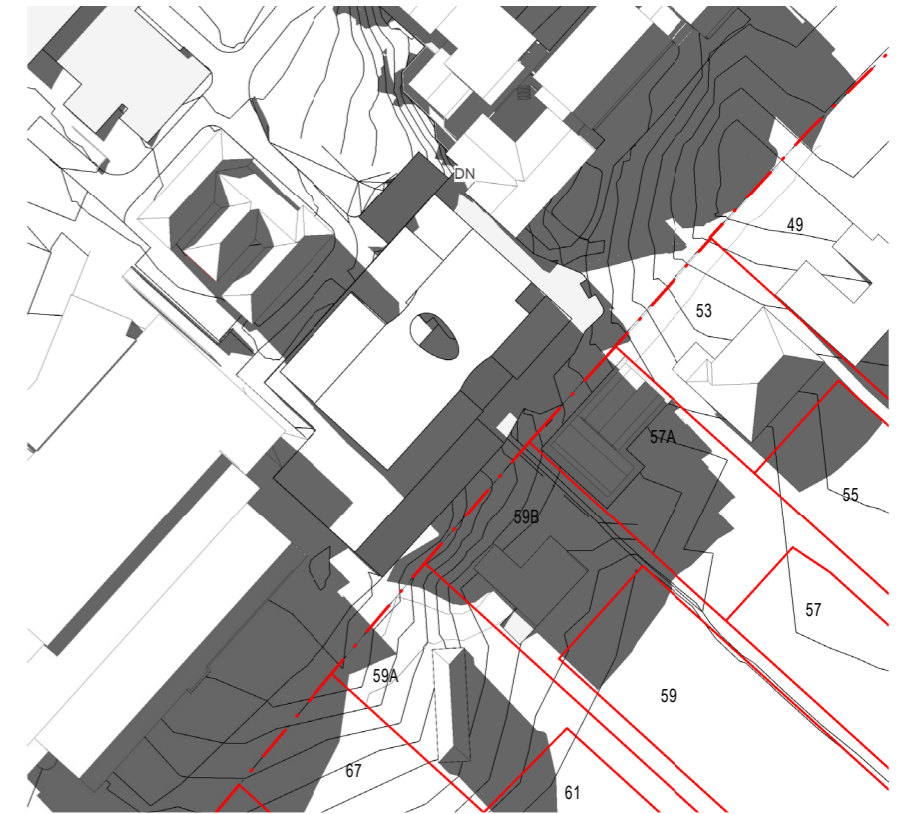
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5 SHADOW DIAGRAM June 21 - 12PM
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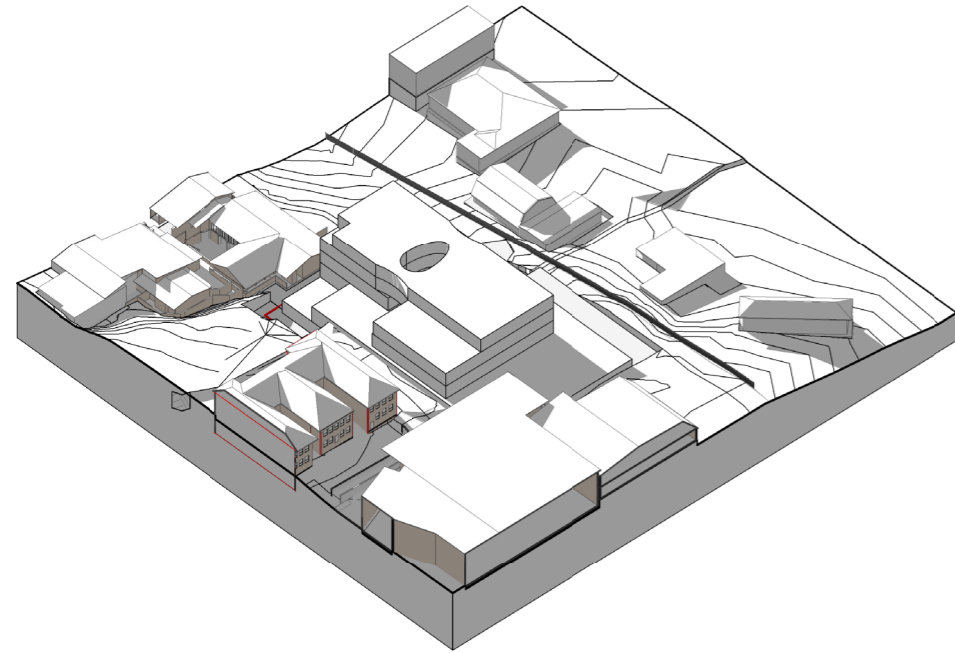


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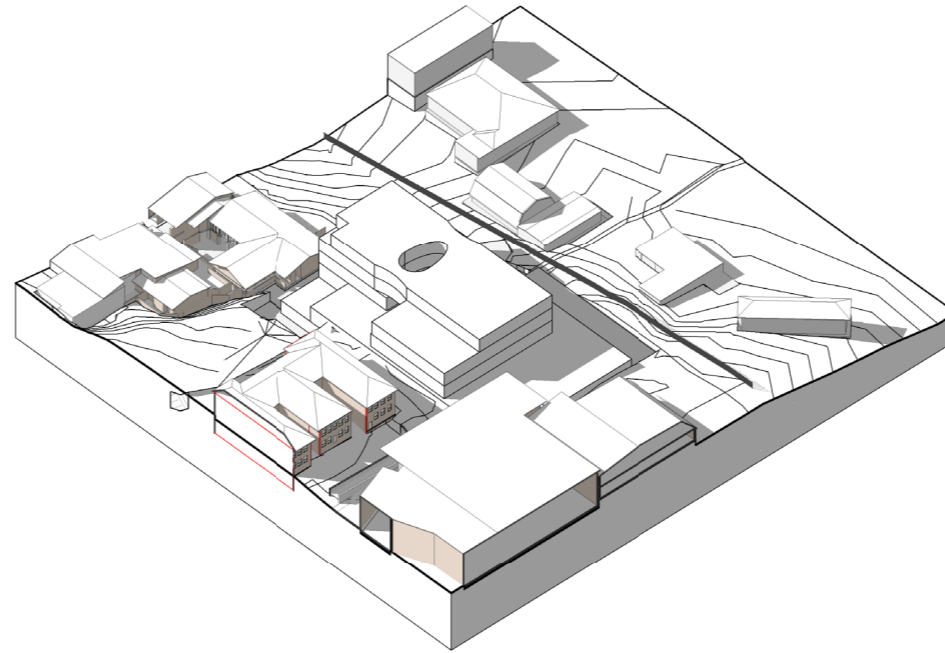
Option 3

Shift Building Footprint North (1m)

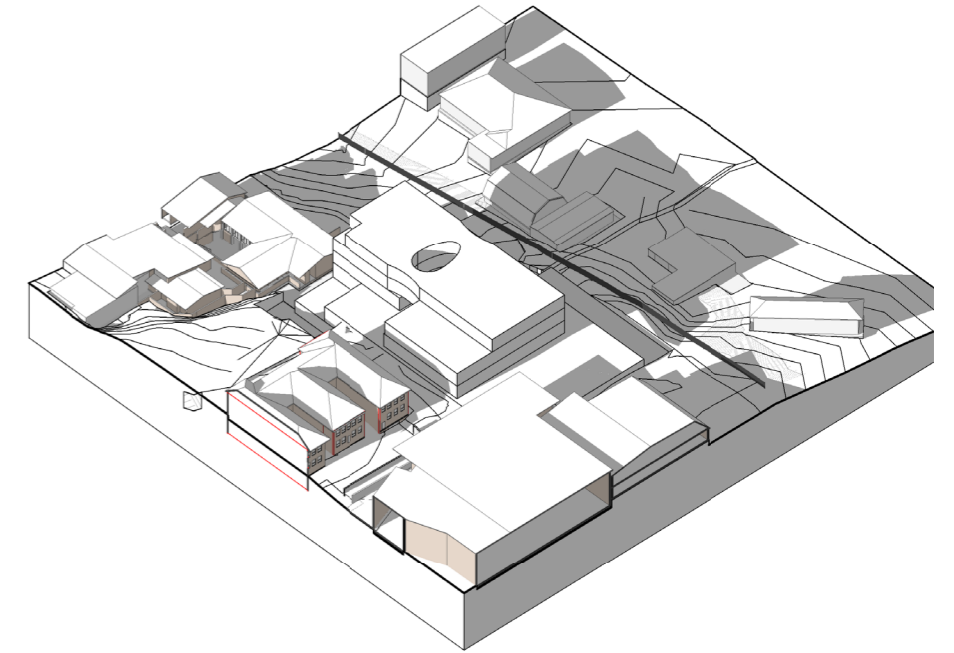
Shadow encroachment to neighbouring properties – from 12.04pm



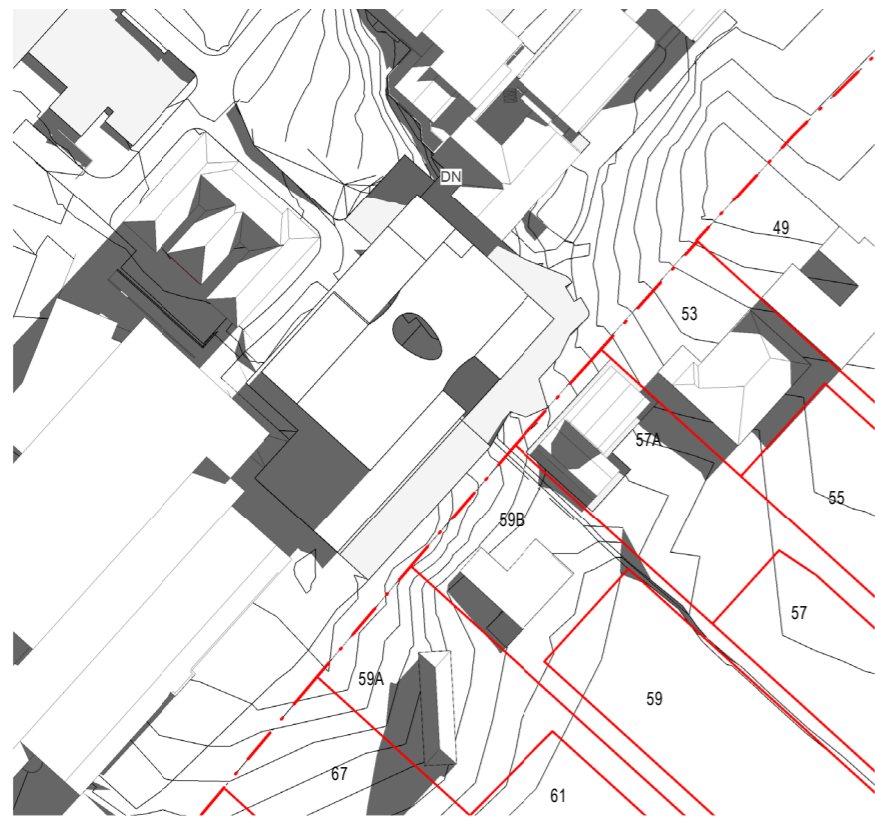
2 SHADOW DIAGRAM AXO JUNE 21- 9AM



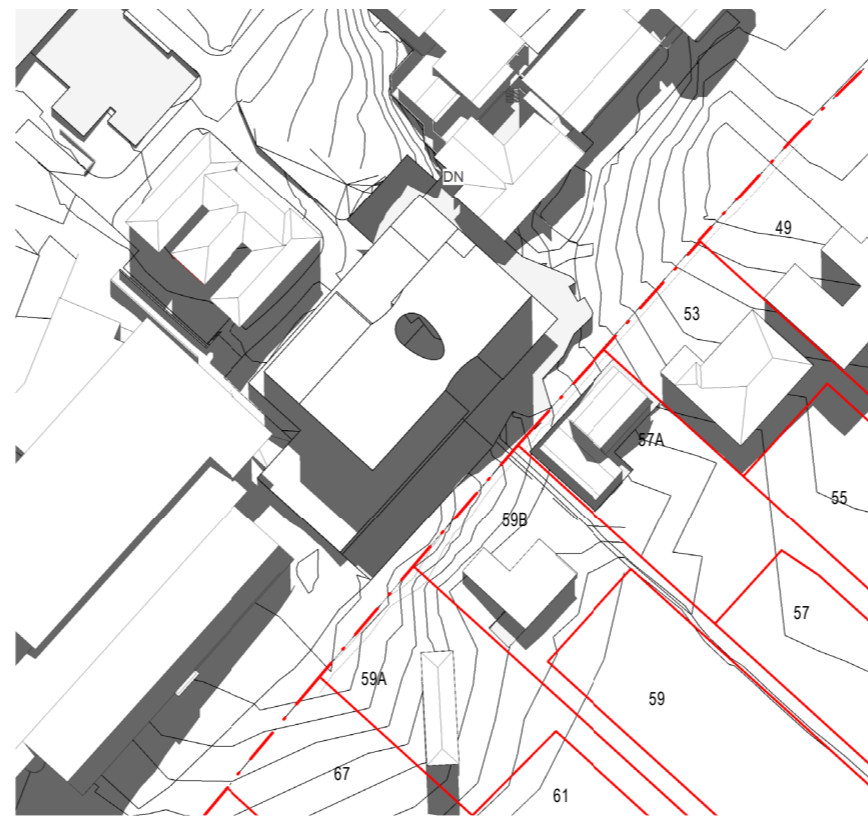
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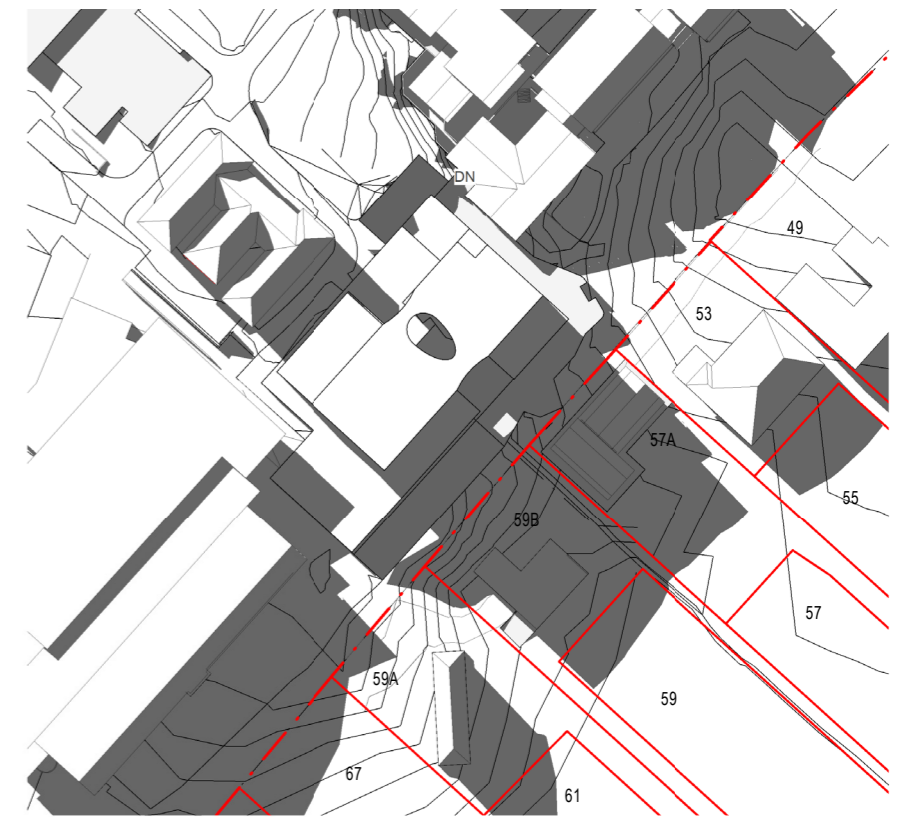
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5 SHADOW DIAGRAM June 21 - 12PM
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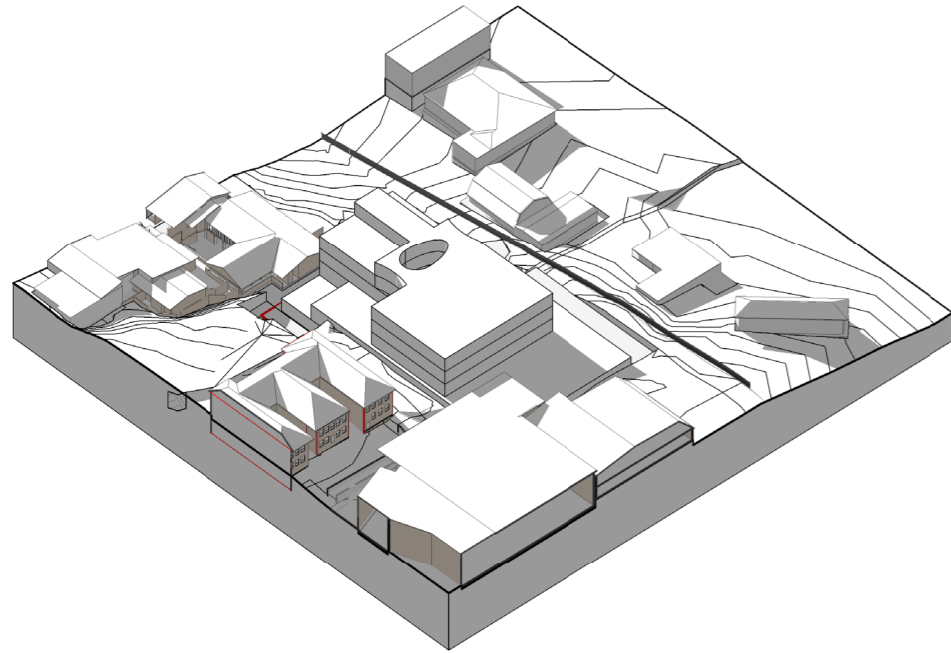


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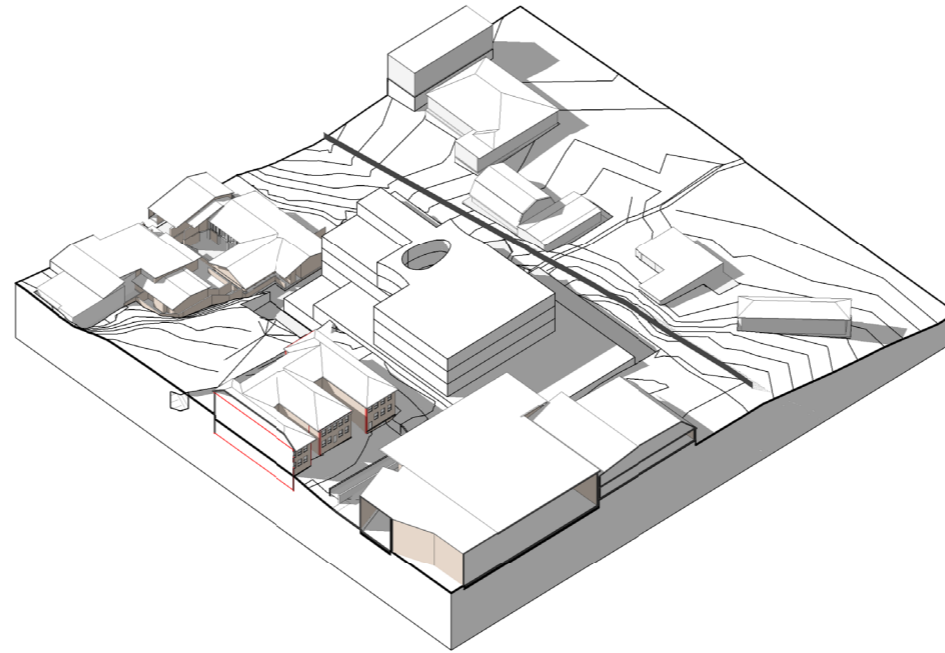
Option 4

Rearrange Level 4

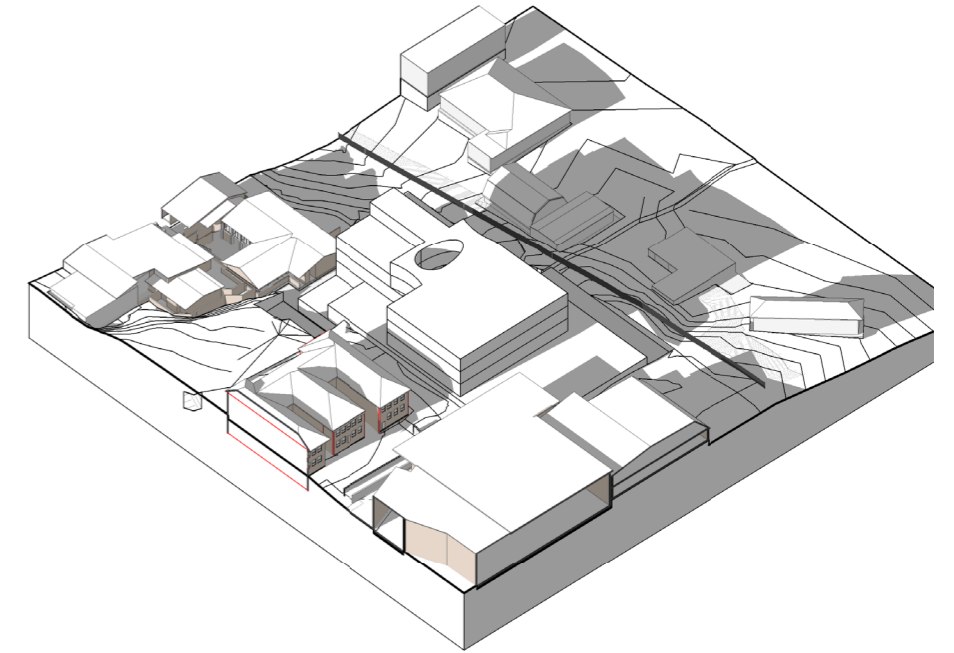
Shadow encroachment to neighbouring properties - from 12.15pm



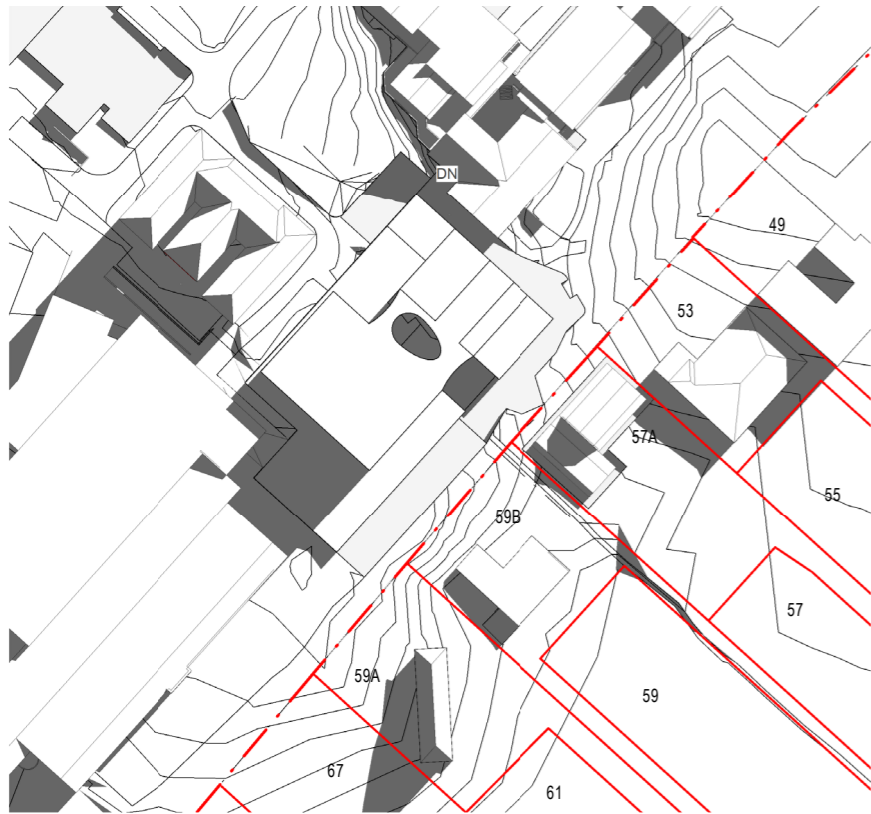
2 SHADOW DIAGRAM AXO JUNE 21- 9AM



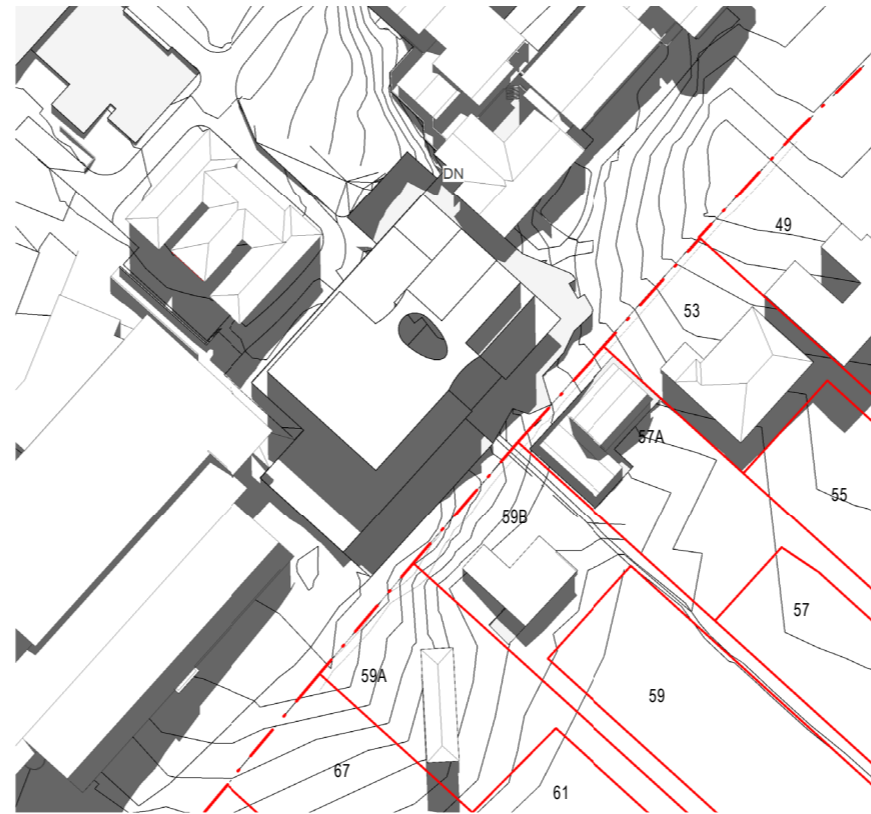
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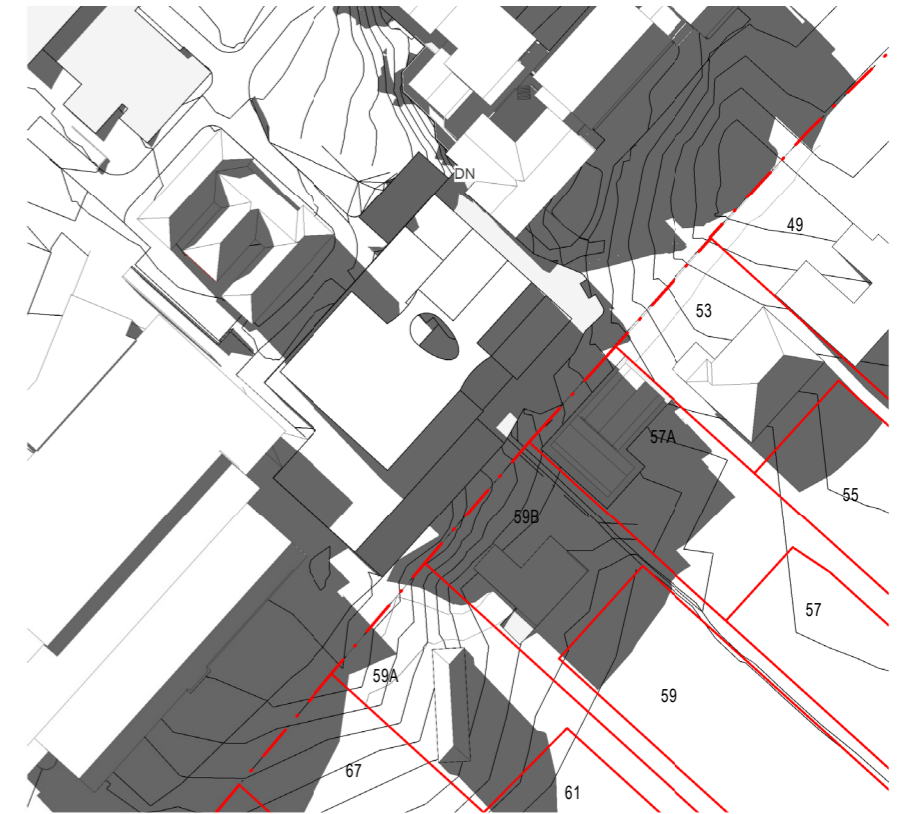
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5 SHADOW DIAGRAM June 21 - 12PM
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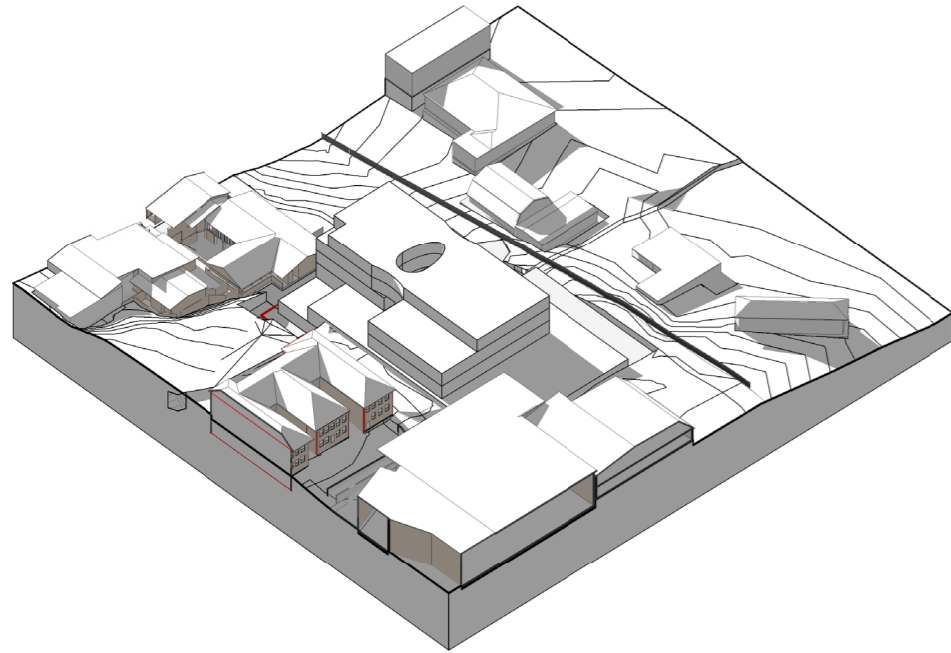


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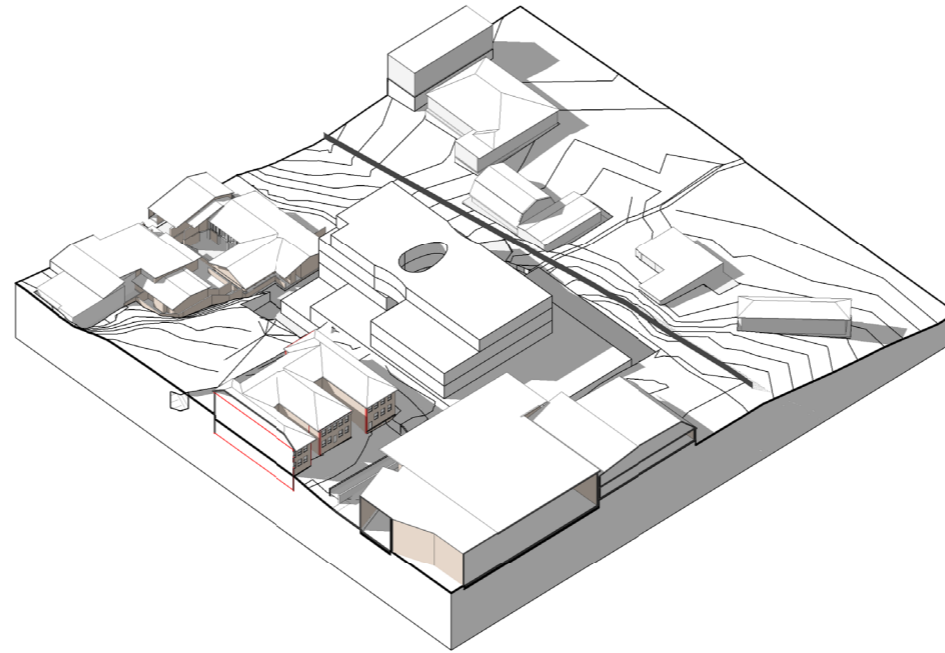
Option 5

Reduce Floor to Floor + Shift Building North (1m)

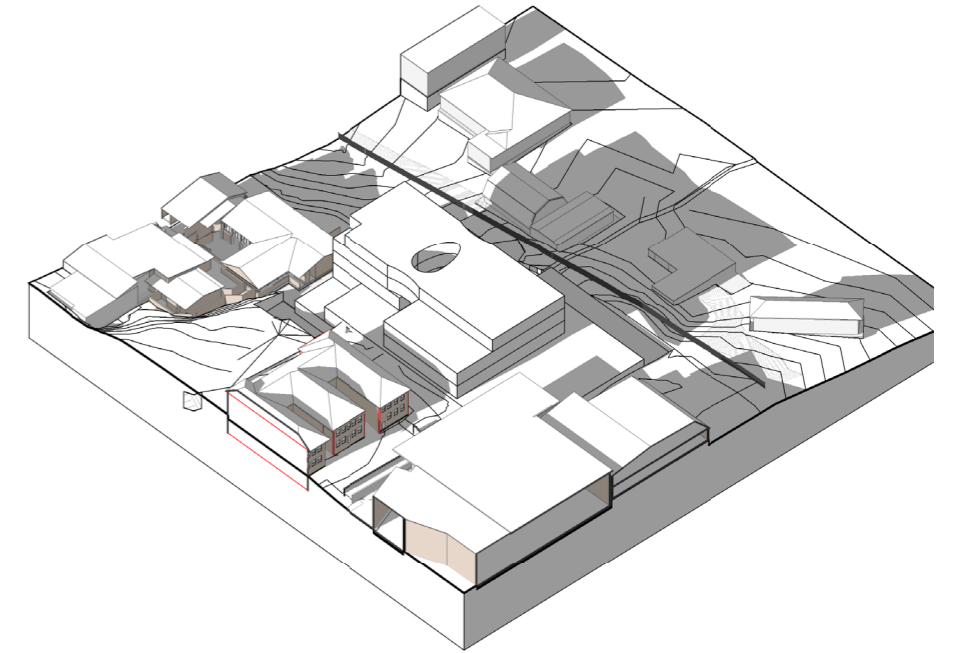
Shadow encroachment to neighbouring properties - from 12.07pm



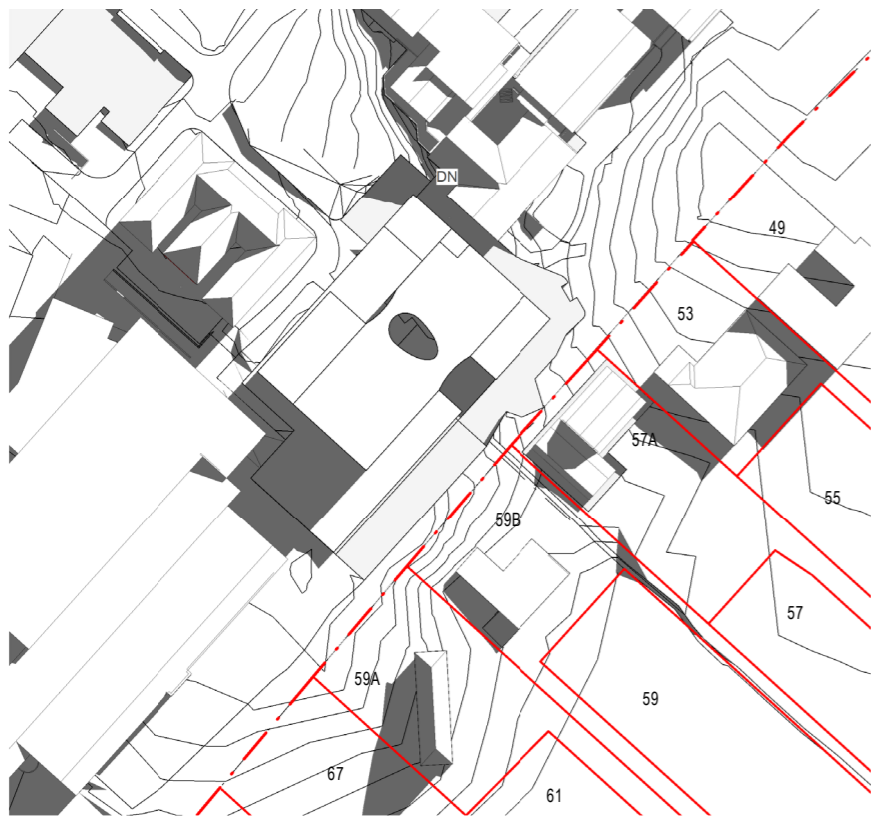
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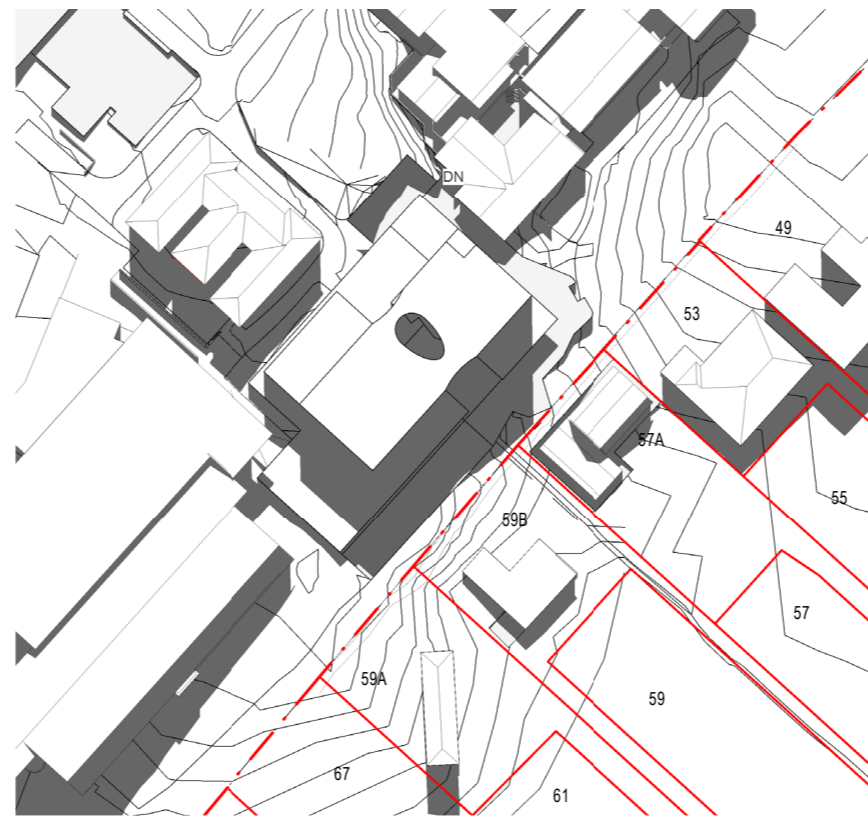
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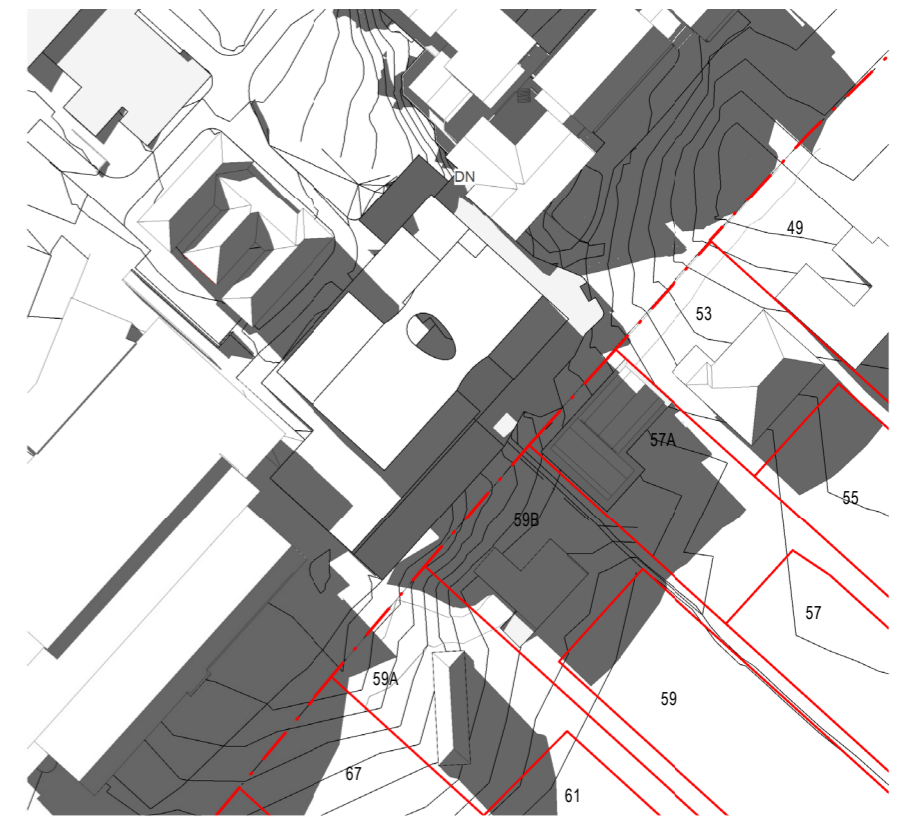
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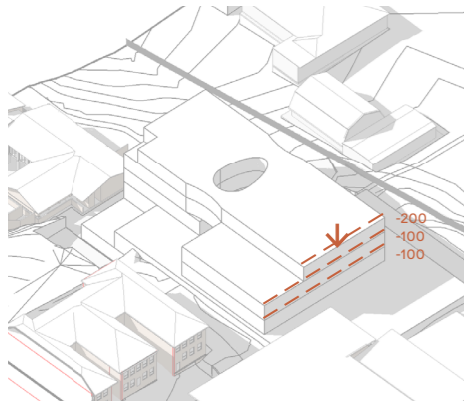
5 SHADOW DIAGRAM June 21 - 12PM
1:1000



6 SHADOW DIAGRAM JUNE 21- 3PM
1:1000

Design Response

OPTION 1
Reducing Floor-to-Floor Height
-200 to L4, -100 to L2+3



Shadow encroachment – from 11.59am (+4 min)

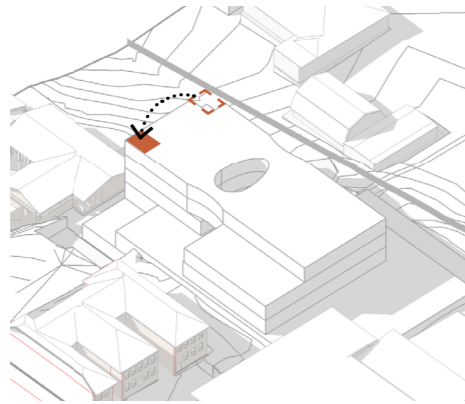
PRO:

- **TIME:** Minimal redesign work with little to no impact on design programme
- **COST:** Small reduction in facade area & costs

CON:

- **DESIGN:** Reduction of ceiling height to Wellness Centre – reduces future flexibility of floor to be converted to learning space. Reduction in ceiling height reduces quality of light to centre of floorplate of general learning areas. Allowing for services & ceilings, the reduction in ceiling height will be at minimum compliant height of 2.7m which given the aspirational nature of the project is an undesirable outcome
- **OVERSHADOWING:** Marginal solar impact to overshadowing of neighbours (+4 min)

OPTION 2
Relocate Staff Terrace to SE Corner



Shadow encroachment – from 12.00pm (+5 min)

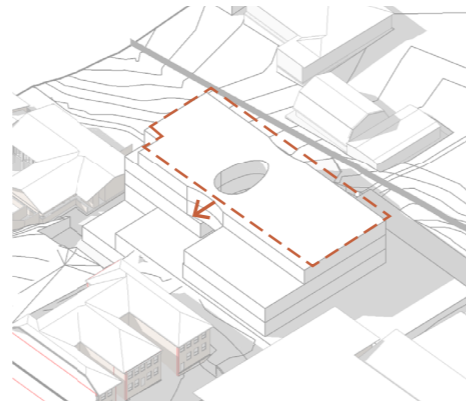
PRO:

- **TIME:** Minor redesign work and impact to design programme
- **COST:** Assume no resultant changes to building cost

CON:

- **OVERSHADOWING:** Marginal solar impact to overshadowing of neighbours (+5 min)
- **DESIGN:** Change would position accessible outdoor terrace area towards the southern boundary and present visual privacy & acoustic concerns for the neighbours. Current design faces terrace towards the heart of school mitigating any privacy concerns as it is buffered by the building form.

OPTION 3
Shift Building North (1m)



Shadow encroachment – from 12.04pm (+9 min)

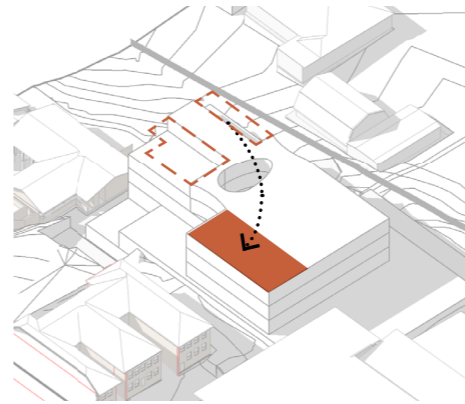
PRO:

- **OVERSHADOWING:** Minor overshadowing benefit to neighbours (+9 min)

CON:

- **TIME:** Some impact on design programme – approx. 2 weeks additional redesign
- **COST:** Considerable increase in excavation and therefore cost
- **DESIGN:** Building setback from Goodlet House is reduced from 7m to 6m. Main in ground services reticulation is proposed between Goodlet House and Grey House Precinct, by reducing this building offset, services pathway becomes challenged.

OPTION 4
Rearrange Level 4 Floor Plate



Shadow encroachment – from 12.15pm (+20 min)

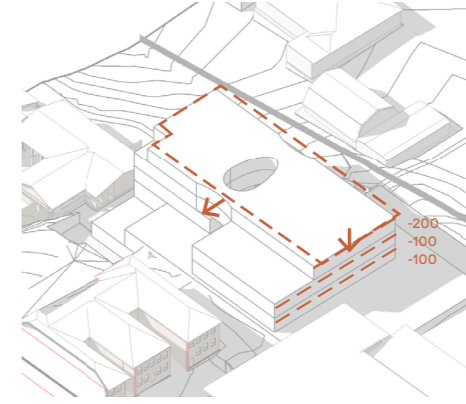
PRO:

- **OVERSHADOWING:** Largest improvement to overshadowing of neighbours (+20 min)

CON:

- **TIME:** Impact on design programme as services reticulation and plant will need to be reconfigured throughout – approx. 5 weeks additional time.
- **DESIGN:** Reduction of roof area available for solar panels
- **DESIGN:** Building bulk and scale to Goodlet House is less sympathetic. As the fire stair core is required to go to roof, the building form becomes less unified. Plant and PV equipment currently orientated towards the school will be located towards the neighbours making the plant and maintenance staff visible to the neighbours.

OPTION 5
Reduce Floor-to-Floor Height
+ Shift Building North (1m)



Shadow encroachment – from 12.07pm (+12 min)

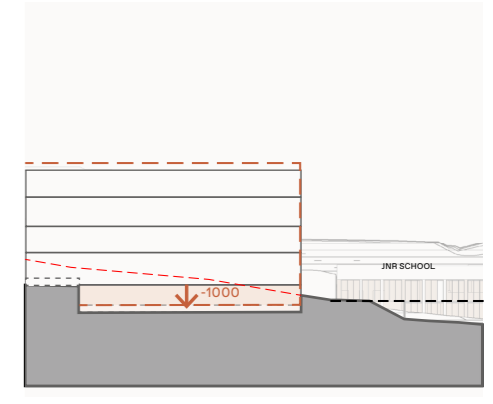
PRO:

- **OVERSHADOWING:** Some improvement to overshadowing of neighbours (+12 min)

CON:

- **TIME:** Some impact on design programme – approx. 3 weeks additional
- **DESIGN:** Reduction of ceiling height to Wellness Centre – reduces future flexibility of floor to be converted to learning space. Reduction in ceiling height reduces quality of light to centre of floorplate of general learning areas. Allowing for services & ceilings the reduction in ceiling height will be at minimum 2.7. Building setback from Goodlet House is reduced from 7m to 6m. Main in ground services reticulation is proposed between Goodlet House and Grey House Precinct, by reducing this building offset, services pathway becomes challenged.
- **COST:** Considerable increase in excavation and therefore cost.

OPTION 6
Lower Building (1m)



Option has not been tested for overshadowing as resulting design does not meet educational requirements of equitable access and access to light

PRO:

- **OVERSHADOWING:** Some improvement to overshadowing of neighbours

CON:

- **DESIGN:** Lower levels sink beneath natural ground plane, creates challenges with equitable access and seamless relationship of teaching and learning spaces to outdoor teaching environments, access to light and adjacent existing buildings. The existing heart of school (Goodlet House) level is required to be maintained for equitable & pram access to the ELC and building front door. Any additional subterranean floor would not be viable for teaching space due to lack of light.
- **COST:** Substantial increase in excavation and cost.
- **TIME:** Some impact on design programme – approx. 4 weeks additional

Scale, Character + Architectural
Language to Neighbours

(Points 10+11)

SDRP Advice Letter

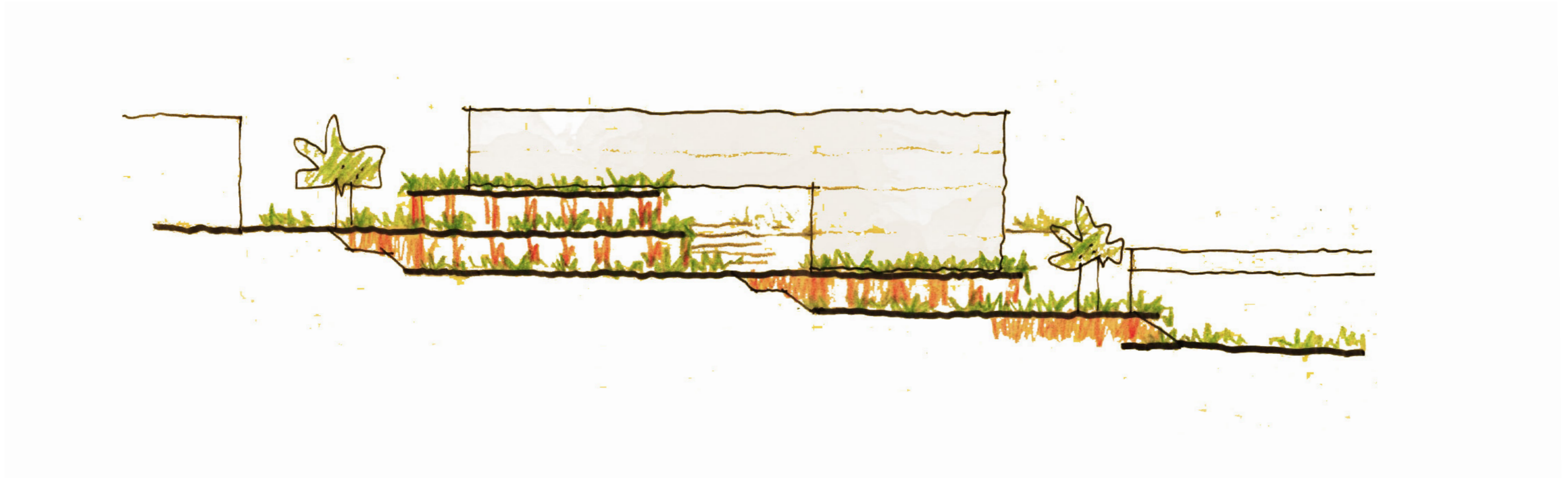
SDRP#1 - 18 Aug 2021

10. Re-examine the translation of the built form from sketch design to final design. Consider whether the architectural elegance has been lost in the formalisation and increase in scale of the building.

11. The new building has a clear formal relationship with the interior character of the site and its historic buildings. Presently this same language is carried over to the suburban side of the building that faces Pymble Ave. In relation to the previous two points, re-examine the scale, character, and architectural language of this elevation so that it might fit into its context more appropriately.

Concept Sketch

Elevation to Neighbours



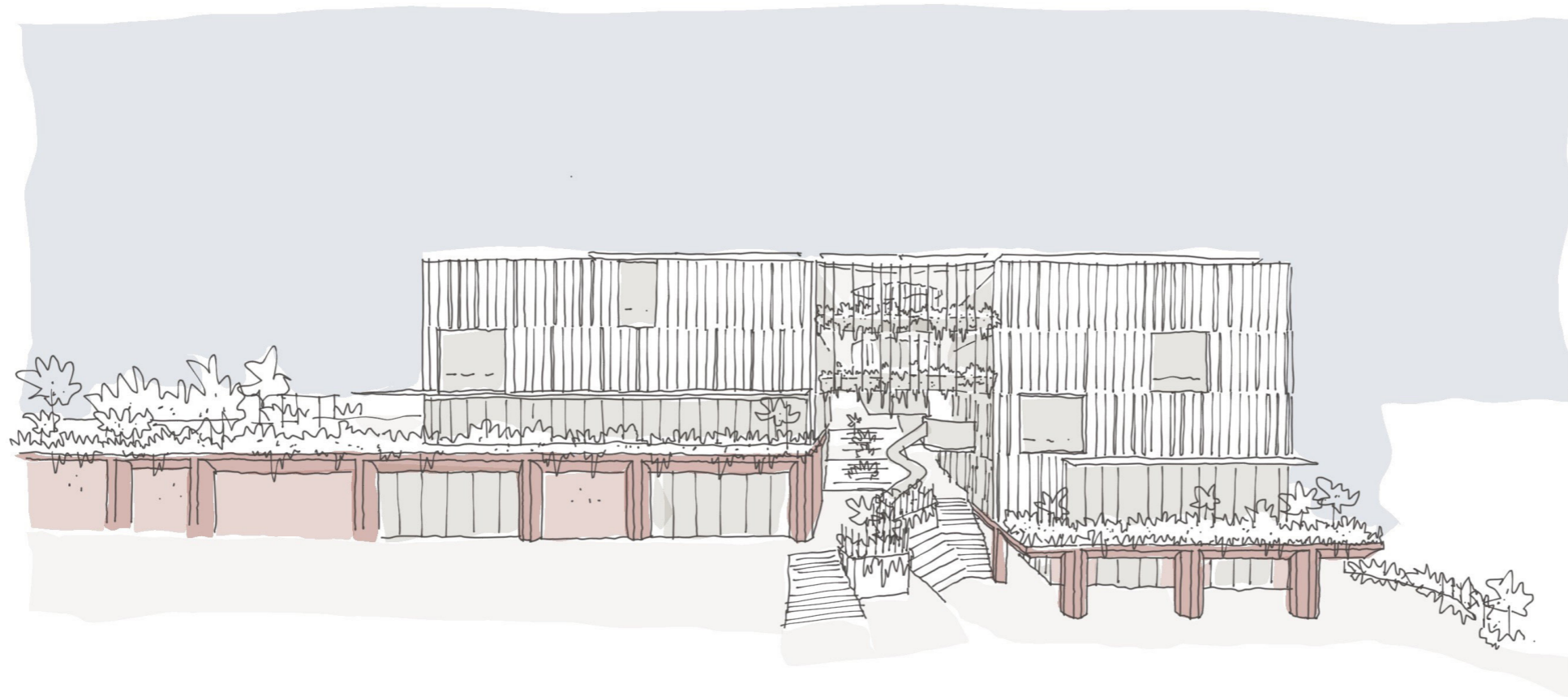
Current Proposal

Elevation to Neighbours



Current Proposal

Elevation to Neighbours

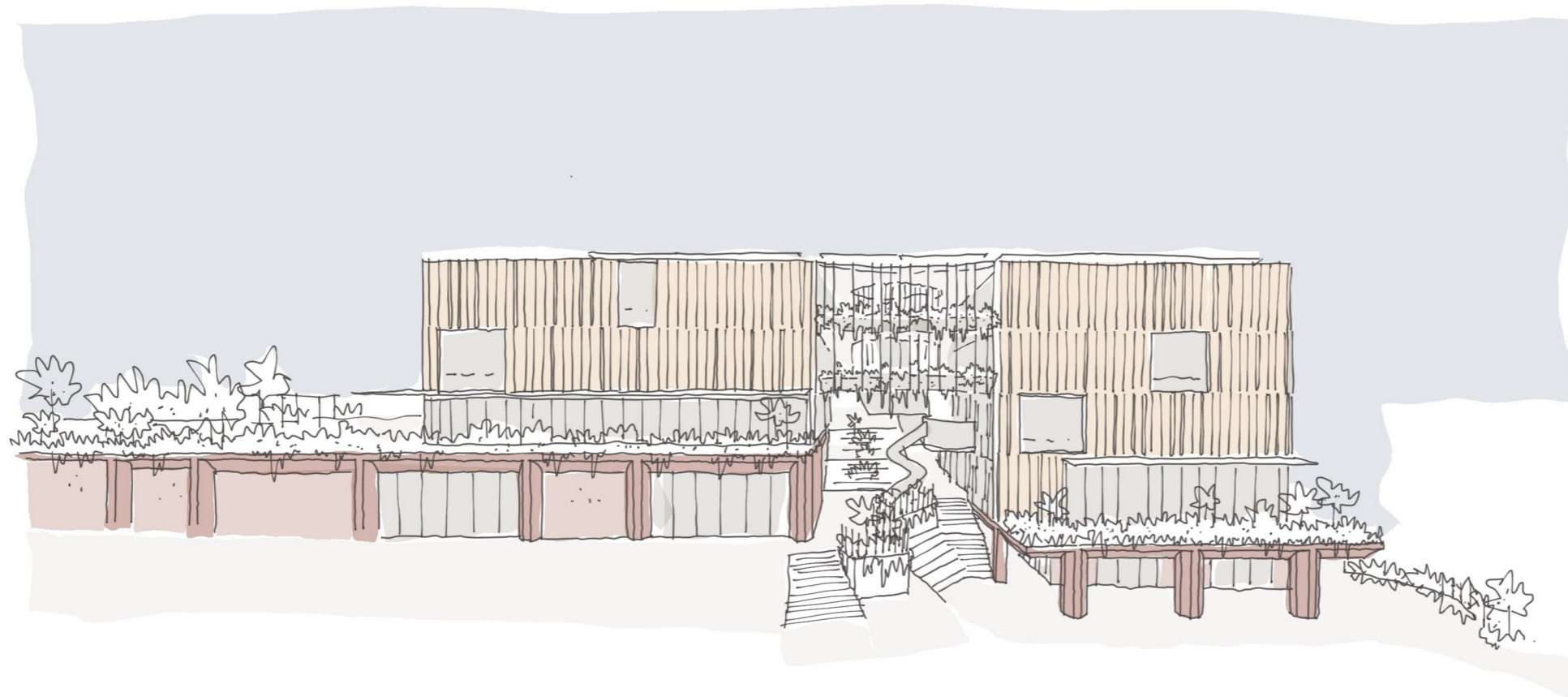


The architectural expression of the suburban elevation has been broken down and articulated through the use of four key material and compositional elements:

- Brick base - podium brick material is experienced from south elevation predominantly (the motif of where the building touches the ground) to reduce the scale of the continuous tallest portion of the building

Current Proposal

Elevation to Neighbours

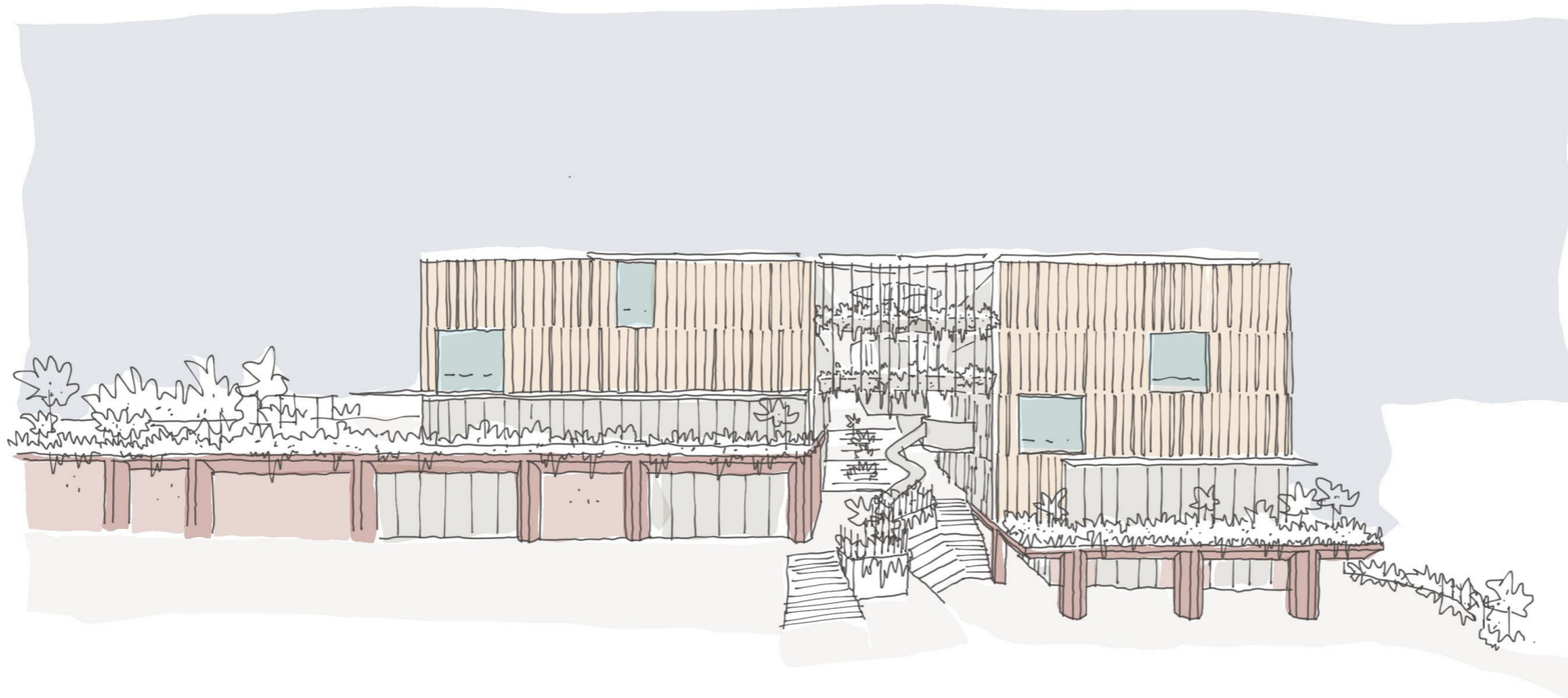


The architectural expression of the suburban elevation has been broken down and articulated through the use of four key material and compositional elements:

- Brick base - podium brick material is experienced from south elevation predominantly (the motif of where the building touches the ground) to reduce the scale of the continuous tallest portion of the building
- Ceramic fins in warm sandstone colour - references the verticality and colour of the Blue Gum tree trunks which will ultimately form a buffer between the residential properties and the school. Soft natural colour and material chosen to be a recessive light element.

Current Proposal

Elevation to Neighbours



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- Picture windows with interlayer - random composition of picture windows breaks down the scale of the flat section of elevation and adds an element of playfulness to the composition. Interlayer partially obscures views down from these picture windows to minimise views into neighbouring properties.

Current Proposal

Elevation to Neighbours



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- Landscape elements - Climbing planters to the atrium edge and planting to each of the terraced outdoor learning areas on levels 0, 1 and 2 softens the appearance to the south. The reforestation and planting of the boundary edge landscape with significant canopy trees will also distinguish this elevation from others on the building.

Current Proposal

Elevation to Neighbours



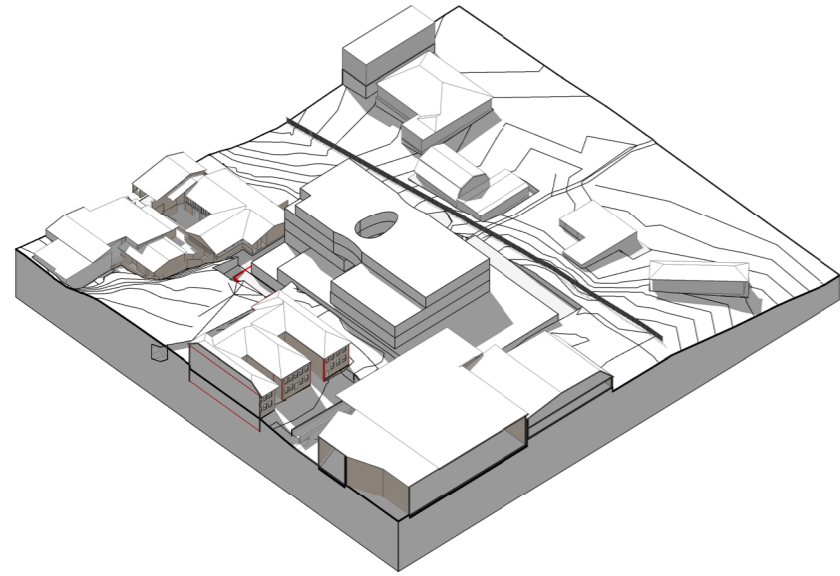
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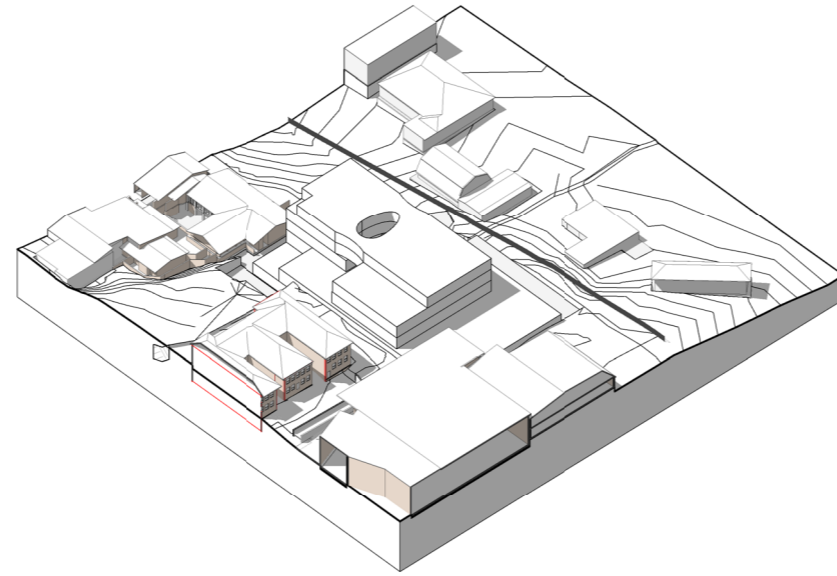
Shadow Diagrams

Spring / Autumn Equinox

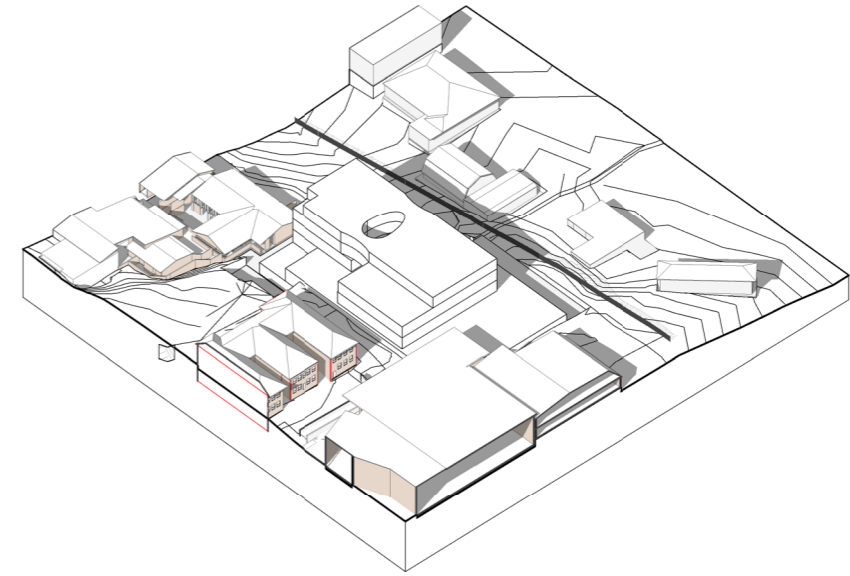
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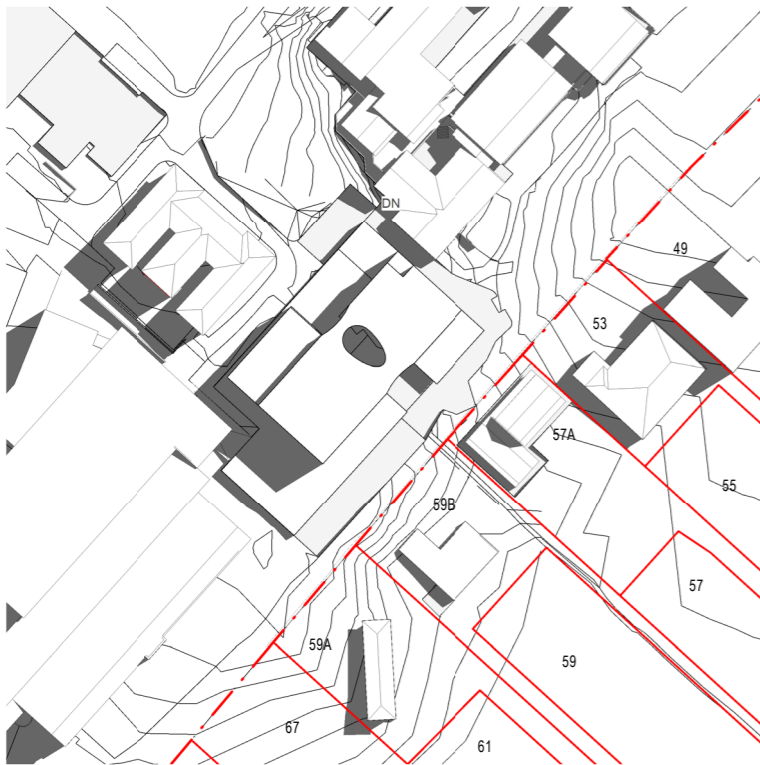
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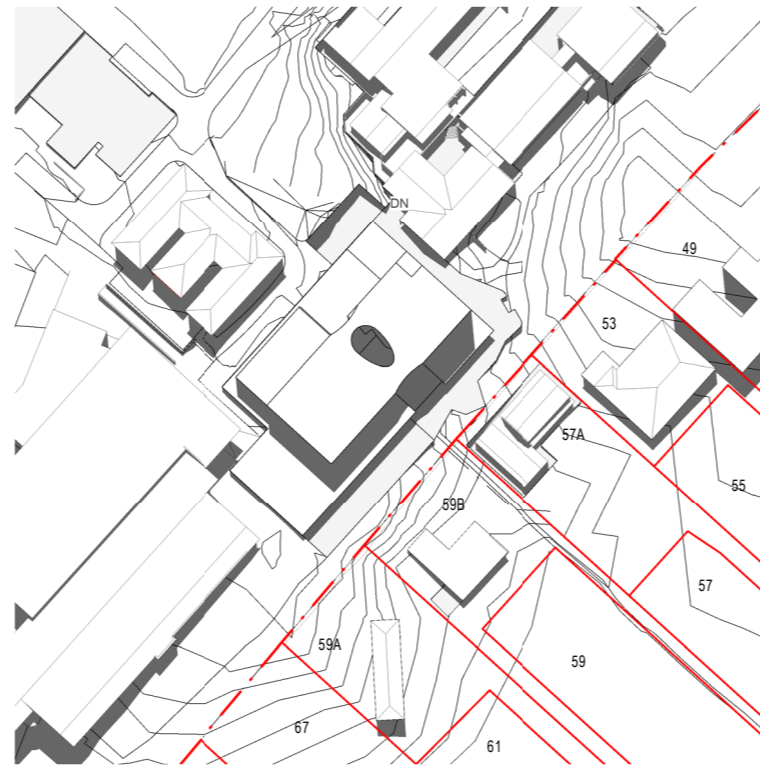
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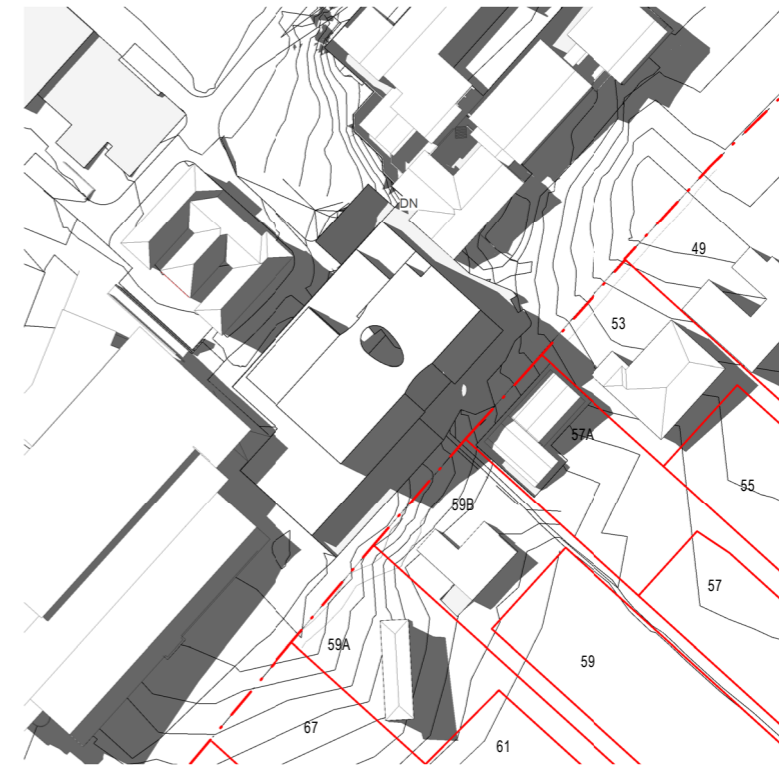
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1 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 9AM
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3 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 3PM
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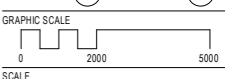
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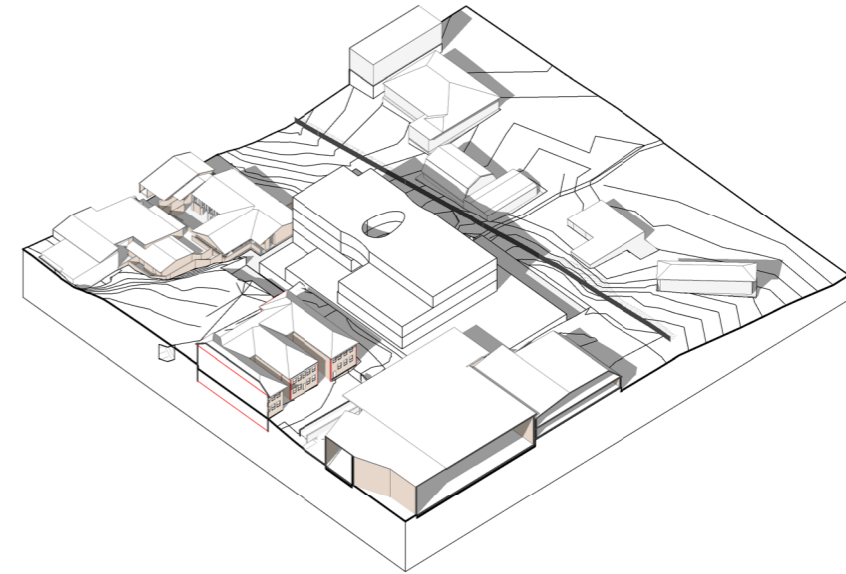
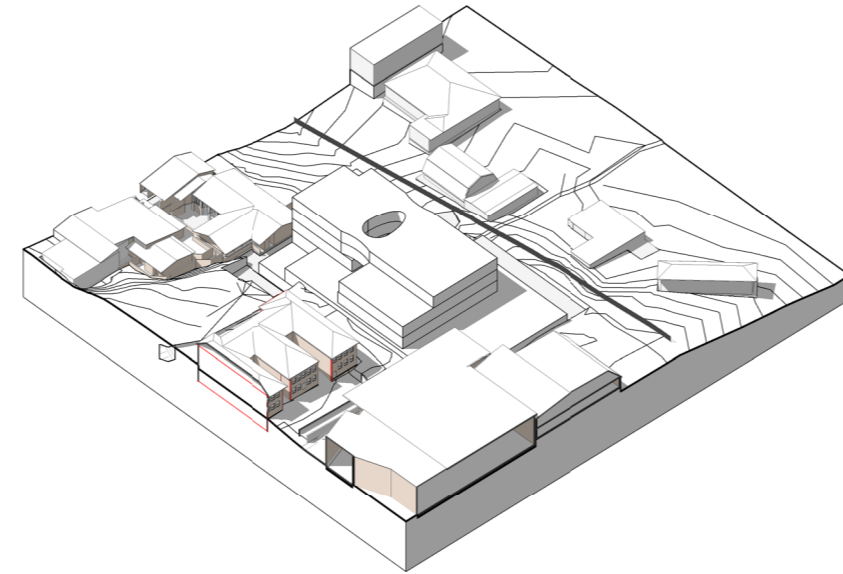
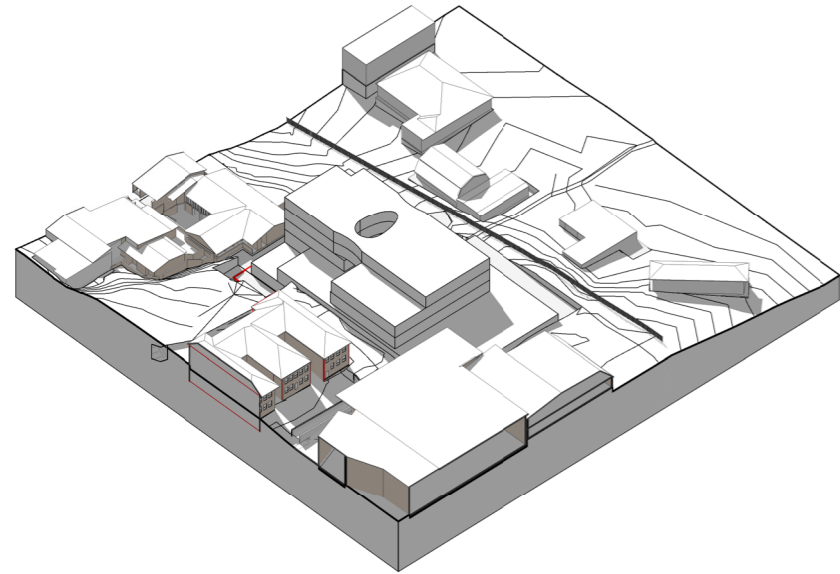
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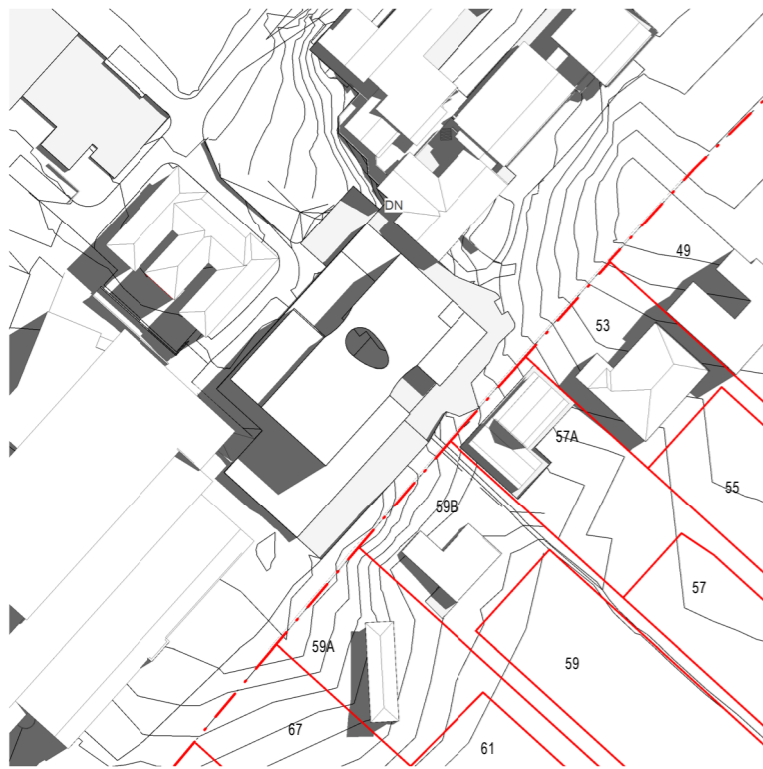
Option 2



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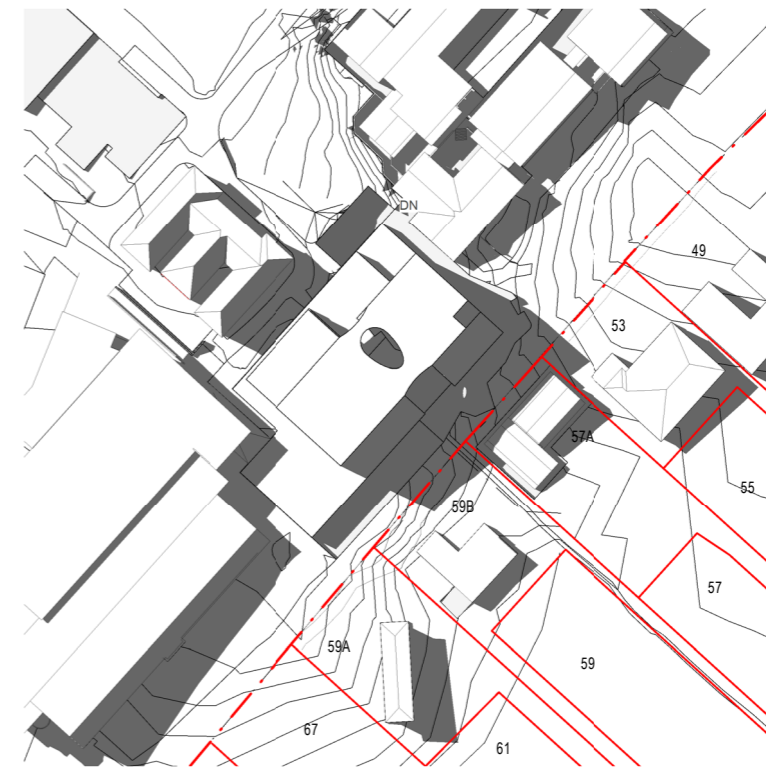
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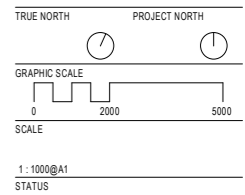
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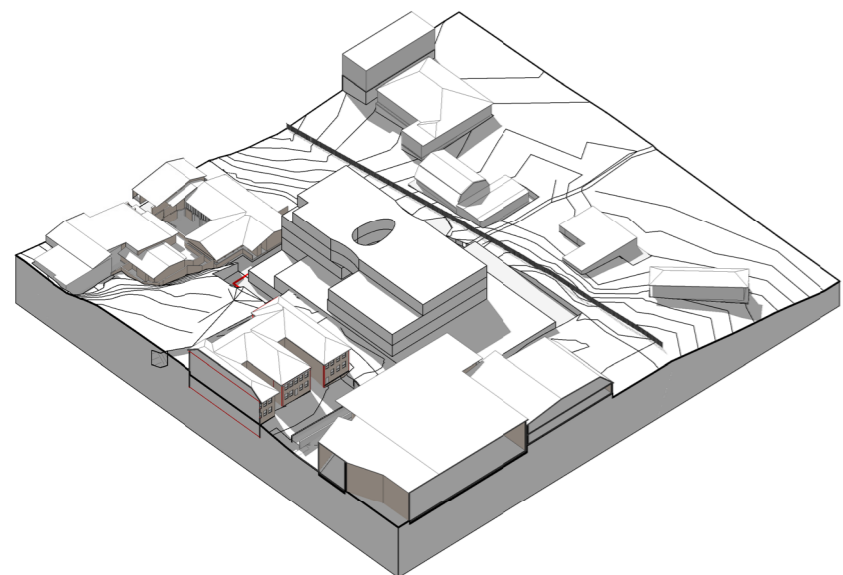
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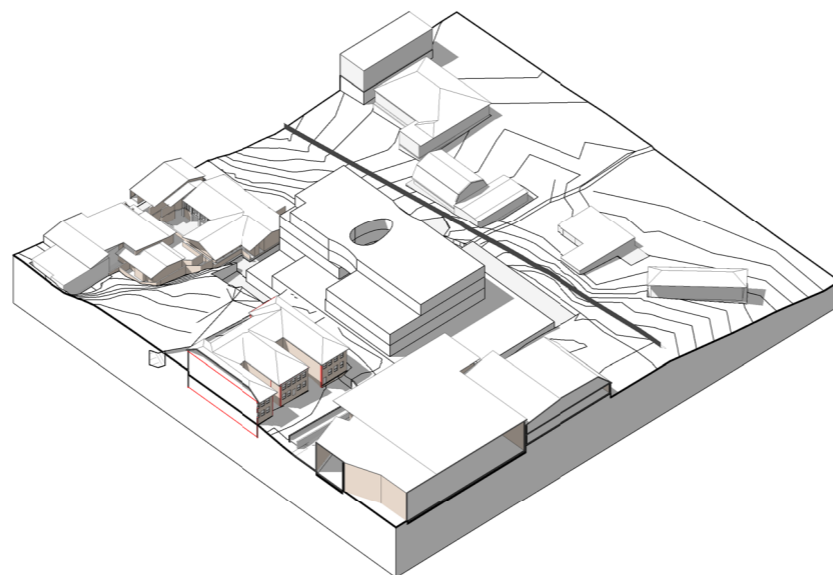
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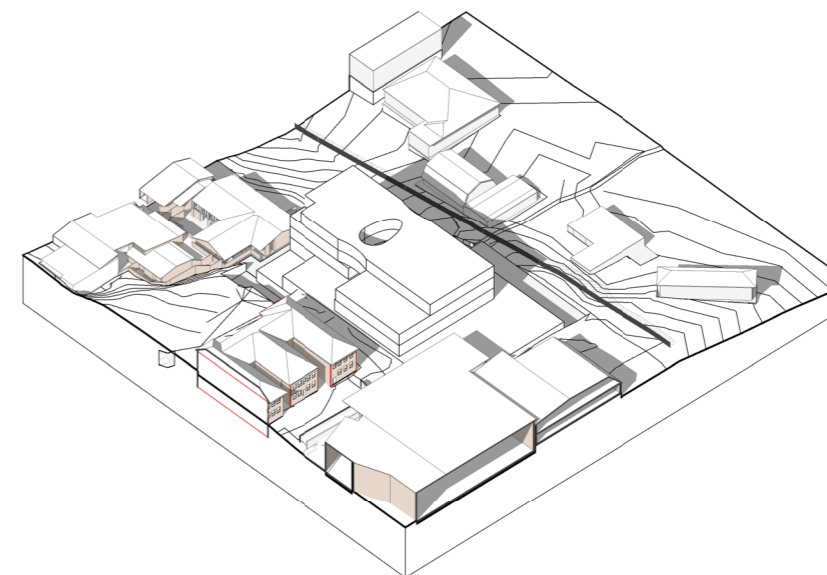
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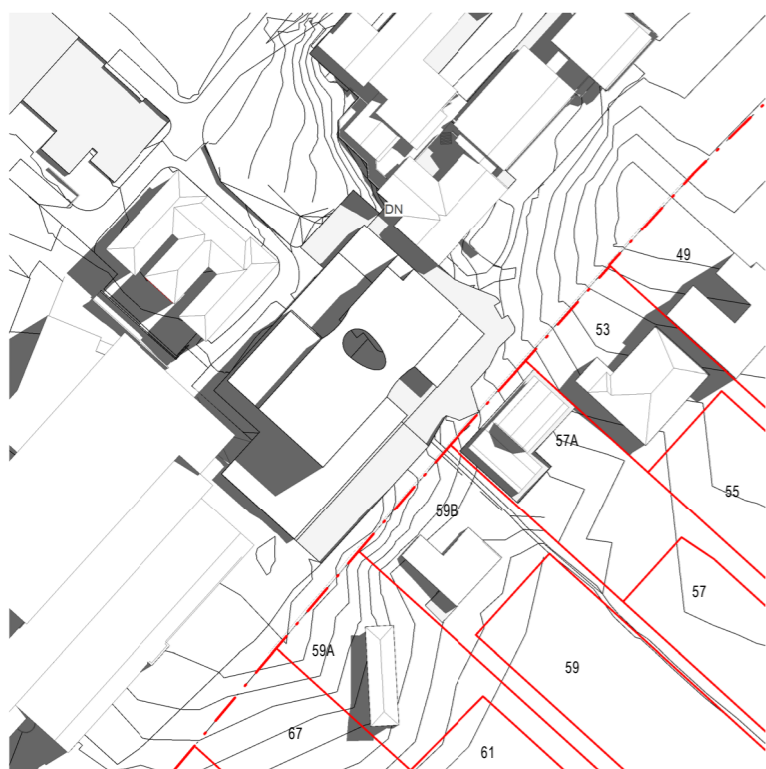
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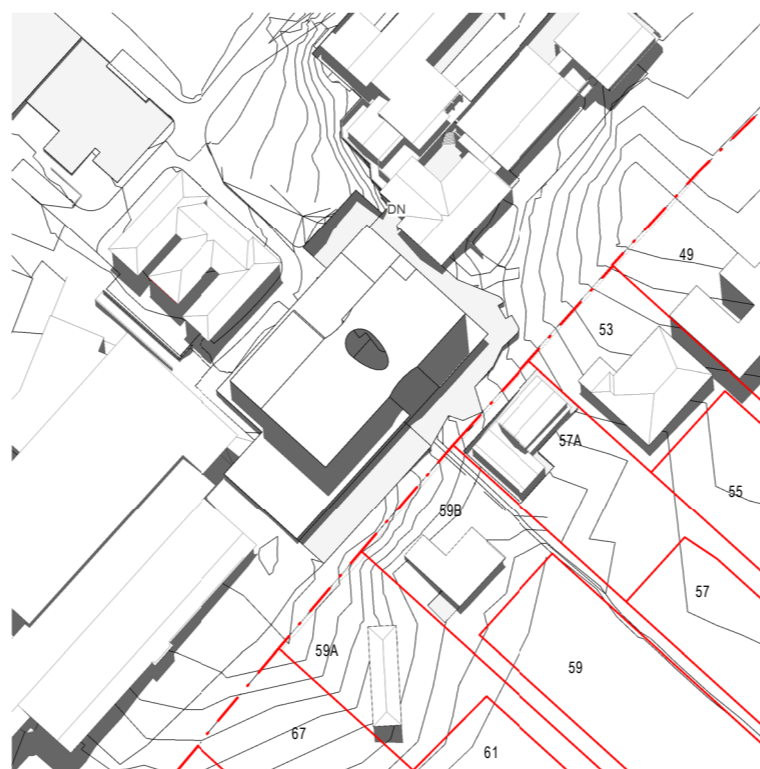
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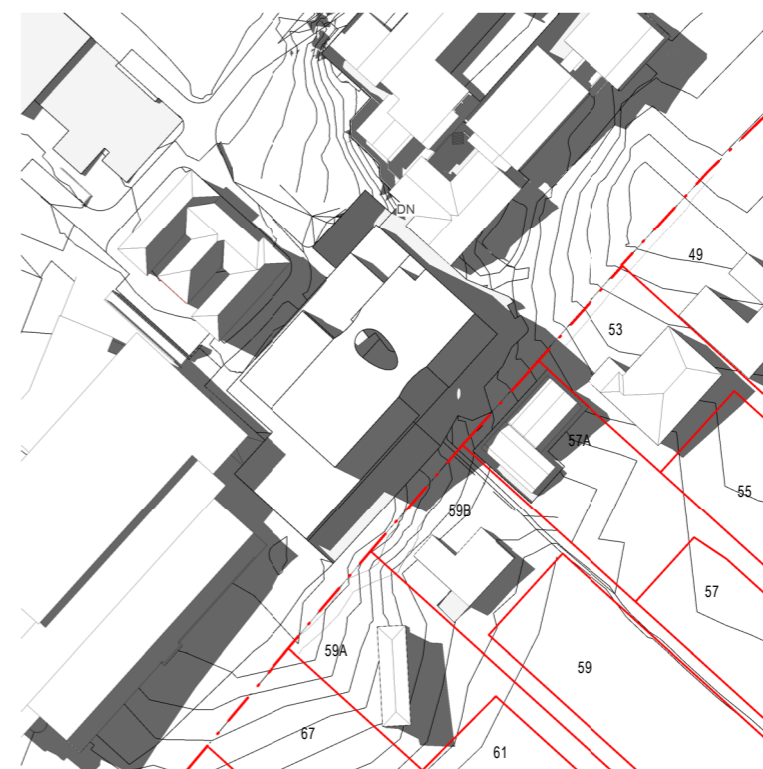
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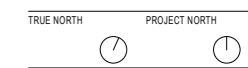
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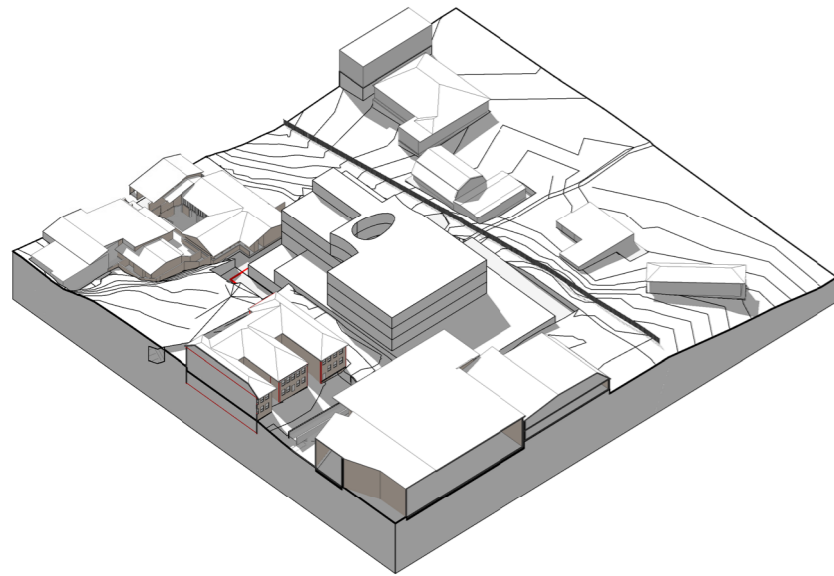
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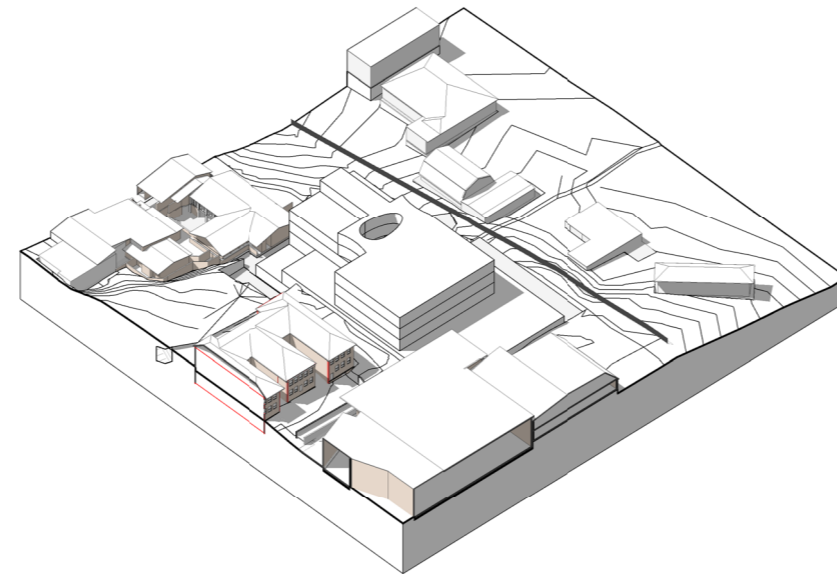
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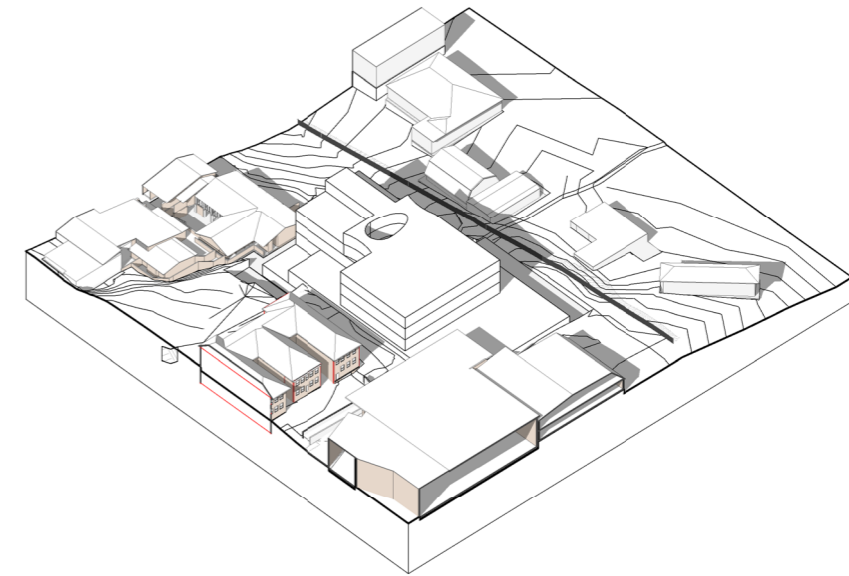
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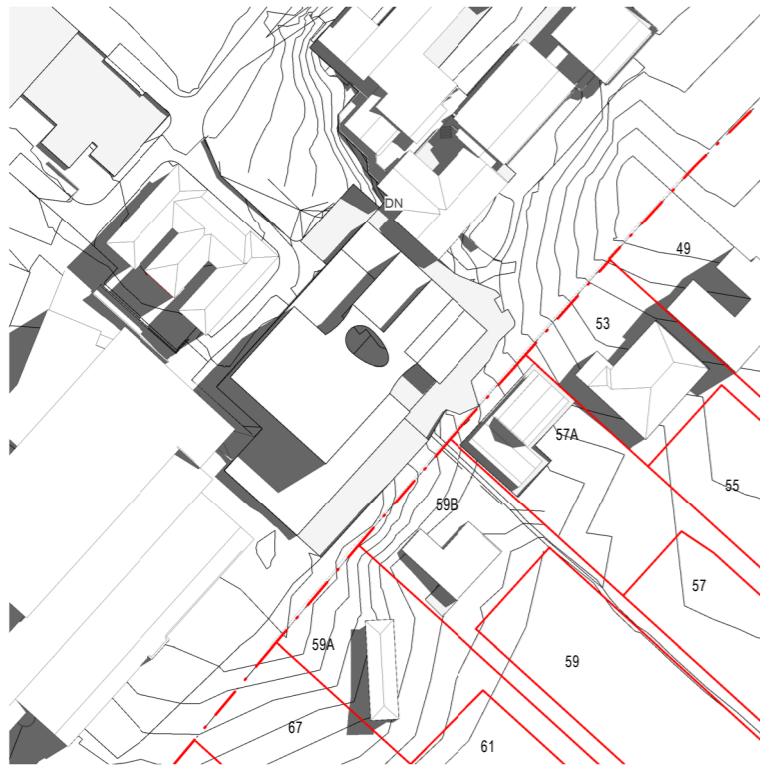
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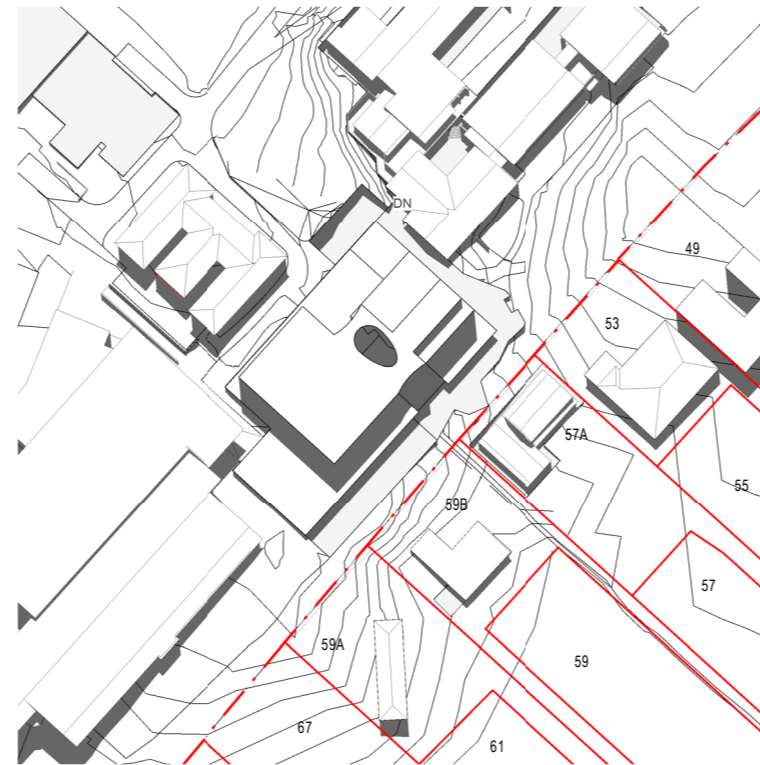
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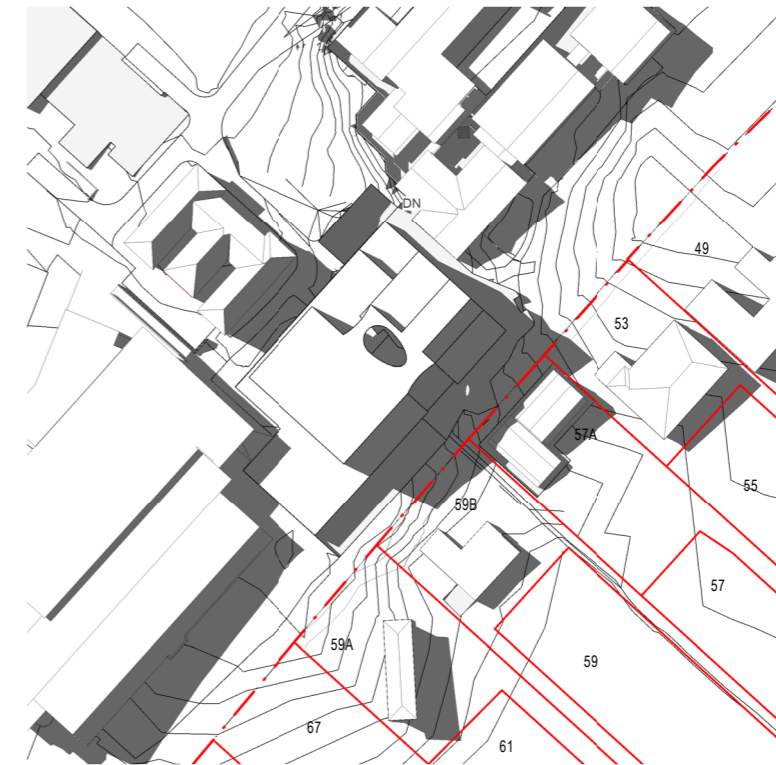
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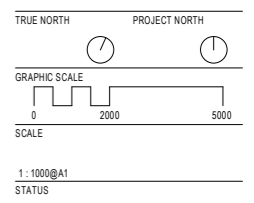
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DRAWING KEY



DESIGN DEVELOPMENT
DRAWING

SHADOW ANALYSIS
DIAGRAMS - SPRING

ISSUE

AR-SK-74

Spring / Autumn Equinox

Option 5



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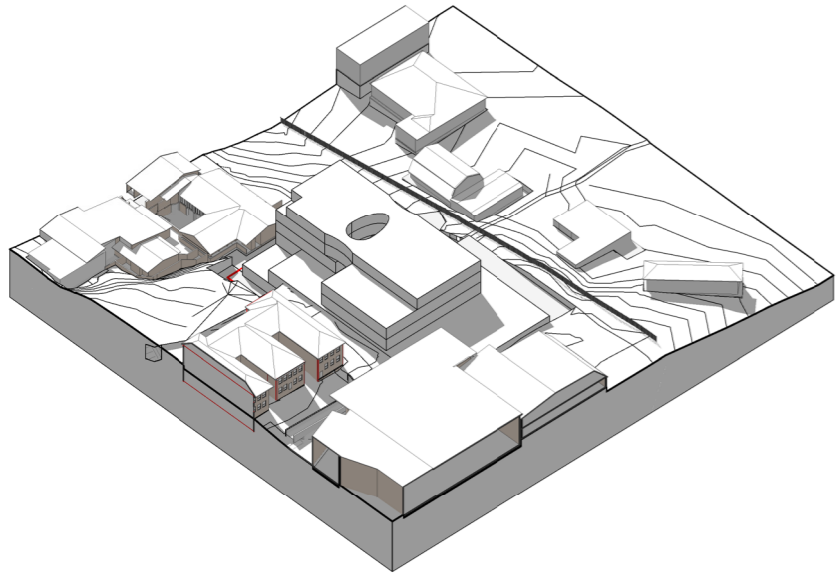
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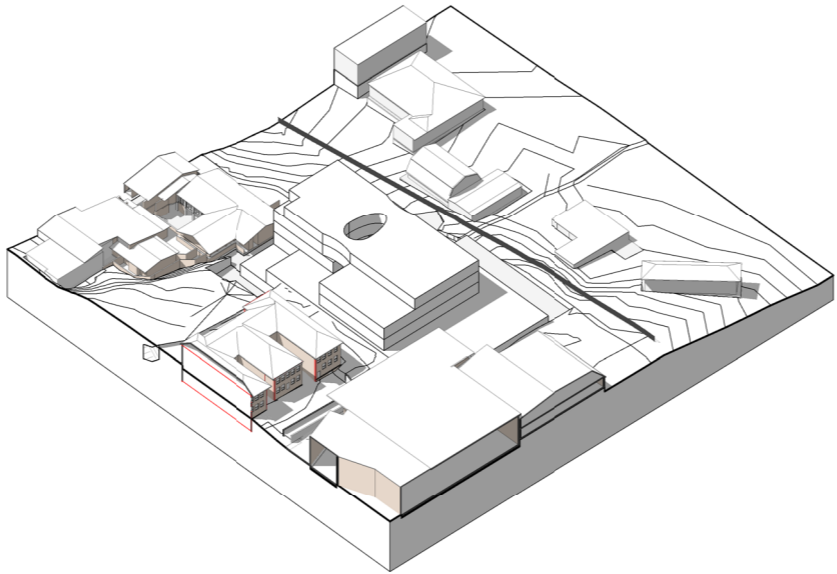
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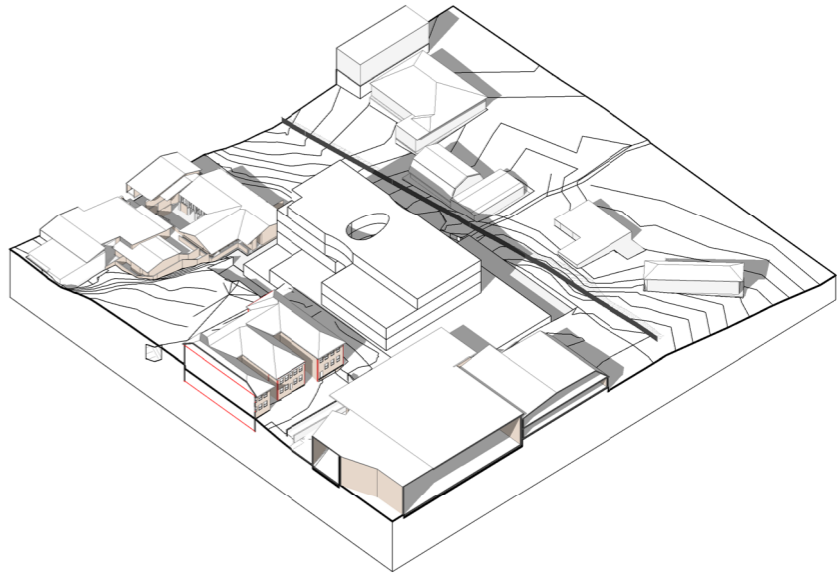
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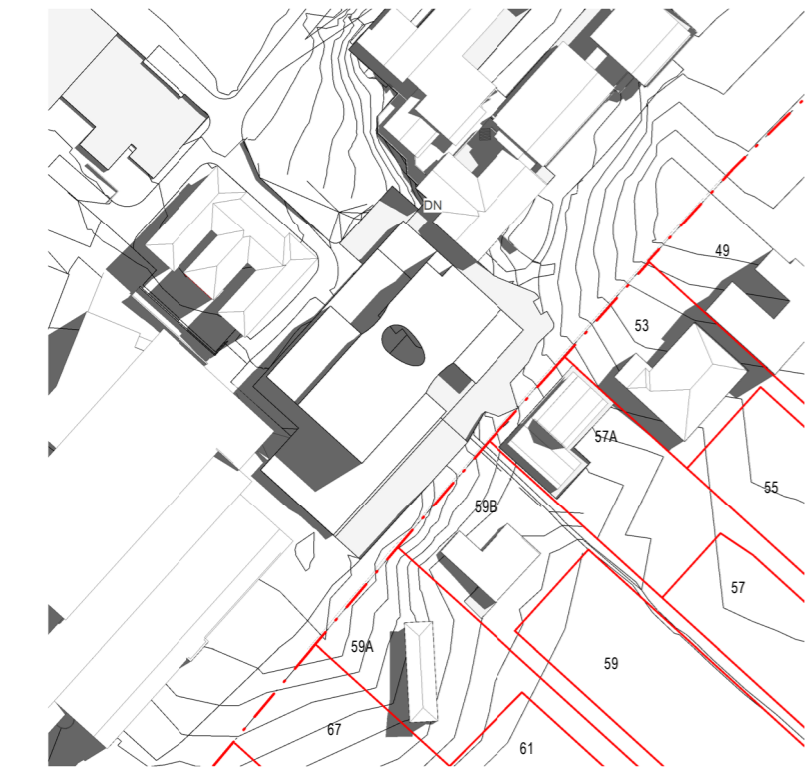
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5 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 12PM



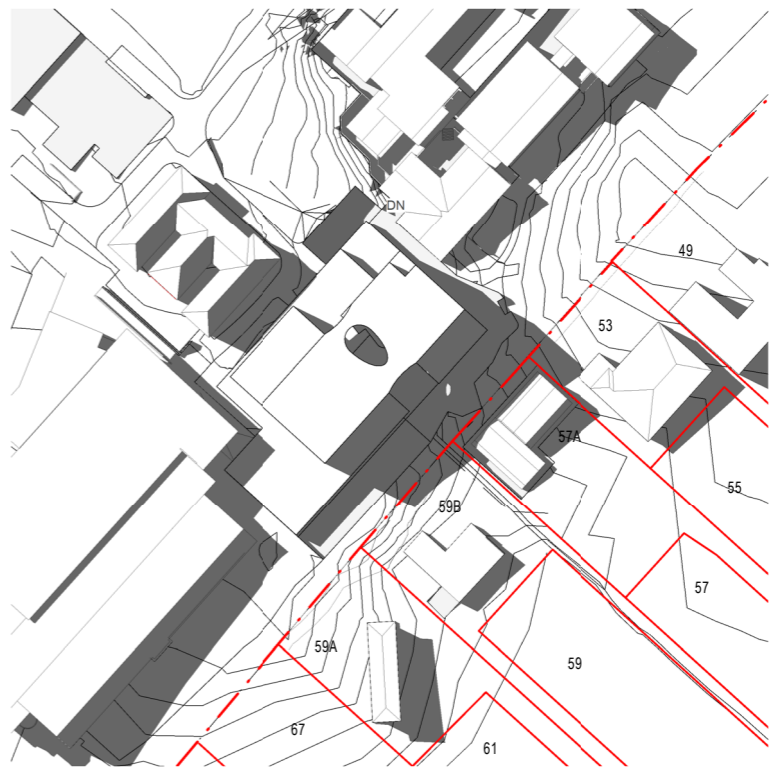
6 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 3PM



1 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 9AM
1 : 1000



2 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 12PM
1 : 1000



3 SHADOW DIAGRAM PROPOSED SEPTEMBER 23 / MARCH 21- 3PM
1 : 1000

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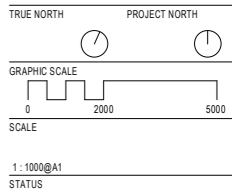
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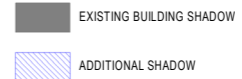
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DESIGN DEVELOPMENT
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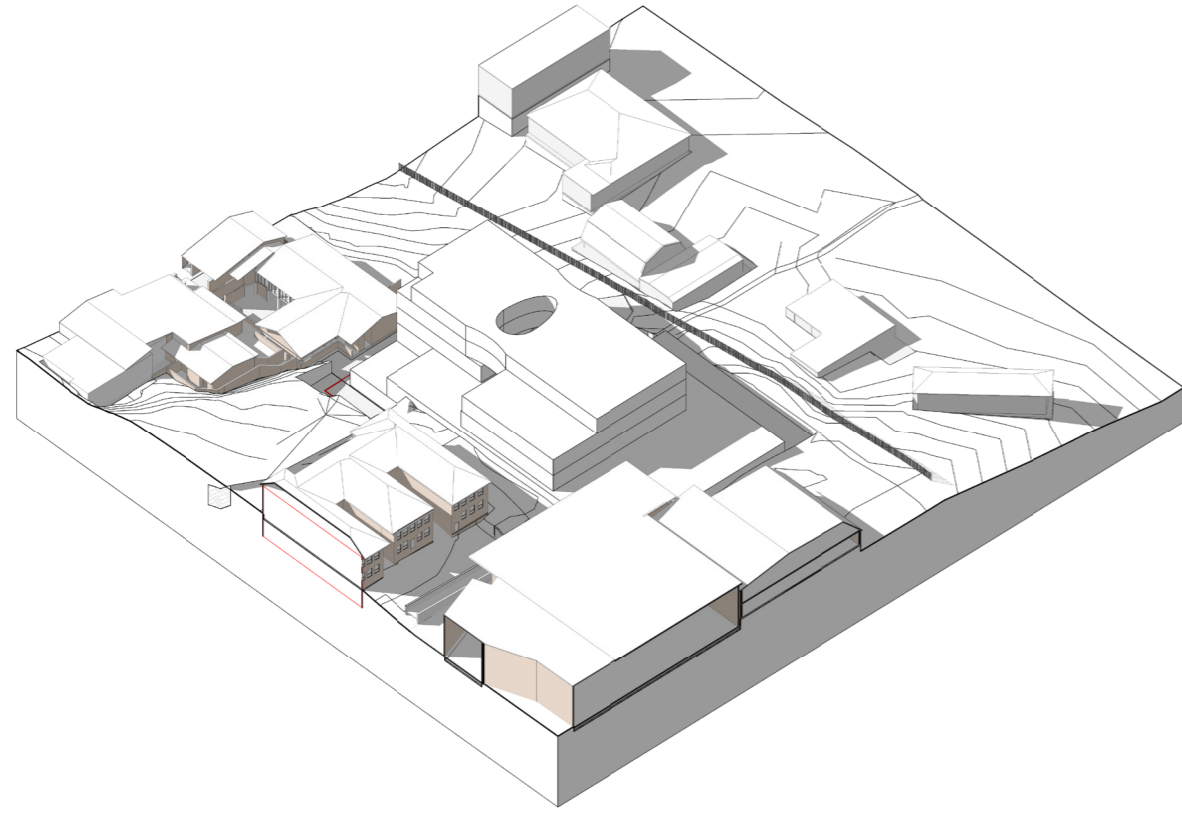
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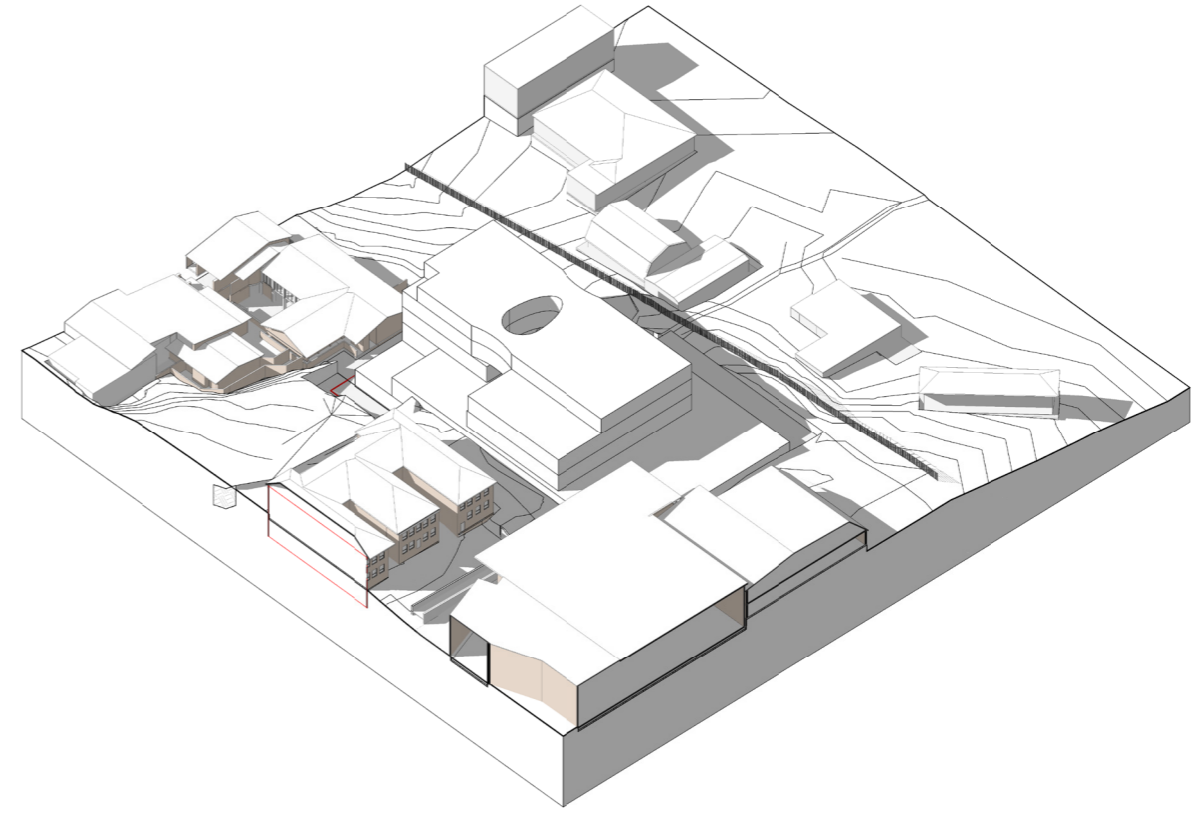
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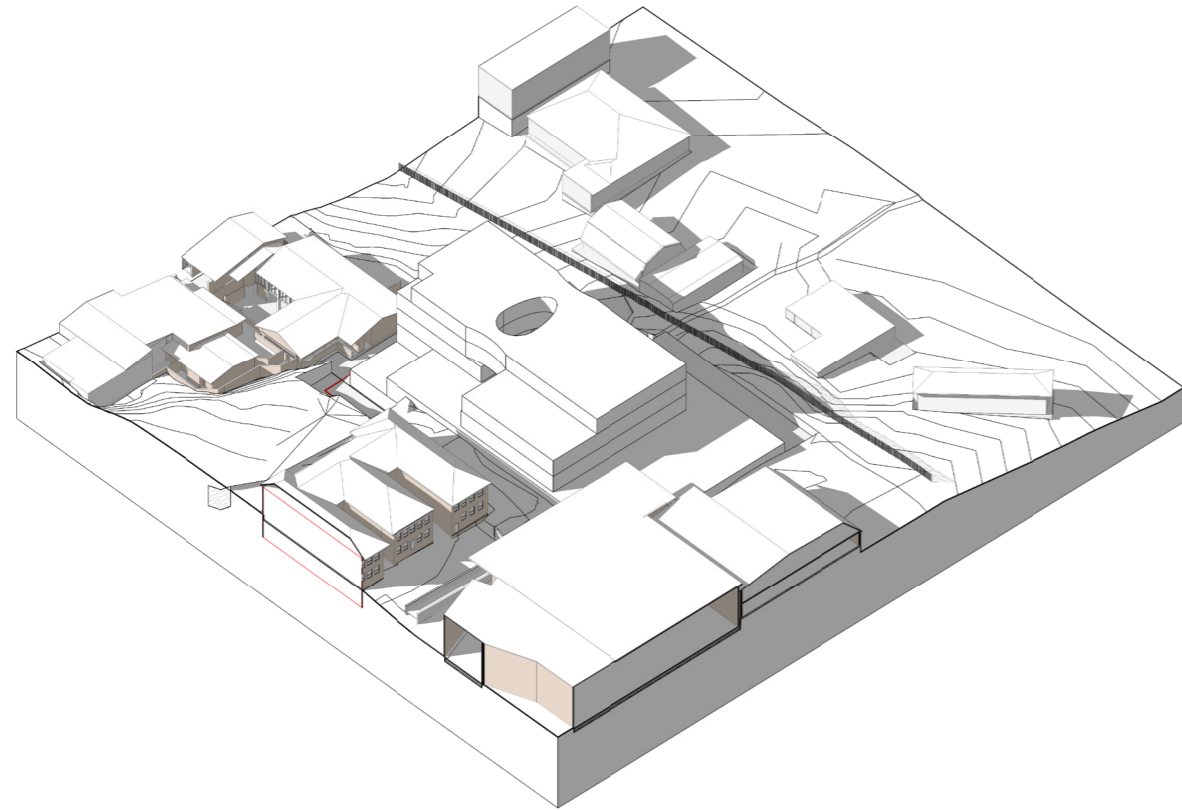
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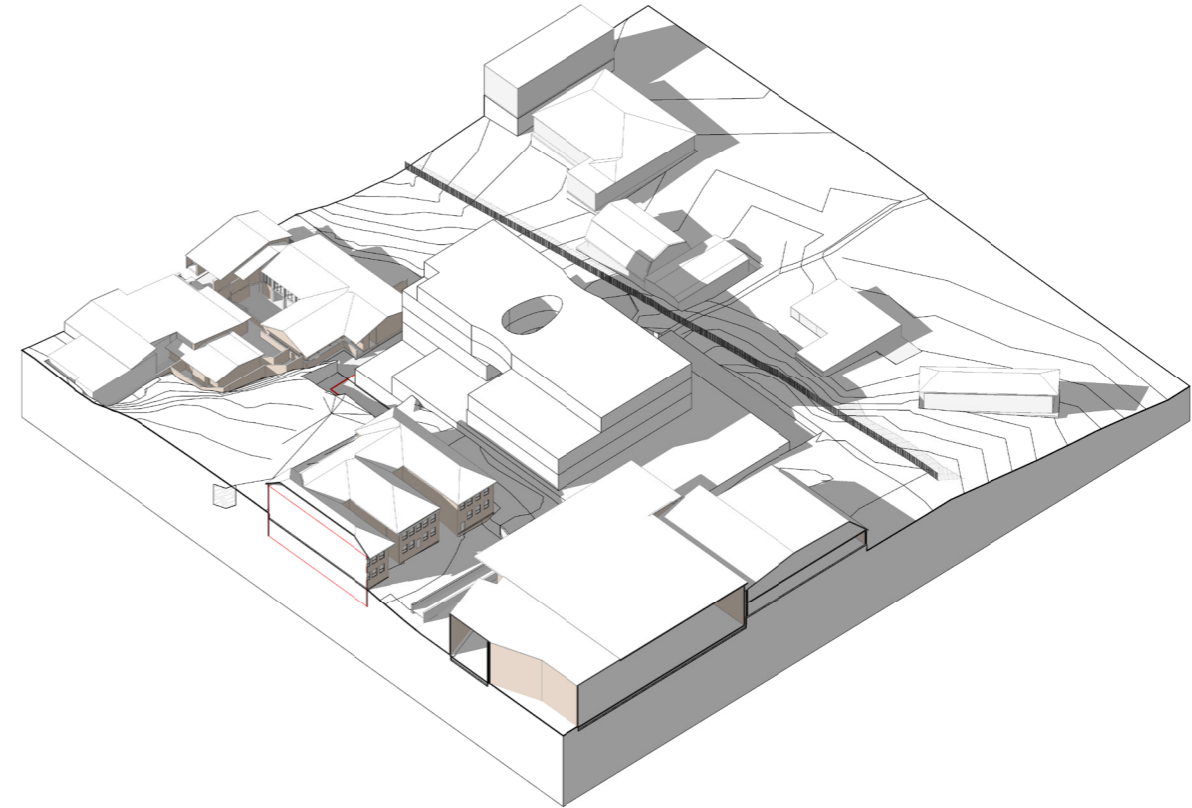
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1 SHADOW DIAGRAM JUNE 21- 12 30PM



3 SHADOW DIAGRAM JUNE 21- 1.00PM



4 SHADOW DIAGRAM JUNE 21- 1.30PM

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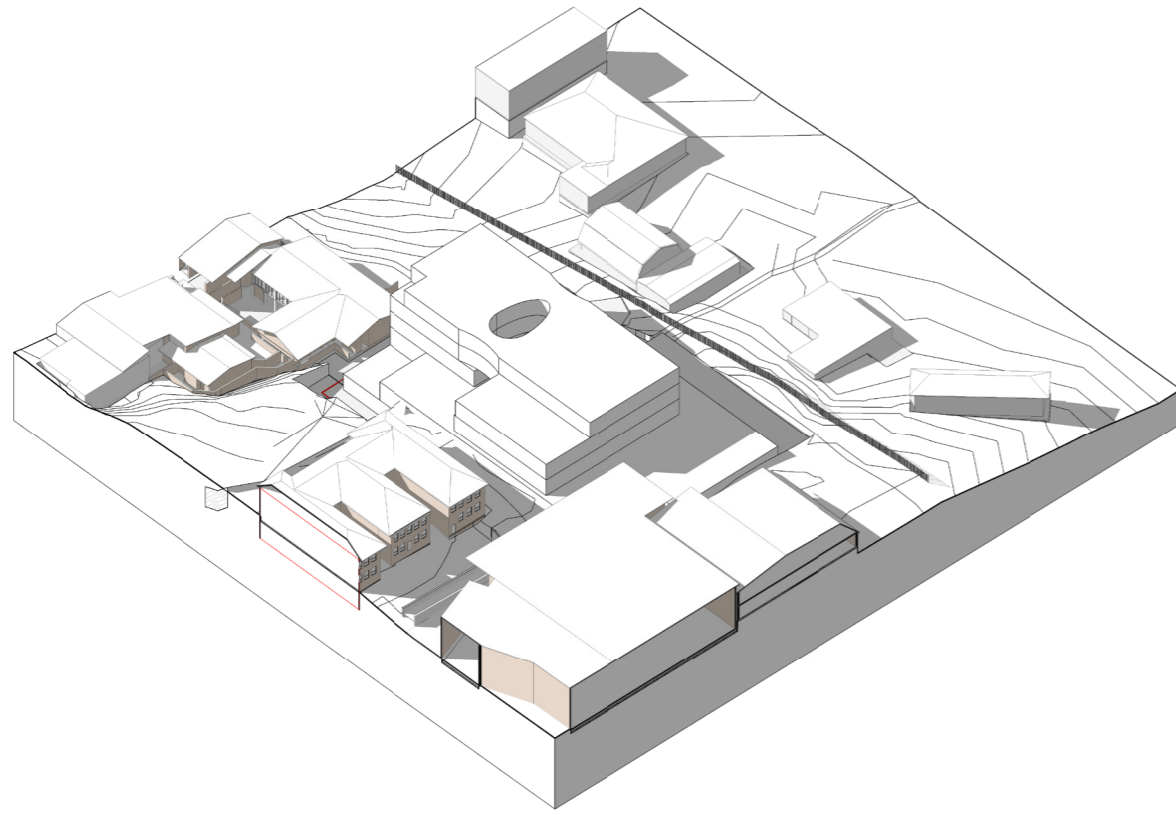
SHADOW DIAGRAMS - JUNE
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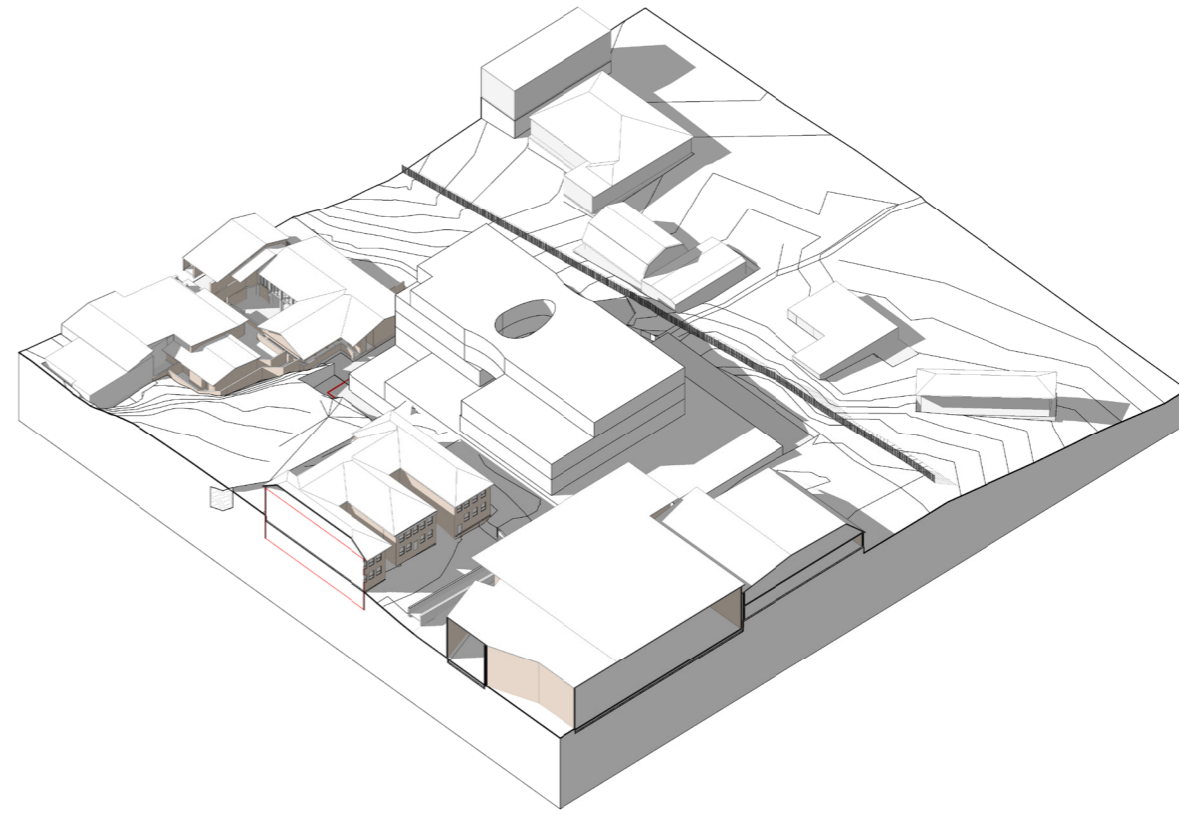
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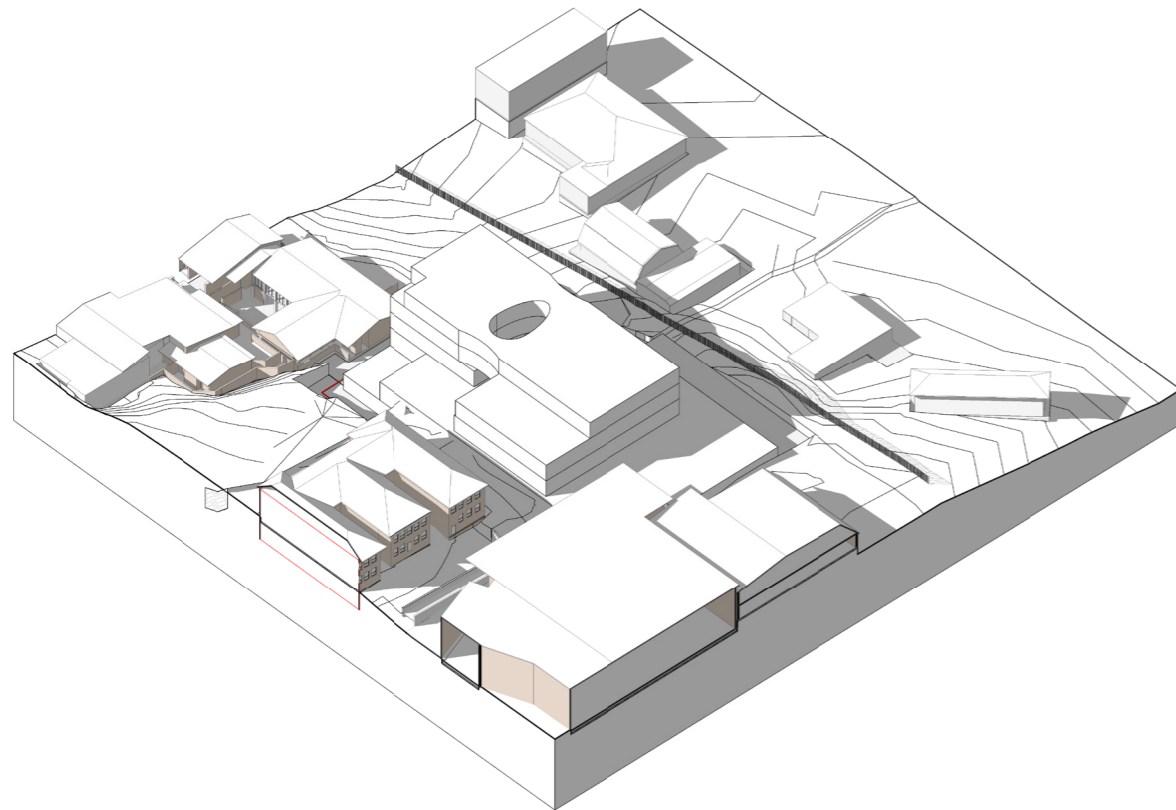
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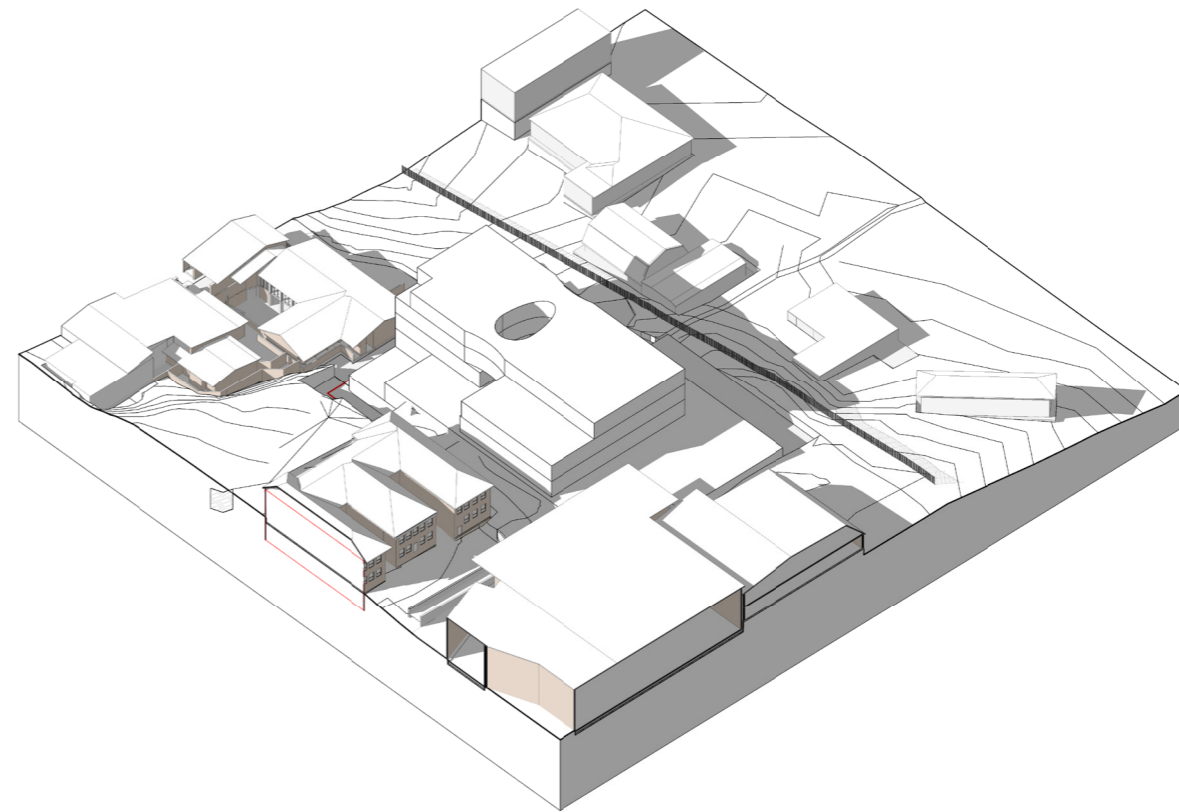
2 SHADOW DIAGRAM JUNE 21- 12PM



1 SHADOW DIAGRAM JUNE 21- 12 30PM



3 SHADOW DIAGRAM JUNE 21- 1.00PM



4 SHADOW DIAGRAM JUNE 21- 1.30PM



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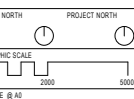
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Thank you.