



Sydney Metro City & Southwest

Pitt Street North Over Station Development

SEARs Shadow Study

Applicable to:	Sydney Metro City & Southwest
Author:	Grant Kolln
Owner	Sydney Metro
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1. Purpose of this report

1.1 Background

This report supports a concept State Significant Development application (concept SSD application) submitted to the Department of Planning and Environment (DPE) pursuant to Part 4 of the *Environmental Planning and Assessment Act 1979* (EP&A Act). The concept SSD application is made under section 4.22 of the EP&A Act.

Sydney Metro is seeking to secure concept approval for a mixed use tower above the northern portal of Pitt Street Station, otherwise known as the over station development (OSD). The concept SSD application seeks consent for a building envelope and its use for residential accommodation, visitor accommodation and commercial premises, maximum gross floor area (GFA), pedestrian and vehicular access, circulation arrangements and associated car parking as well as the strategies and design parameters for the future detailed design of development.

Sydney Metro proposes to construct the OSD as part of an integrated station development (ISD) package, which would result in the combined delivery of the station, OSD and public domain improvements. The station and public domain elements form part of a separate planning approval for Critical State Significant Infrastructure (CSSI) approved by the Minister for Planning on 9 January 2017.

As the development is within a rail corridor, is associated with railway infrastructure and is for the purposes of residential or commercial premises with a Capital Investment Value of more than \$30 million, the project is State Significant Development (SSD) pursuant to Schedule 1, clause 19(2)(a) of the *State Environmental Planning Policy (State and Regional Development) 2011* (SRD SEPP). The full extent of the proposed development is also State Significant Development by virtue of clause 8(2) of the SRD SEPP.

This report has been prepared to respond to the Secretary's Environmental Assessment Requirements (SEARs) issued for the concept SSD application for Pitt Street North on 30th November 2017 which state that the Environmental Impact Statement (EIS) is to address the following requirements:

1. Environmental Planning Instruments, Policies and Guidelines
2. Land Use, Gross Floor Area and Floor Space Ratio
3. Design Excellence
4. Built Form and Urban Design
5. Integration with Sydney Metro Station Infrastructure
6. Amenity
7. Heritage
8. Transport, Traffic, Parking and Access
9. Ecologically Sustainable Development

10. Biodiversity
11. Public Benefits, Contributions and / or Voluntary Planning Agreement
12. Prescribed Airspace for Sydney Airport
13. Utilities
14. Staging
15. Consultation

1.2 Overview of the Sydney Metro in its context

The New South Wales (NSW) Government is implementing *Sydney's Rail Future*, a plan to transform and modernise Sydney's rail network so that it can grow with the city's population and meet the needs of customers in the future (Sydney Metro, 2012). Sydney Metro is a new standalone rail network identified in *Sydney's Rail Future*.

Sydney Metro is Australia's biggest public transport project, consisting of Sydney Metro Northwest (Stage 1), which is scheduled for completion in 2019 and Sydney Metro City & Southwest (Stage 2), which is scheduled for completion in 2024.

Sydney Metro West is expected to be operational in the late 2020s. (Refer to **Figure 1**).



Figure 1: Sydney Metro alignment map

Stage 2 of Sydney Metro includes the construction and operation of a new metro rail line from Chatswood, under Sydney Harbour through Sydney's CBD to Sydenham and on to Bankstown through the conversion of the existing line to metro standards.

The project also involves the delivery of eight new metro stations, including at Pitt Street. Once completed, Sydney Metro will have the ultimate capacity for 30 trains an hour (one every two minutes) through the CBD in each direction - a level of service never seen before in Sydney.

On 9 January 2017, the Minister for Planning approved the Sydney Metro City & Southwest - Chatswood to Sydenham application lodged by Sydney Metro as a Critical State Significant Infrastructure project (reference SSI 15_7400), hereafter referred to as the CSSI Approval.

The CSSI Approval includes all physical work required to construct the CSSI, including the demolition of existing buildings and structures on each site. Importantly, the CSSI Approval also includes provision for the construction of below and above-ground structures and other components of the future ISD (including building

infrastructure and space for future lift cores, plant rooms, access, parking and building services, as relevant to each site). The rationale for this delivery approach, as identified within the CSSI application, is to enable the ISD to be more efficiently built and appropriately integrated into the metro station structure.

The EIS for the Chatswood to Sydenham component of the Sydney Metro City & Southwest project identified that the OSD would be subject to a separate assessment process.

Since the CSSI Approval was issued, Sydney Metro has lodged four modification applications to amend the CSSI Approval as outlined below:

- Modification 1- Victoria Cross and Artarmon Substation which involves relocation of the Victoria Cross northern services building from 194-196A Miller Street to 50 McLaren Street together with inclusion of a new station entrance at this location referred to as Victoria Cross North. 52 McLaren Street would also be used to support construction of these works. The modification also involves the relocation of the substation at Artarmon from Butchers Lane to 98 – 104 Reserve Road. This modification application was approved on 18 October 2017.
- Modification 2- Central Walk which involves additional works at Central Railway Station including construction of a new eastern concourse, a new eastern entry, and upgrades to suburban platforms. This modification application was approved on 21 December 2017.
- Modification 3 - Martin Place Station which involves changes to the Sydney Metro Martin Place Station to align with the Unsolicited Proposal by Macquarie Group Limited (Macquarie) for the development of the station precinct. The proposed modification involves a larger reconfigured station layout, provision of a new unpaid concourse link and retention of the existing MLC pedestrian link and works to connect into the Sydney Metro Martin Place Station. It is noted that if the Macquarie proposal does not proceed, the modification (if approved) would be surrendered. This modification application was approved on 22 March 2018.
- Modification 4 - Sydenham Station and Sydney Metro Trains Facility South which incorporated Sydenham Station and precinct works, the Sydney Metro Trains Facility South, works to Sydney Water's Sydenham Pit and Drainage Pumping Station and ancillary infrastructure and track and signalling works into the approved project. This modification application was approved on 13 December 2017.

Given the modifications, the CSSI Approval is now approved to operate to Sydenham Station and also includes the upgrade of Sydenham Station.

The remainder of Stage 2 of the City & Southwest project (Sydenham to Bankstown) proposes the conversion of the existing heavy rail line and the upgrade of the existing railway stations along this alignment to metro standards. This part of the project, referred to as the Sydenham to Bankstown Upgrade, is the subject of a separate CSSI Application (Application No. SSI 17_8256) which is currently being assessed by the DP&E.

1.3 Planning relationship between Pitt Street Station and the OSD

While the northern portal of Pitt Street Station and the OSD will form an Integrated Station Development, the planning pathways defined under the *Environmental Planning and Assessment Act 1979* require separate approval for each component of the development. In this regard, the approved station works (CSSI Approval) are subject to the provisions of Part 5.1 of the EP&A Act (now referred to as Division 5.2) and the OSD component is subject to the provisions of Part 4 of the EP&A Act.

For clarity, the approved station works under the CSSI Approval included the construction of below and above ground structures necessary for delivering the station and also enabling construction of the integrated OSD. This included but is not limited to:

- demolition of existing development
- excavation
- station structure including concourse and platforms
- lobbies
- retail spaces within the station building
- public domain improvements
- station portal link (between the northern and southern portals of Pitt Street Station)
- access arrangements including vertical transport such as escalators and lifts
- structural and service elements and the relevant space provisioning necessary for constructing OSD, such as columns and beams, space for lift cores, plant rooms, access, parking, retail and building services.

The vertical extent of the approved station works above ground level is defined by the 'transfer slab' level (which for Pitt Street North is defined by RL 48.00), above which would sit the OSD. This delineation is illustrated in **Figure 2** below.

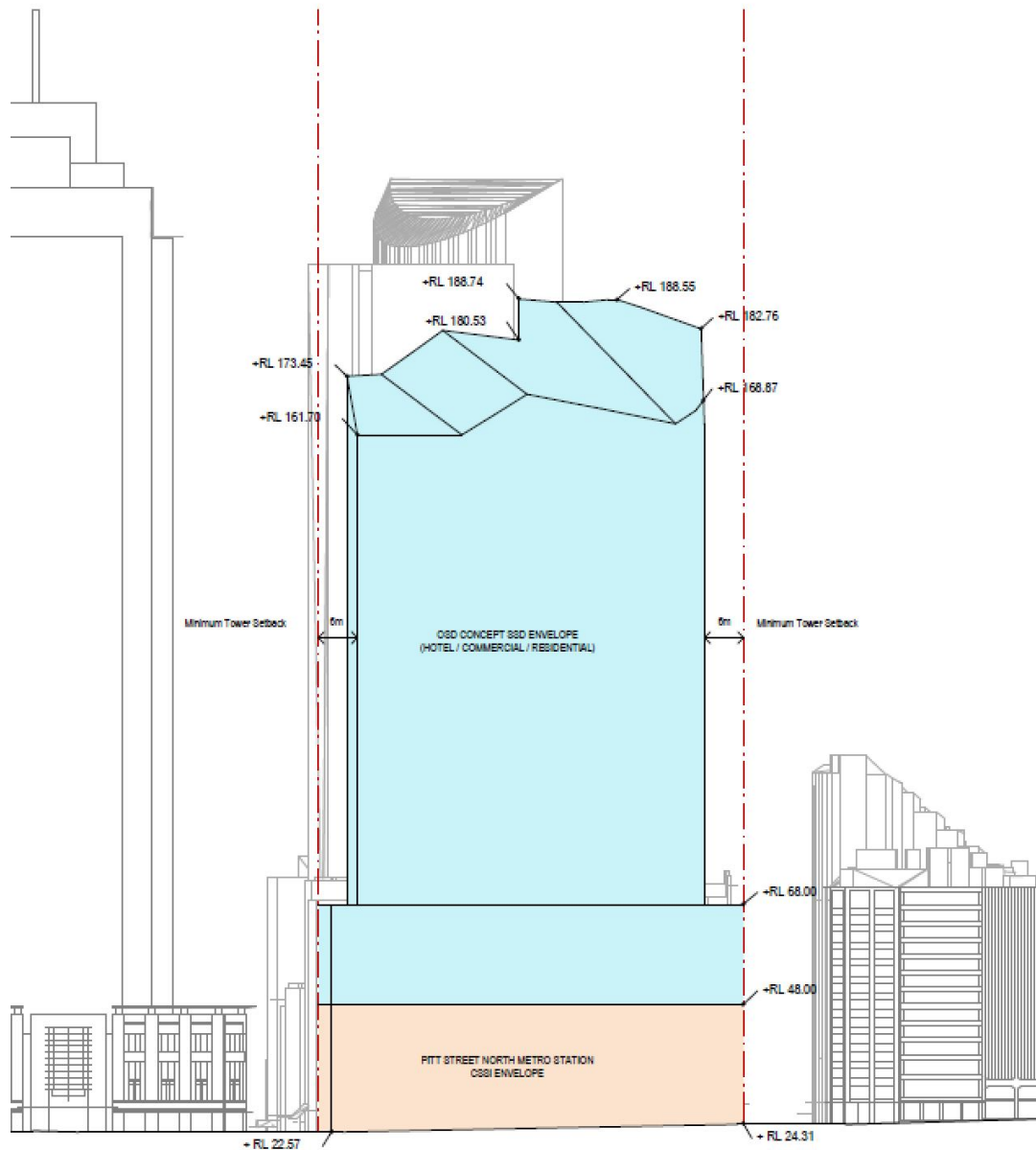


Figure 2: Delineation between station and OSD

The CSSI Approval also establishes the general concept for the ground plane of Pitt Street Station including access strategies for commuters, pedestrians and workers. In this regard, pedestrian access to the station would be from Park Street and the OSD lobbies would be accessed from Pitt Street, Park Street and Castlereagh Street.

Since the issue of the CSSI Approval, Sydney Metro has undertaken sufficient design work to determine the space planning and general layout for the station and identification of those spaces within the station area that would be available for the OSD. In addition, design work has been undertaken to determine the technical requirements for the structural integration of the OSD with the station. This level of design work has informed the concept proposal for the OSD. It is noted that ongoing design development of the works to be delivered under the CSSI Approval would continue with a view to developing an Interchange Access Plan (IAP) and Station Design Precinct Plan (SDPP) for Pitt Street Station to satisfy Conditions E92 and E101 of the CSSI Approval.

The public domain improvement works around the site would be delivered as part of the CSSI Approval.

1.4 The Site

The Pitt Street North OSD site is located at the southern portion of the Sydney CBD block bounded by Pitt Street, Park Street and Castlereagh Street, above the northern portal of the future Pitt Street Station (refer to **Figure 3** below).



Figure 3: Pitt Street Station location plan

The site is located in the City of Sydney Local Government Area. The site (refer to **Figure 4** below) is irregular in shape, has a total area of approximately 3,150 square metres and has street frontages of approximately 28 metres to Pitt Street, 81 metres to Park Street and 48 metres to Castlereagh Street.

The site address is 175-183 Castlereagh Street, Sydney and comprises the following properties:

- Lot 3 in DP 74952
- Lot 1 in DP 229365
- Lot 2 in DP 900055
- Lot 1 in DP 596474
- Lot 17 in DP 1095869
- Lot 2 in DP 509677
- Lot 1 in DP 982663

- Lot 2 in DP 982663
- Lot 3 in DP 61187
- Lot 1 in DP 74367

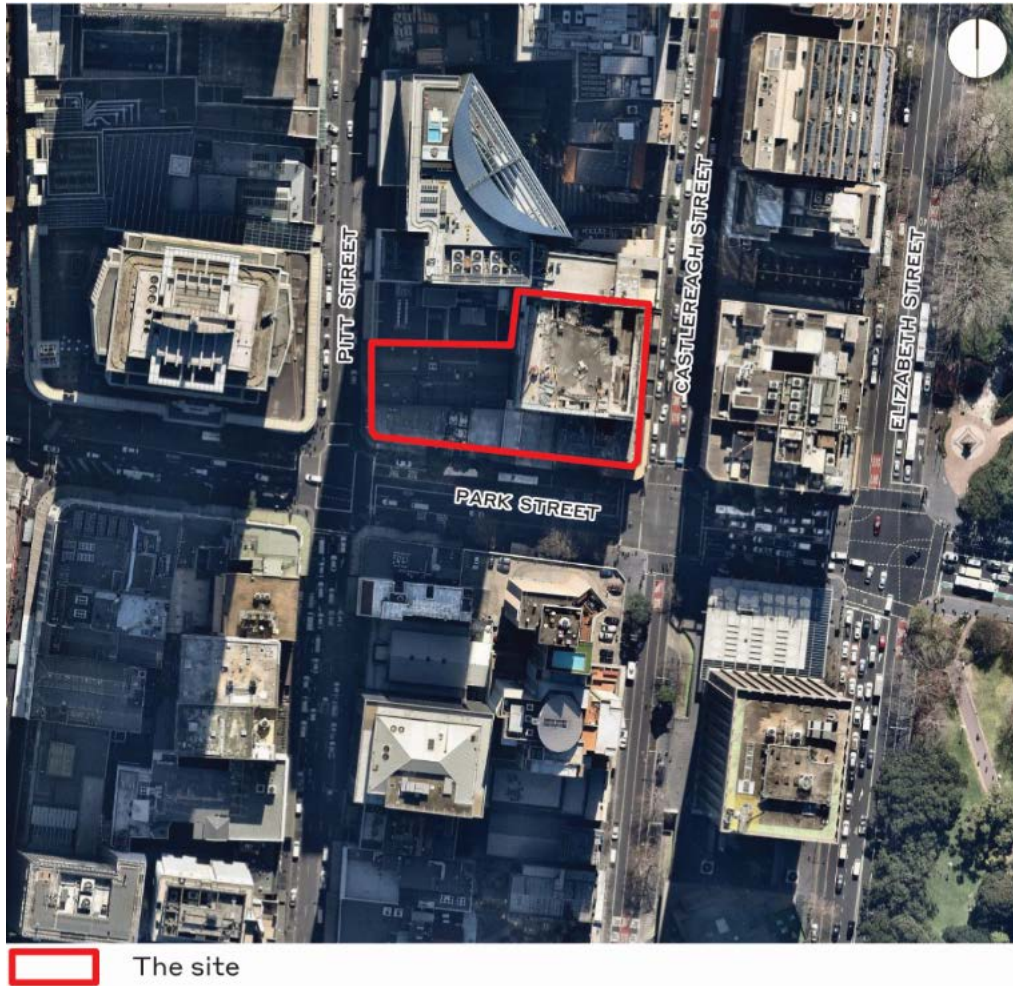


Figure 4: Aerial photo of Pitt Street North

1.5 Overview of the proposed development

The concept SSD Application seeks concept approval in accordance with section 4.22 of the EP&A Act for the OSD above the approved Pitt Street Station (northern portal). This application establishes the planning framework and strategies to inform the detailed design of the future OSD and specifically seeks planning approval for:

- a building envelope as illustrated at Figure 5
- a maximum building height of approximately Relative Level (RL) 188.73 which equates to approximately 43 storeys including a podium height of RL68 (approximately 45m), which equates to approximately 12 storeys above ground
- a maximum GFA of 49,120 square metres for the OSD component, which equates to a Floor Space Ratio (FSR) of 15.59:1, resulting in a total maximum GFA at the site (including station floorspace) of 50,309 square metres and a total maximum FSR of 15.97:1, including flexibility to enable a change in the composition of uses in accordance with the floorspace provisions of the SLEP 2012
- conceptual use of the building envelope for a range of uses including commercial office space, visitor accommodation and residential accommodation
- use of the conceptual OSD space provisioning within the footprint of the CSSI Approval (both above and below ground), including the OSD lobby areas, podium car parking, storage facilities, services and back-of-house facilities
- car parking for approximately 50 spaces located across five levels of the podium
- loading and vehicular access arrangements from Pitt Street
- pedestrian access from Pitt Street, Park Street and Castlereagh Street
- strategies for utilities and service provision
- strategies for the management of stormwater and drainage
- a strategy for the achievement of ecologically sustainable development
- indicative signage zones
- a strategy for public art
- a design excellence framework
- the future subdivision of parts of the OSD footprint (if required)

As this concept SSD Application is a staged development pursuant to section 4.22 of the EP&A Act, future approval would be sought for detailed design and construction of the OSD. A concept indicative design, showing a potential building form outcome at the site, has been provided as part of this concept SSD Application at Appendix E.

Pitt Street Station is to be a key station on the future Sydney Metro network, providing access to the Sydney Central Business District (CBD). The proposal combines the metro station with a significant mixed use tower, contributing to the Sydney skyline. The OSD would assist in strengthening the role of Central Sydney as the key centre of business in Australia and would contribute to the diversity, amenity and sustainability of the CBD.

It is noted that Pitt Street Station southern portal OSD has been subject to a separate application, and does not form part of this concept SSD application.

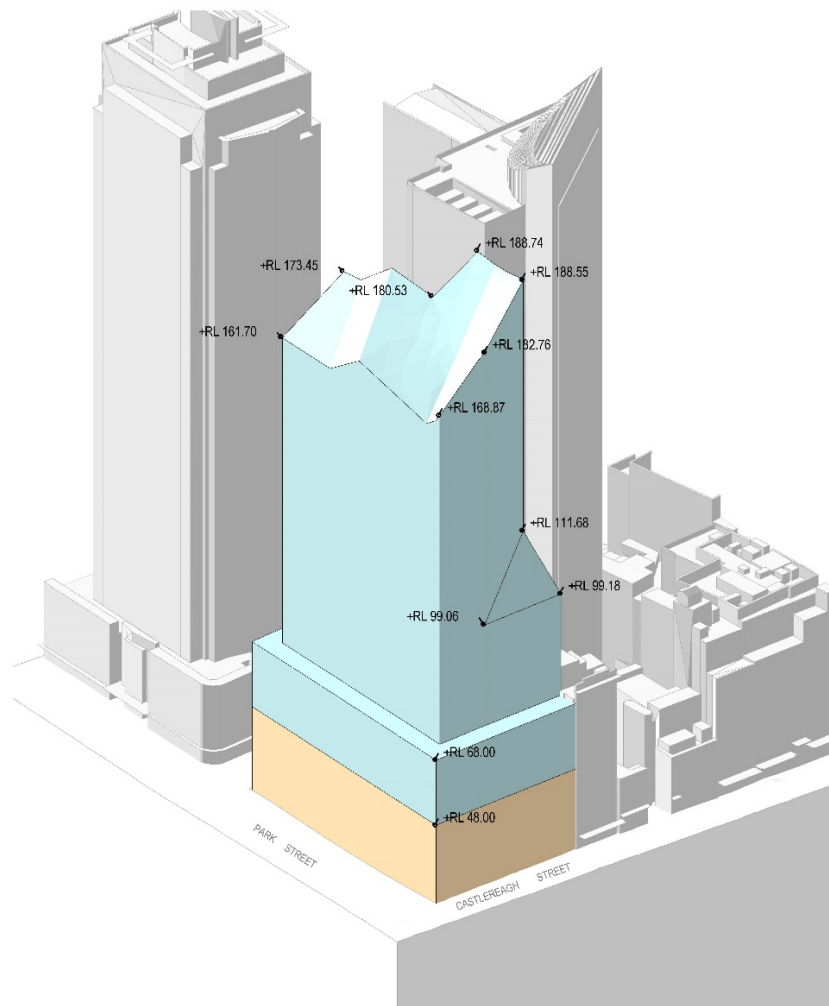


Figure 5: Pitt Street North OSD building, including OSD components (orange) and station box (grey)

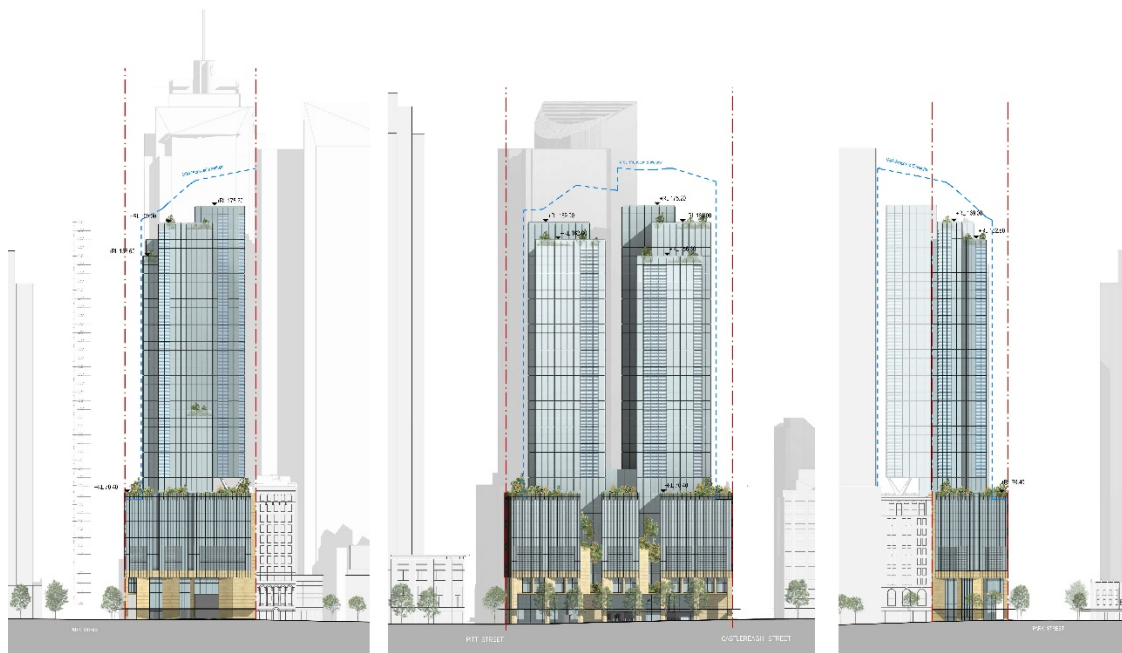


Figure 6: Pitt Street North OSD indicative design, as seen from eastern, southern and western elevations

1.6 Staging and framework for managing environmental impacts

Sydney Metro proposes to procure the delivery of the Pitt Street North Integrated Station Development in one single package, which would entail the following works:

- station structure
- station fit-out, including mechanical and electrical
- OSD structure
- OSD fit-out, including mechanical and electrical.

Separate delivery packages are also proposed by Sydney Metro to deliver the excavation of the station boxes/shafts ahead of the ISD delivery package, and linework systems (e.g. track, power, ventilation) and operational readiness works prior to the Sydney Metro City & Southwest metro system being able to operate.

Three possible staging scenarios have been identified for delivery of the Integrated Station Development:

1. Scenario 1 – the station and OSD are constructed concurrently by constructing the transfer slab first and then building in both directions. Both the station and OSD would be completed in 2024.

2. Scenario 2 – the station is constructed first and ready for operation in 2024. OSD construction may still be incomplete or soon ready to commence after station construction is completed. This means that some or all OSD construction is likely to still be underway upon opening of the station in 2024.
3. Scenario 3 – the station is constructed first and ready for operation in 2024. The OSD is built at a later stage, with timing yet to be determined. This creates two distinct construction periods for the station and OSD.

Scenario 1 represents Sydney Metro's preferred option as it would provide for completion of the full Integrated Station Development and therefore the optimum public benefit at the site at the earliest date possible (i.e. on or near 2024 when the station is operational). However, given the delivery of the OSD could be influenced by property market forces, Scenarios 2 or 3 could also occur, where there is a lag between completion of the station component of the ISD (station open and operational), and a subsequent development.

The final staging for the delivery of the OSD would be resolved as part of the detailed SSD application(s).

For the purposes of providing a high level assessment of the potential environmental impacts associated with construction, the following have been considered:

- Impacts directly associated with the OSD, the subject of this SSD application
- Cumulative impacts of the construction of the OSD at the same time as the station works (subject of the CSSI Approval).

Given the integration of the delivery of the Sydney Metro City & Southwest metro station with an OSD development, Sydney Metro proposes the framework detailed in **Figure 7** to manage the design and environmental impacts, consistent with the framework adopted for the CSSI Approval, which includes:

- project design – measures which are inherent in the design of the project to avoid and minimise impacts
- mitigation measures – additional to the project design which are identified through the environmental impact assessment
- construction environmental management framework – details the management processes and documentation for the project
- construction noise and vibration strategy – identifies measures to manage construction noise and vibration
- design guidelines – provides an assurance of end-state quality
- environmental performance outcomes – establishes intended outcomes which would be achieved by the project

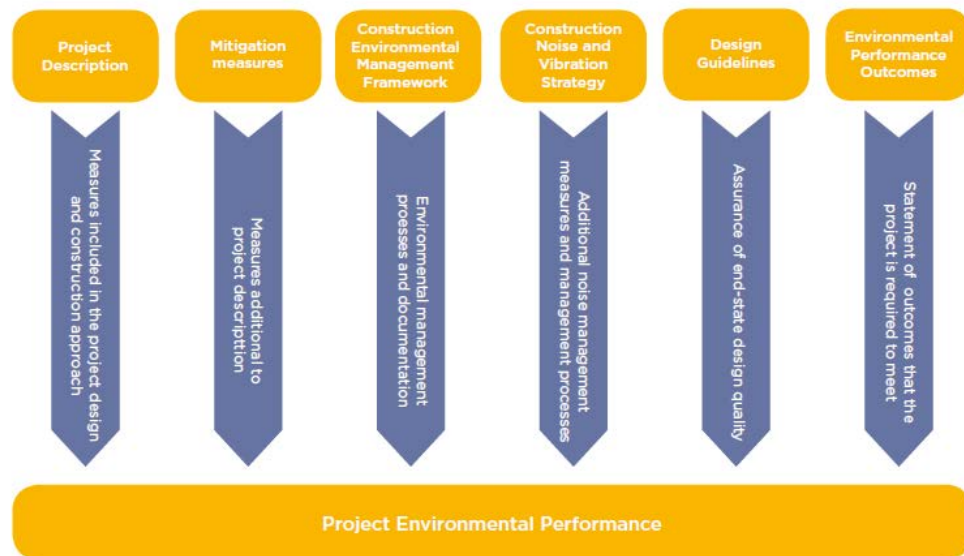


Figure 7: Project approach to environmental mitigation and management

Sydney Metro proposes to implement a similar environmental management framework where the integrated delivery of the CSSI station works and the OSD occur concurrently. This would ensure a consistent approach to management of design interface and construction-related issues.

Sydney Metro proposes this environmental management framework would apply to the OSD until completion of the station and public domain components of the Integrated Station Development delivery contract (i.e. those works under the CSSI Approval). Should the OSD be constructed beyond the practical completion and opening of the section, standard practices for managing construction related environmental impacts would apply in accordance with the relevant guidelines and Conditions of Approval for the detailed SSD Application(s).

2. SEARs Shadow Study

2.1 Background

This document was prepared by Virtual Ideas and includes a description of the processes used to create the shadow study and illustrate the accuracy of the results.

Virtual Ideas is a highly experienced 3D visualisation company which commonly prepares material for court use, and is familiar with the court requirements to provide 3D visualisation media that will communicate the design and visual impact. Our methodologies and results have been inspected by various court appointed experts in a variety of cases and have always been found to be accurate and acceptable.

In conclusion, it is my opinion as an experienced, professional 3D architectural and landscape renderer that the images provided accurately portray the level of visibility and impact of the built form.

Yours sincerely,
Grant Kolln

A handwritten signature in blue ink, appearing to read 'G. Kolln'.

2.2 Description of collected data

To create the 3D model and establish accurate reference points for alignment to the photography, a variety of information was collected. This includes the following:

1) Architectural design of proposed building envelope

- Created by: Architectus
- Format: Revit model

2) Surveyed data

- Created by: CMS Surveyors
- Format: DWG file

3) Site photography

- Created by: Virtual Ideas (VI Photos)
- Format: JPEG file

4) Surveyed 3D city model

- Created by: AAM
- Format: 3DS Studio Max file

5) Approved DA building envelopes (115 Bathurst Street & 116 Bathurst Street)

- Supplied by: Architectus
- Format: Revit model

6) Approved DA building envelopes (201 Elizabeth Street)

- Supplied by: Architectus
- Format: PDF Drawings

Notes on images

The photomontages are also showing the indicative building massing at the following addresses for the purpose of visual assessment of the future surrounding city scape:

- 115 Bathurst Street, 116 Bathurst Street, 201 Elizabeth Street

2.3 Methodology

3D Model

Using the imported surveyed data into our 3D software (3DS Max), we then imported the supplied 3D model of the proposed building envelope and relevant DA approved building massings.

Alignment

The positions of the real world photography were located in the 3D scene. Cameras were then created in the 3D model to match the locations and height of the position from which the photographs were taken from. They were then aligned in rotation so that the points of the 3D model aligned with their corresponding objects that are visible in the photograph.

Renderings of the building massing were then created from the aligned 3D cameras and montaged into the existing photography at the same location. This produces an accurate representation of the scale and position of the new building envelope with respect to the existing surroundings.

In conclusion, it is my opinion as an experienced, professional 3D architectural and landscape renderer that the images provided accurately portray the level of visibility and impact of the built form.

Yours
sincerely,
Grant Kolln

A handwritten signature in black ink, appearing to read 'G. Kolln'.

2.4 CV of Grant Kolln, Director of Virtual Ideas

Personal Details

Name: Grant Kolln
DOB: 07/09/1974
Company Address: Suite 71, 61 Marlborough St, Surry Hills, NSW,
2010 Phone Number: 02 8399 0222

Relevant Experience

2003 - Present Director of 3D visualisation studio Virtual Ideas. During this time I have worked on many visual impact studies for legal proceedings in various different types of industries including architectural, industrial, mining, landscaping, and several large public works projects. This experience has enables us to create highly accurate methodologies for the creation of our visual impact media and report creation.

1999 - 2001 Project Manager for global SAP infrastructure implementation - Ericsson, Sweden
1999 - 1999 IT Consultant - Sci-Fi Channel, London
1994 - 1999 Architectural Technician, Thomson Adsett Architect - Brisbane, QLD

Relevant Education / Qualifications

1997 Advanced Diploma in Architectural Technology, Southbank TAFE, Brisbane, QLD

2.5 SEARs Shadow Study



Pitt Street North OSD Shadow Study

January 21

9:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
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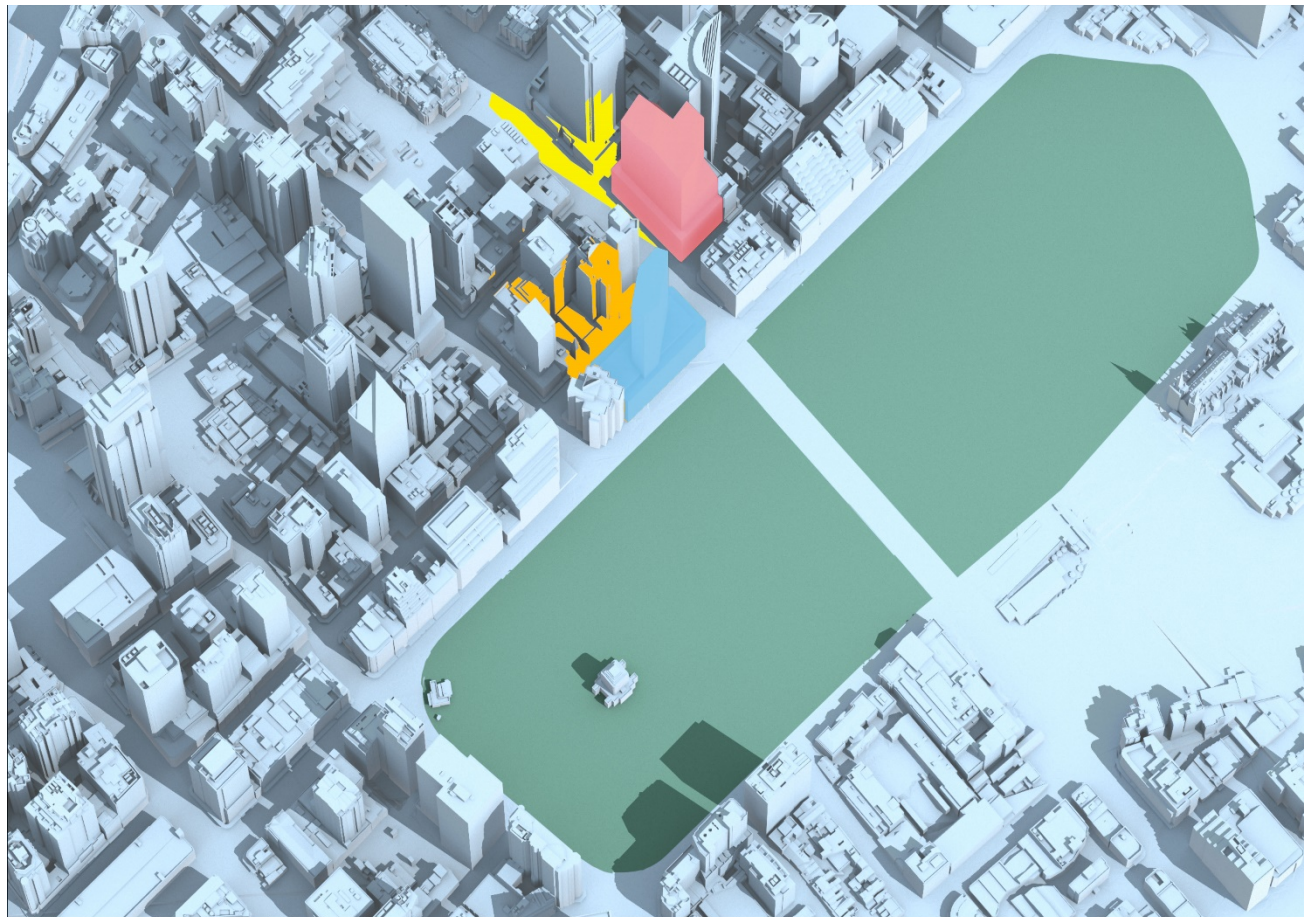


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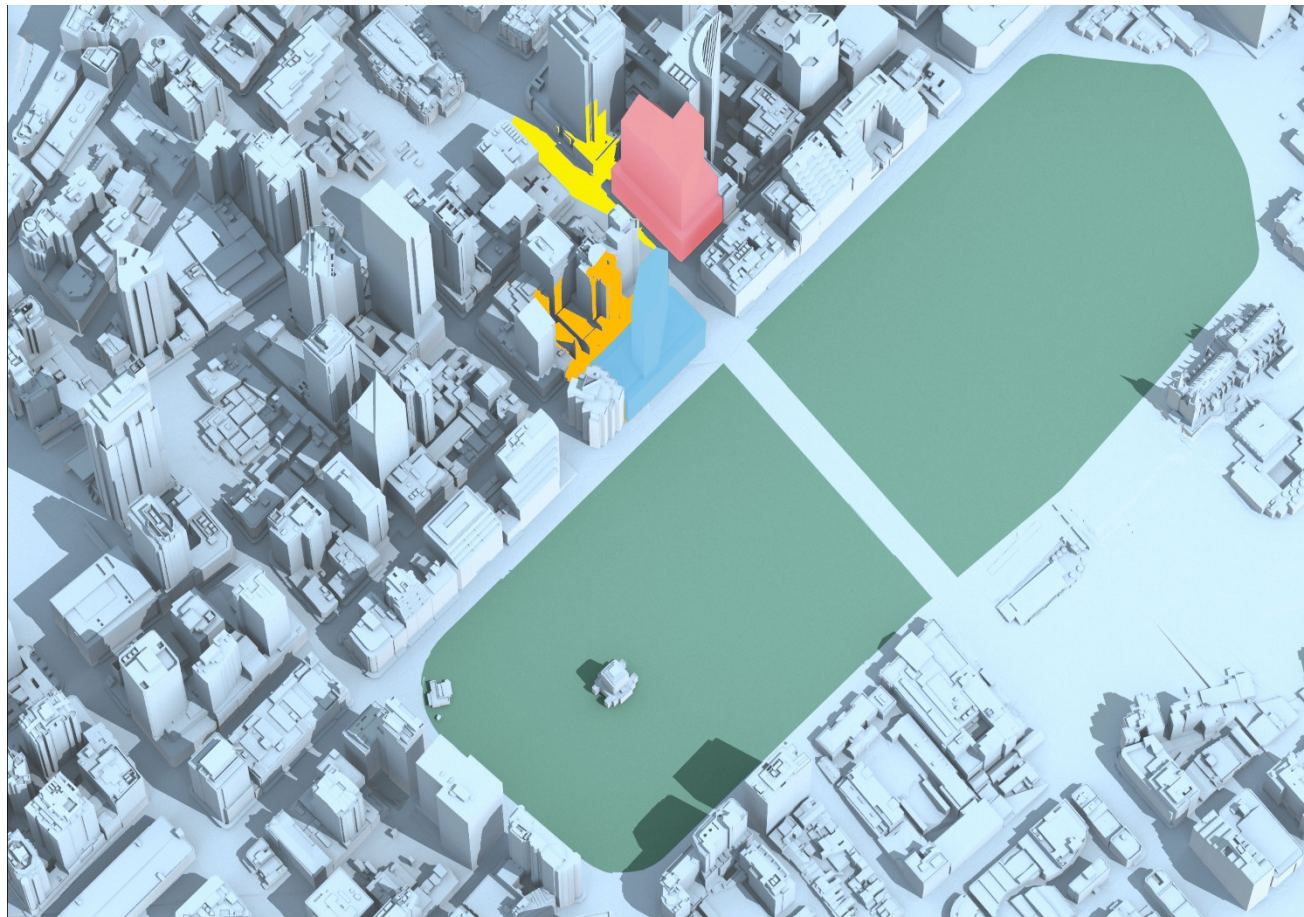


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Pitt Street North OSD Shadow Study

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Pitt Street North OSD Shadow Study

January 21

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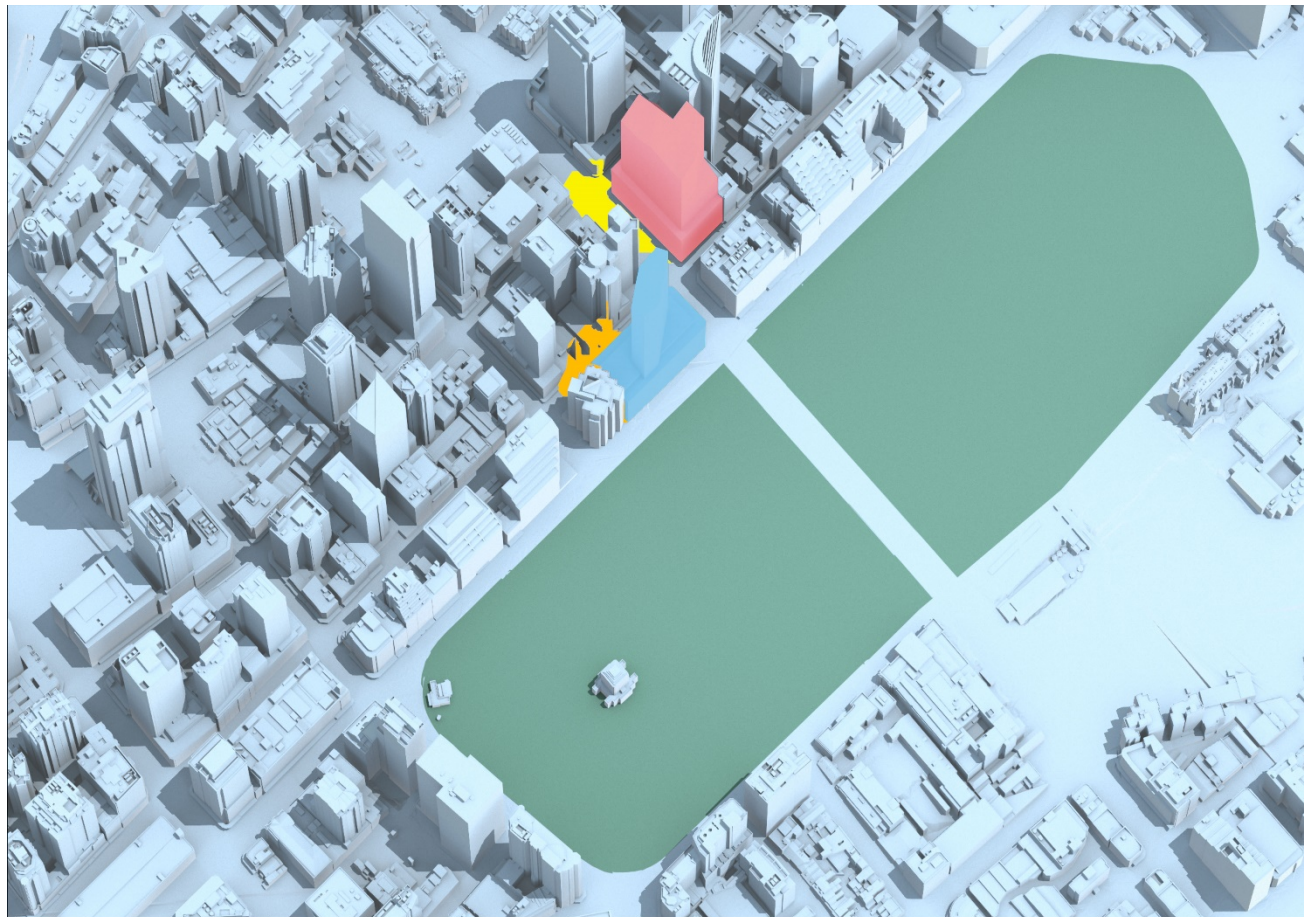


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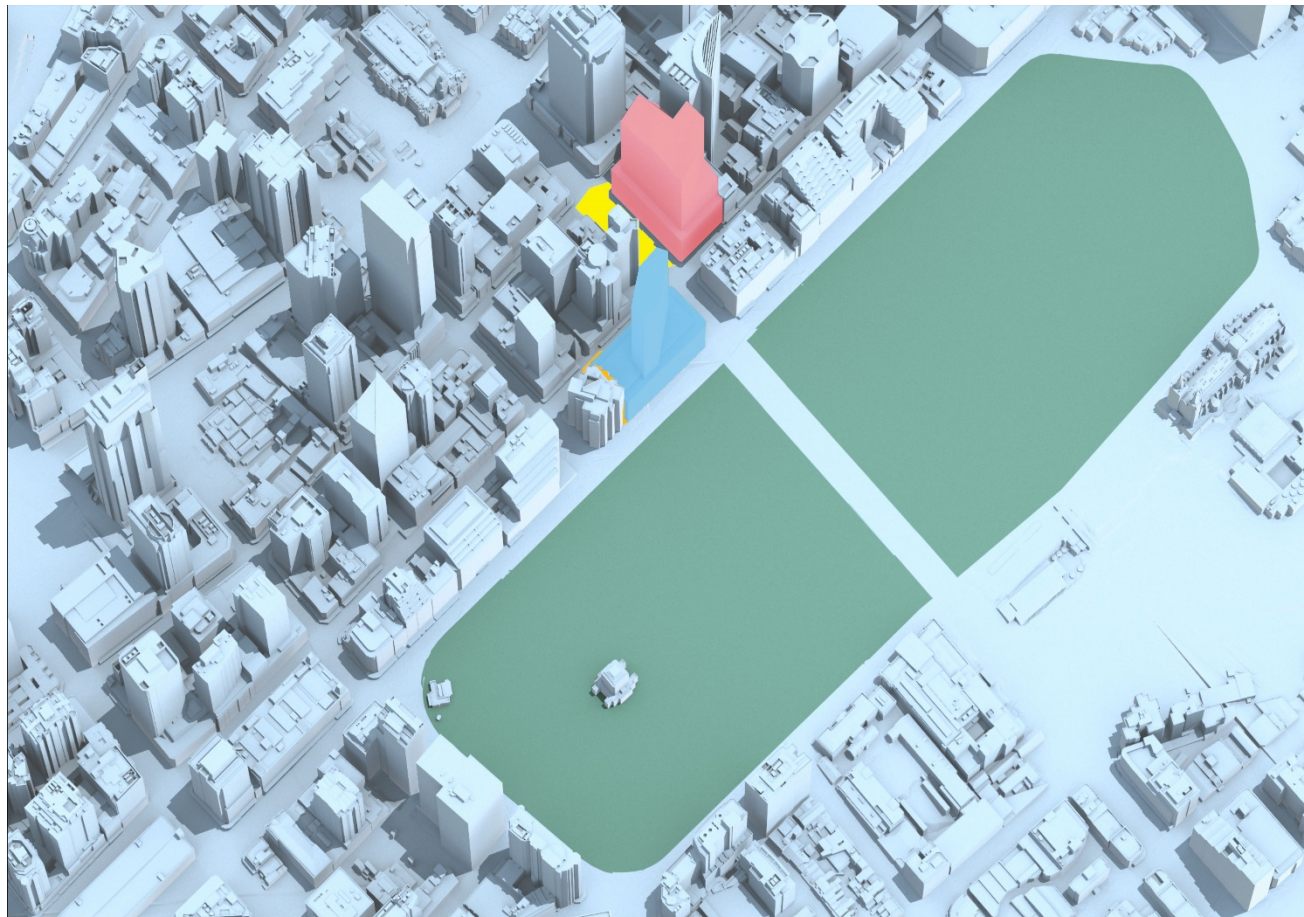


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Pitt Street North OSD Shadow Study

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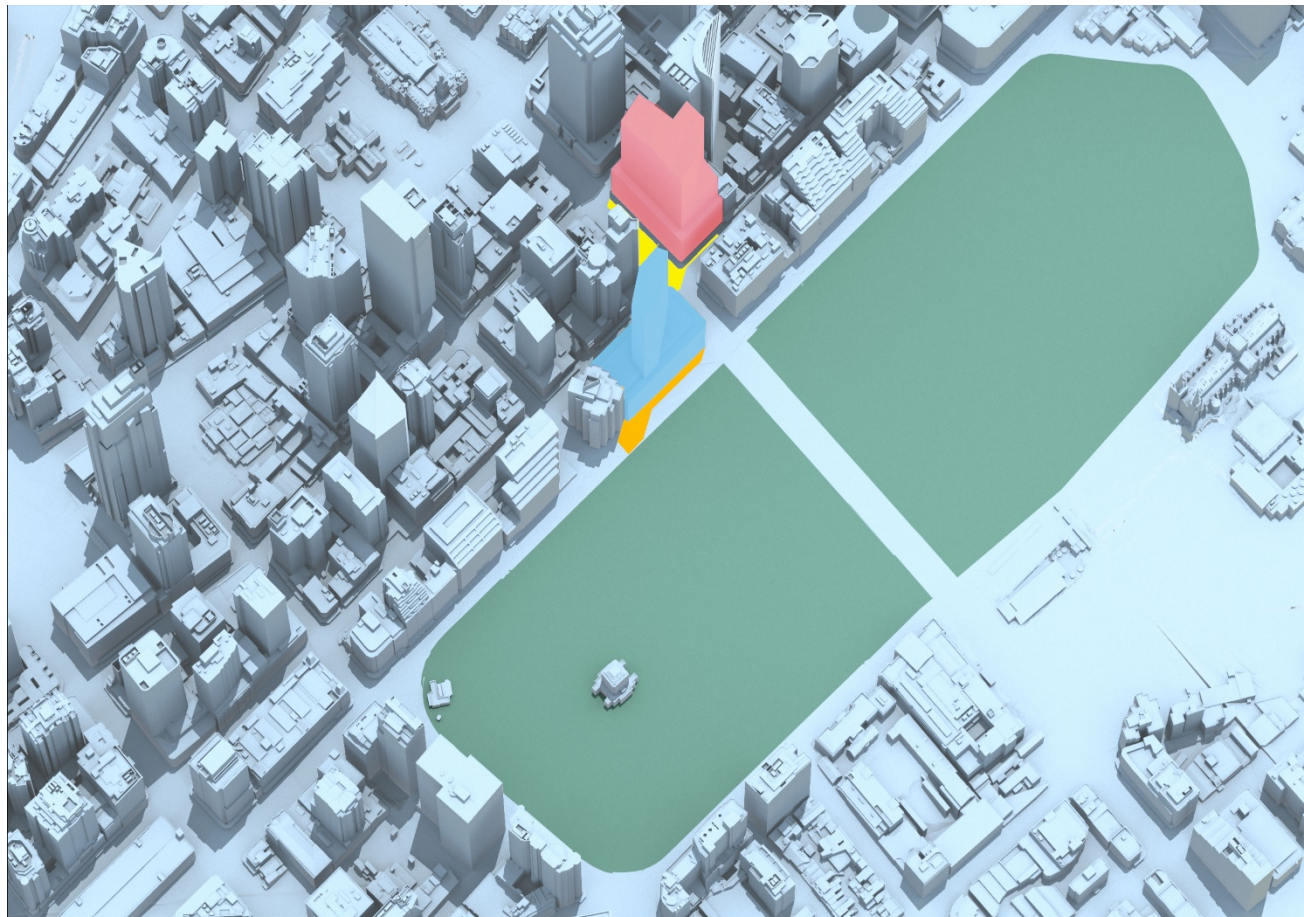


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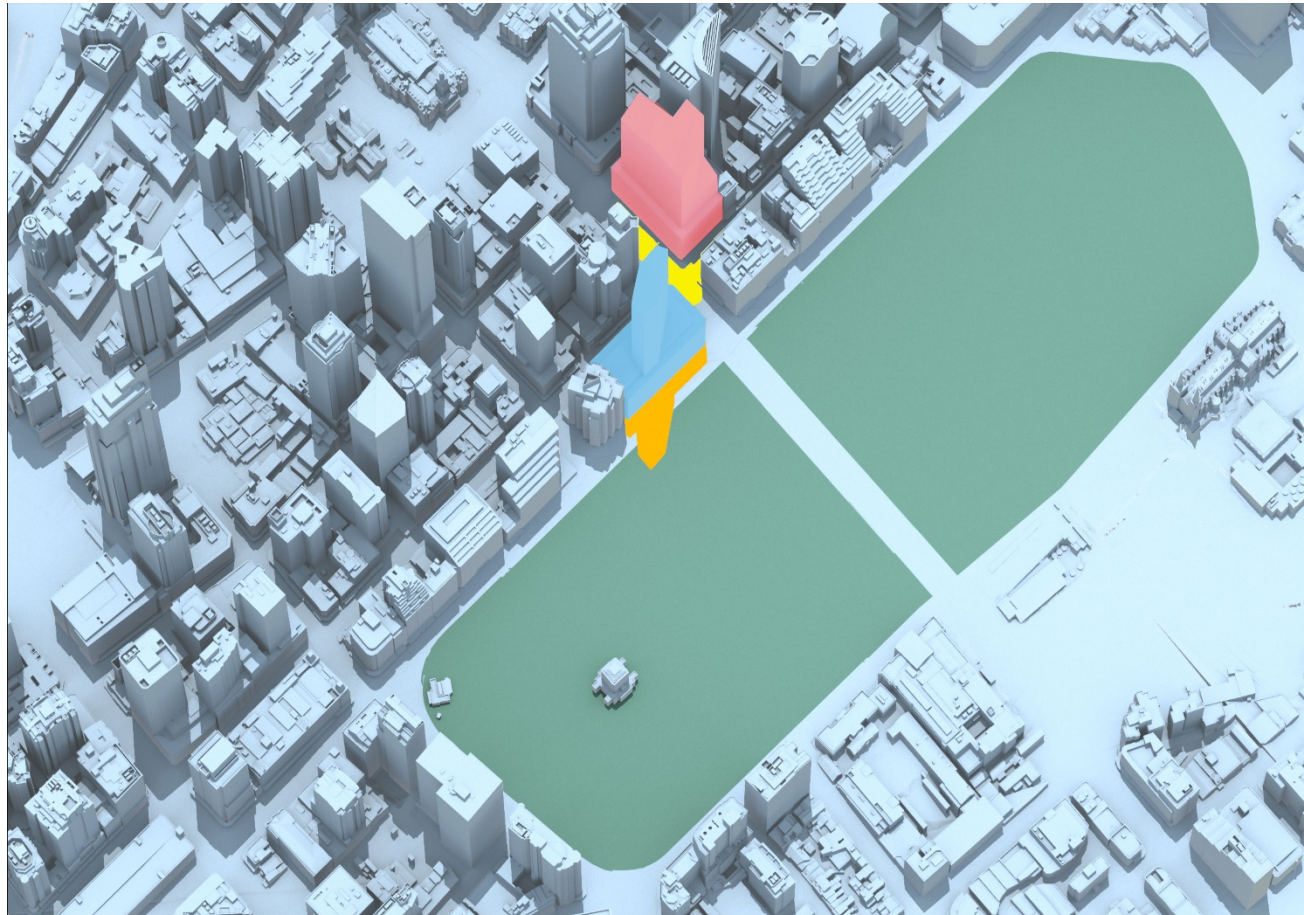


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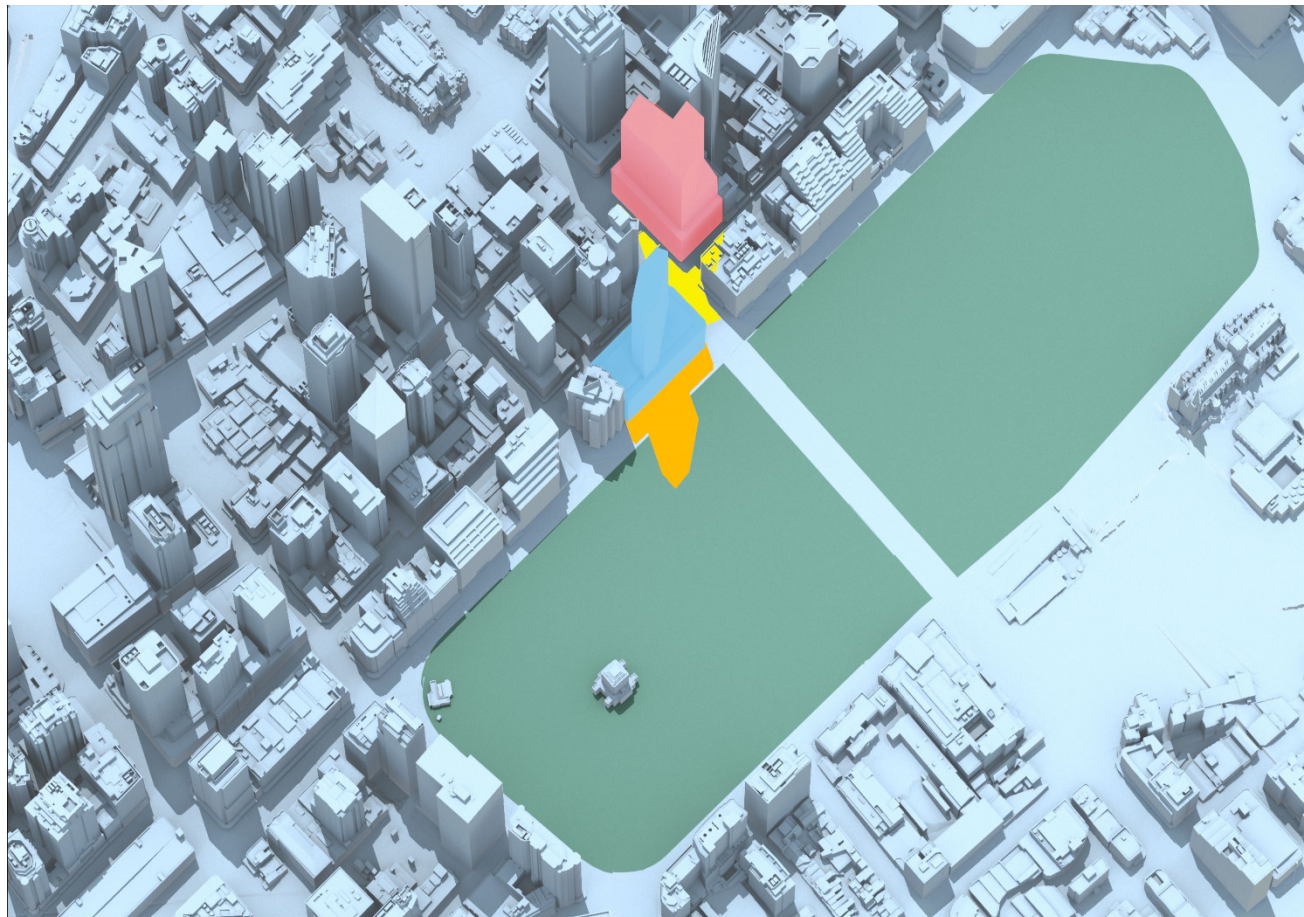


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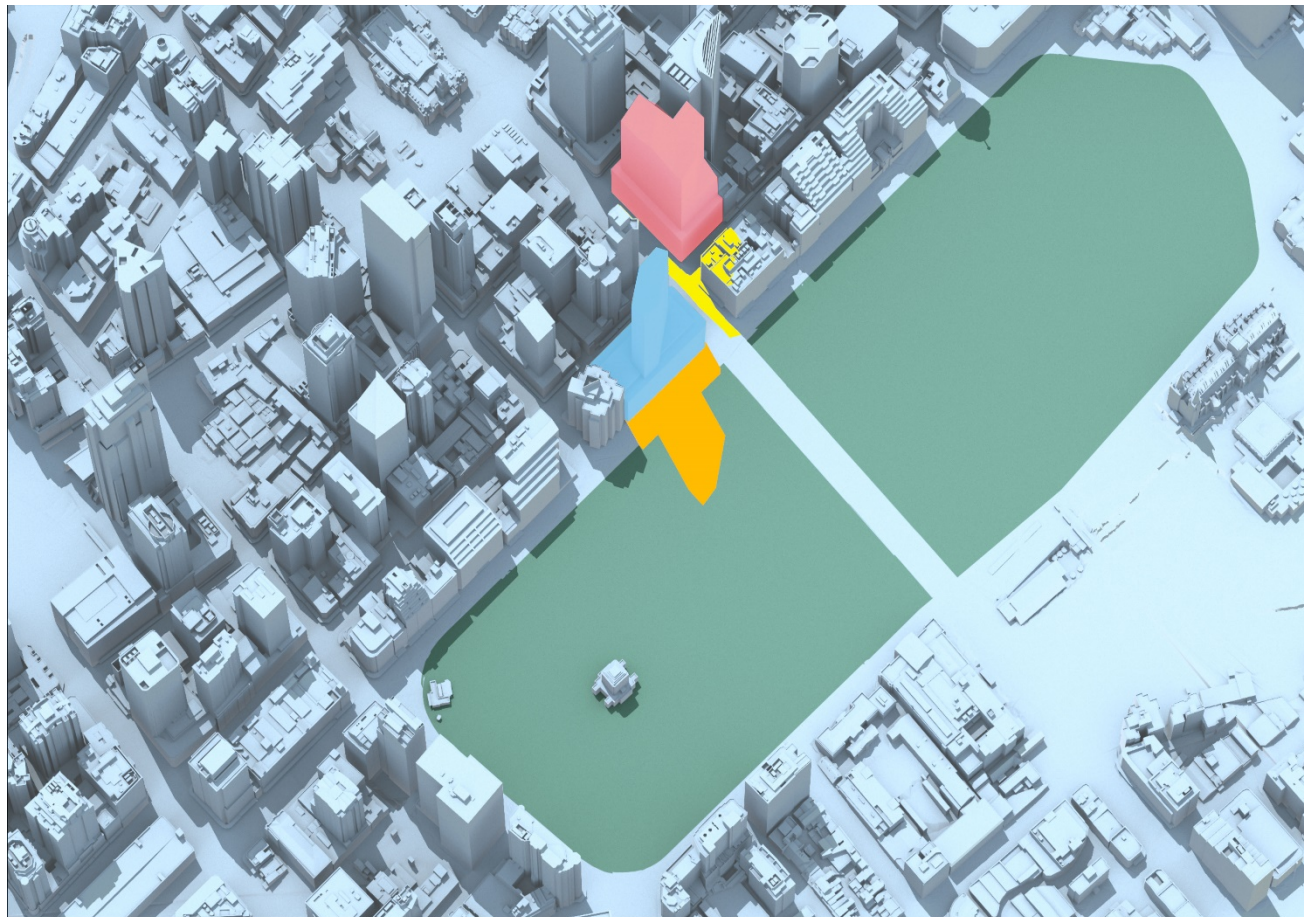


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Pitt Street North OSD Shadow Study

January 21

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Pitt Street North OSD Shadow Study

February 21

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Pitt Street North OSD Shadow Study

February 21

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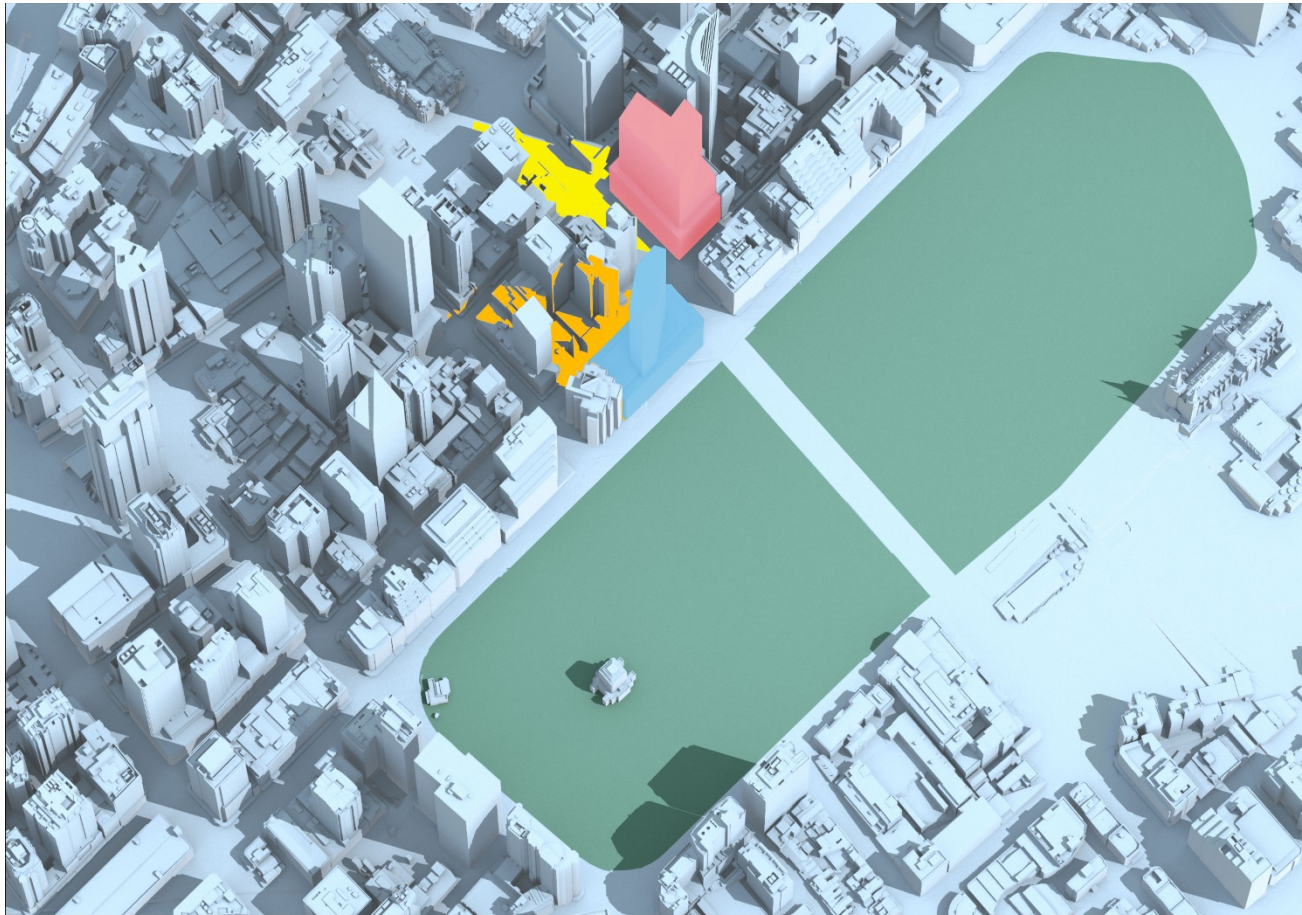


Pitt Street North OSD Shadow Study

February 21

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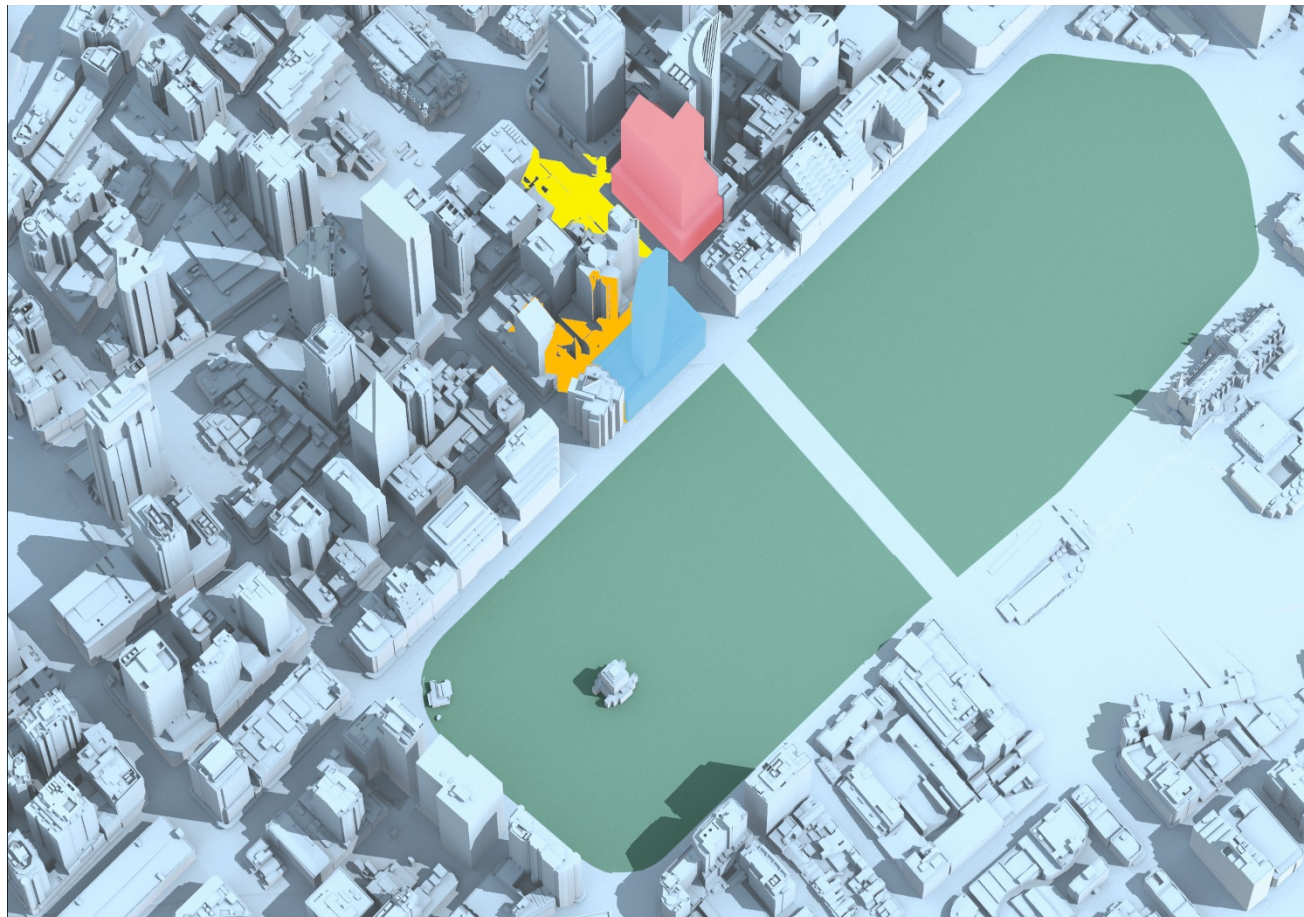


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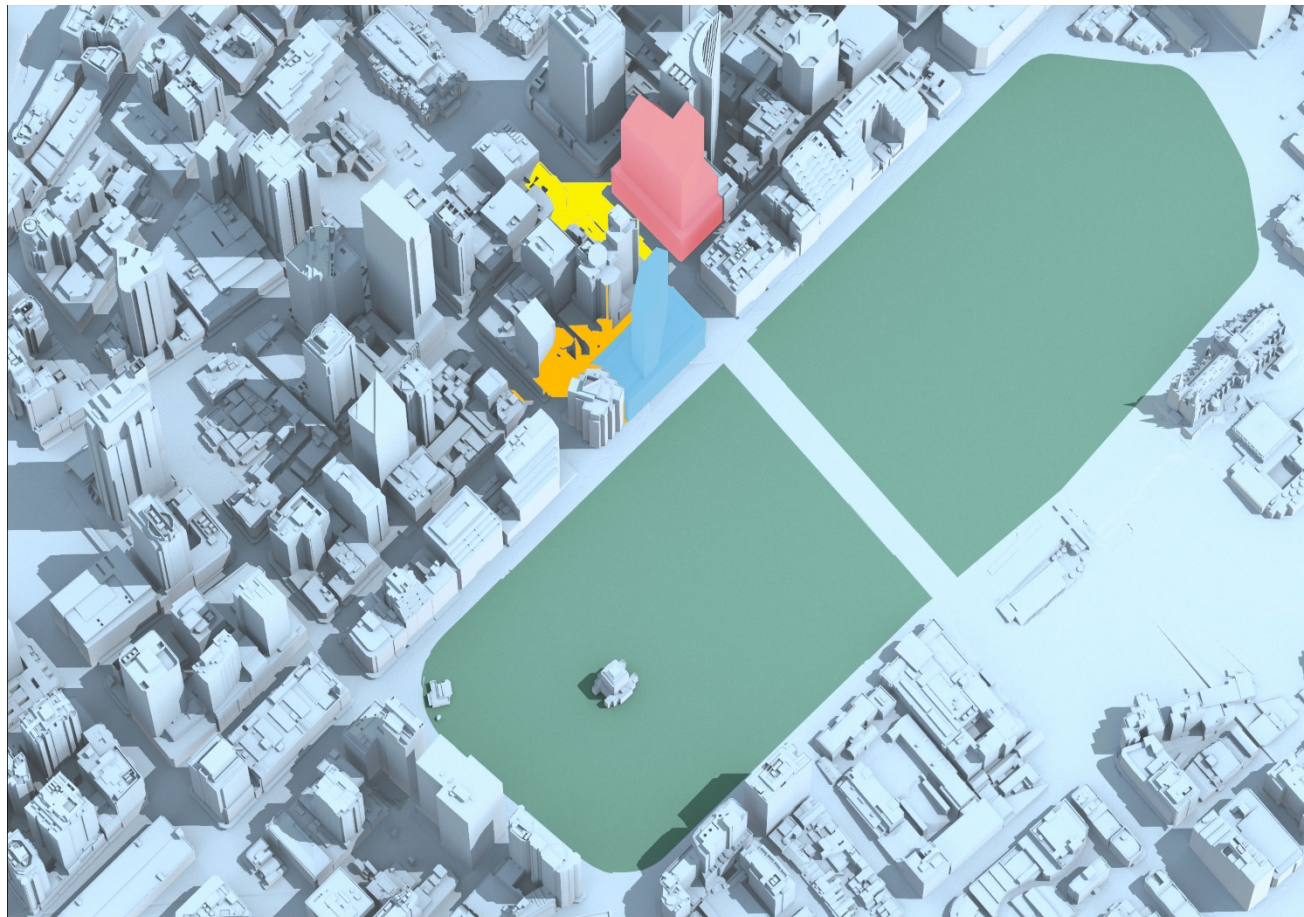


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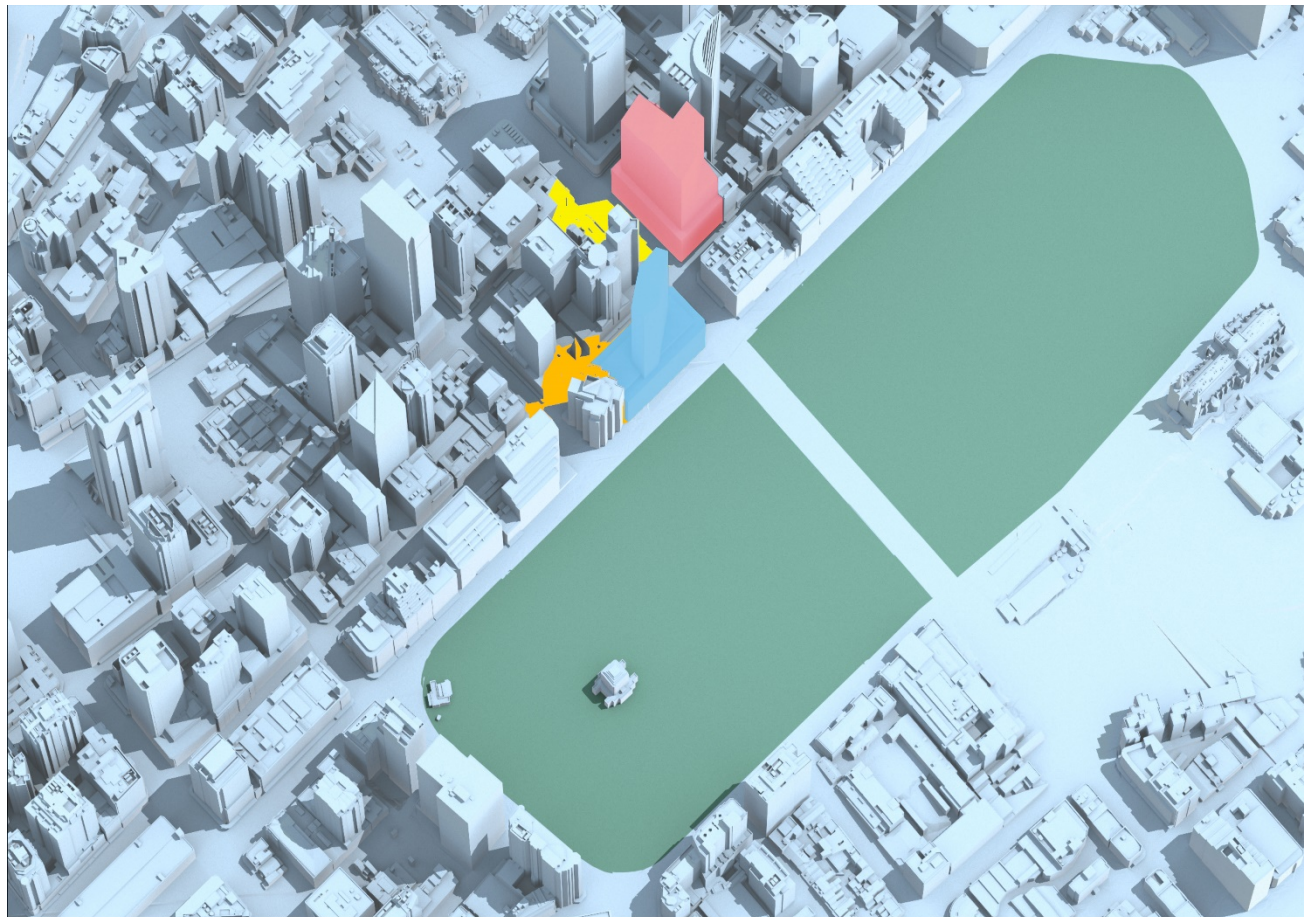


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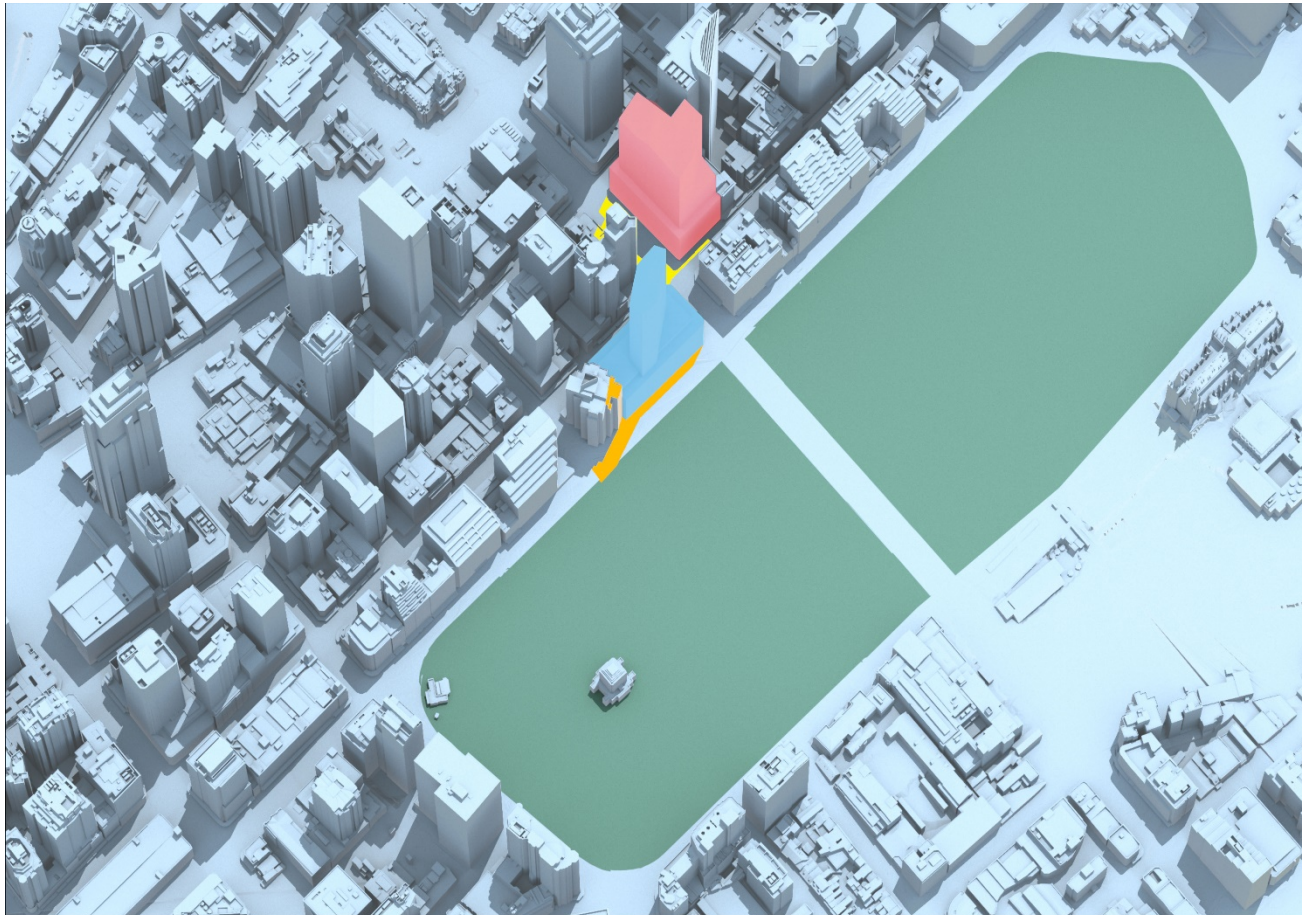


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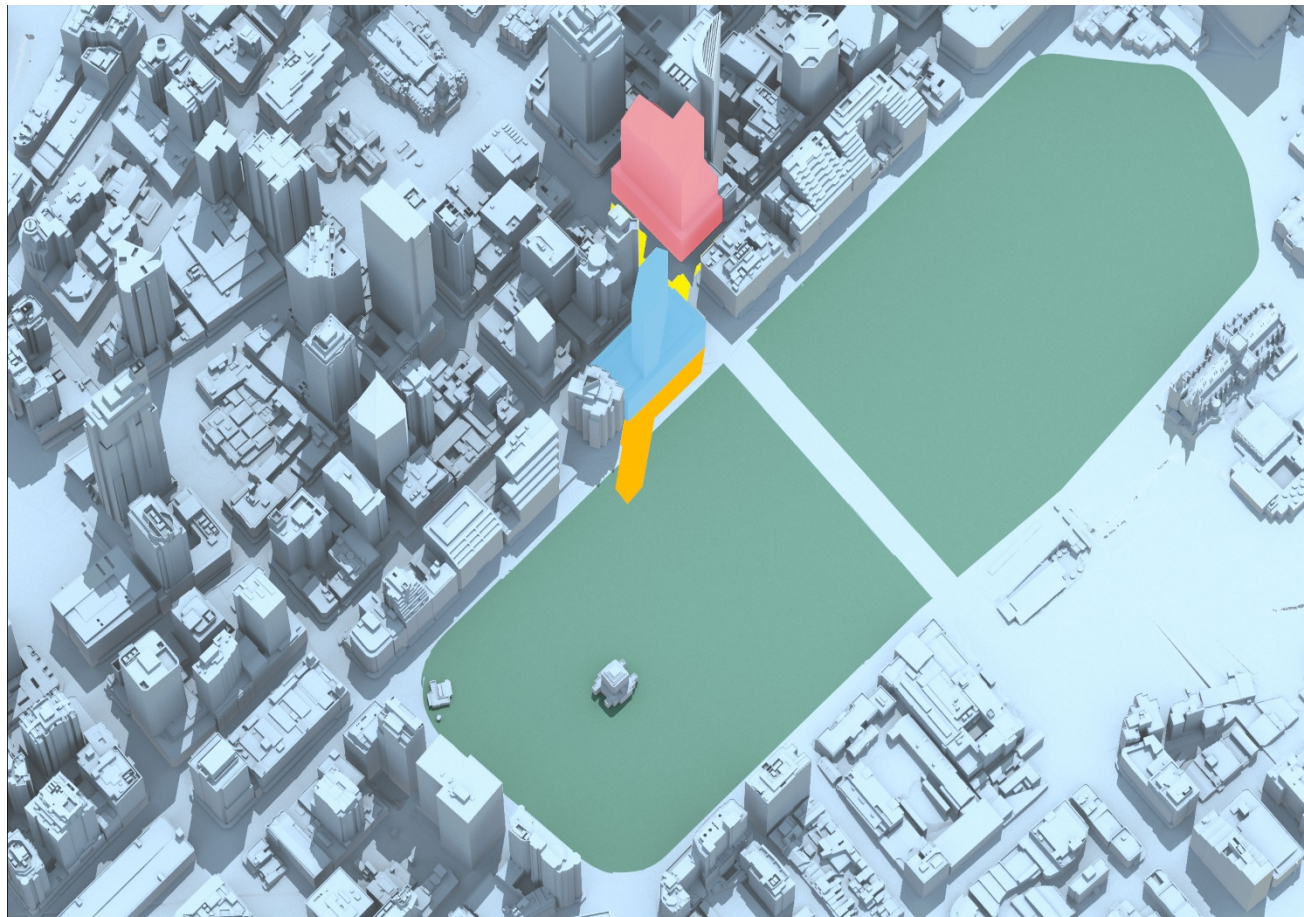


Pitt Street North OSD Shadow Study

February 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

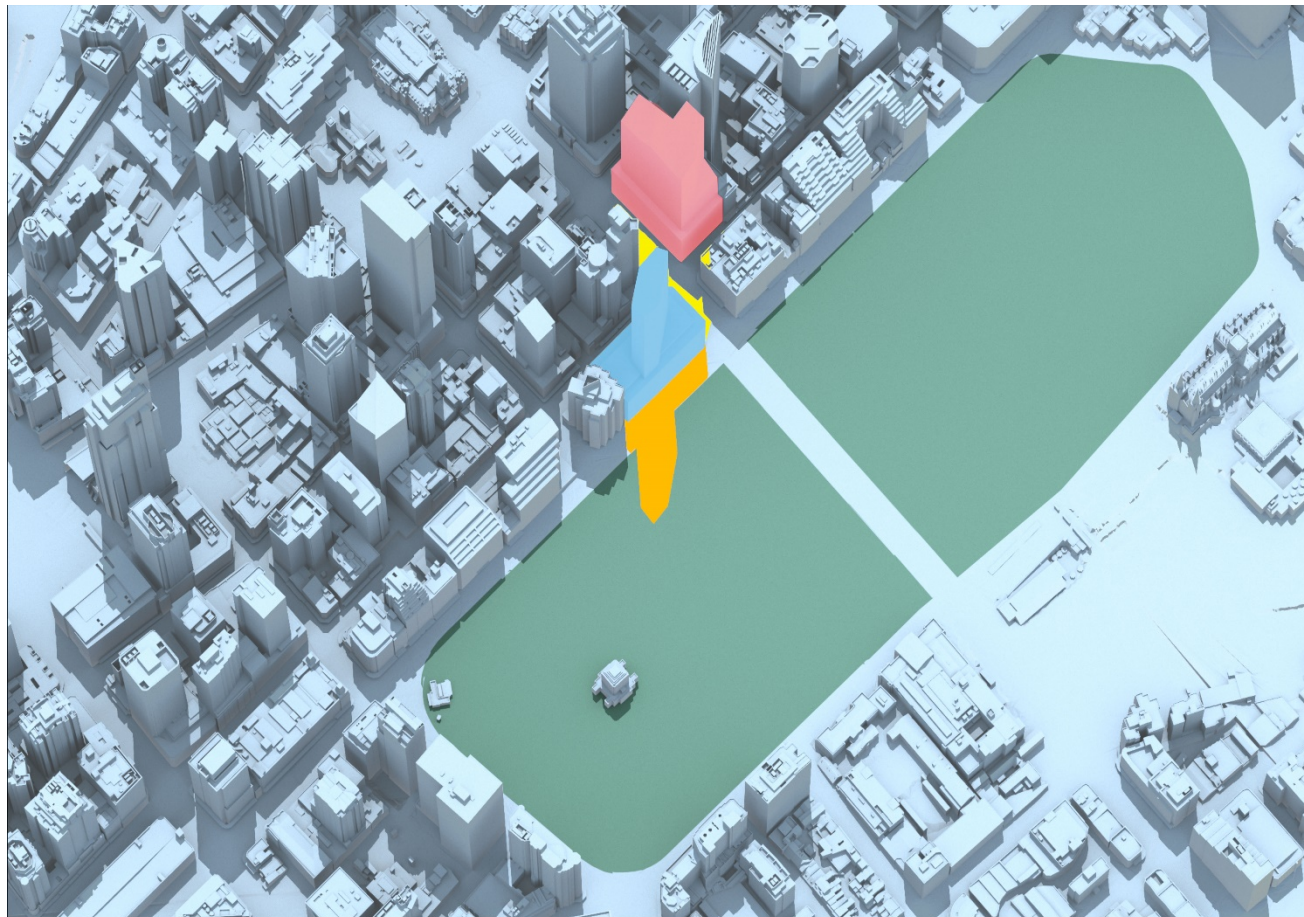


Pitt Street North OSD Shadow Study

February 21

14:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

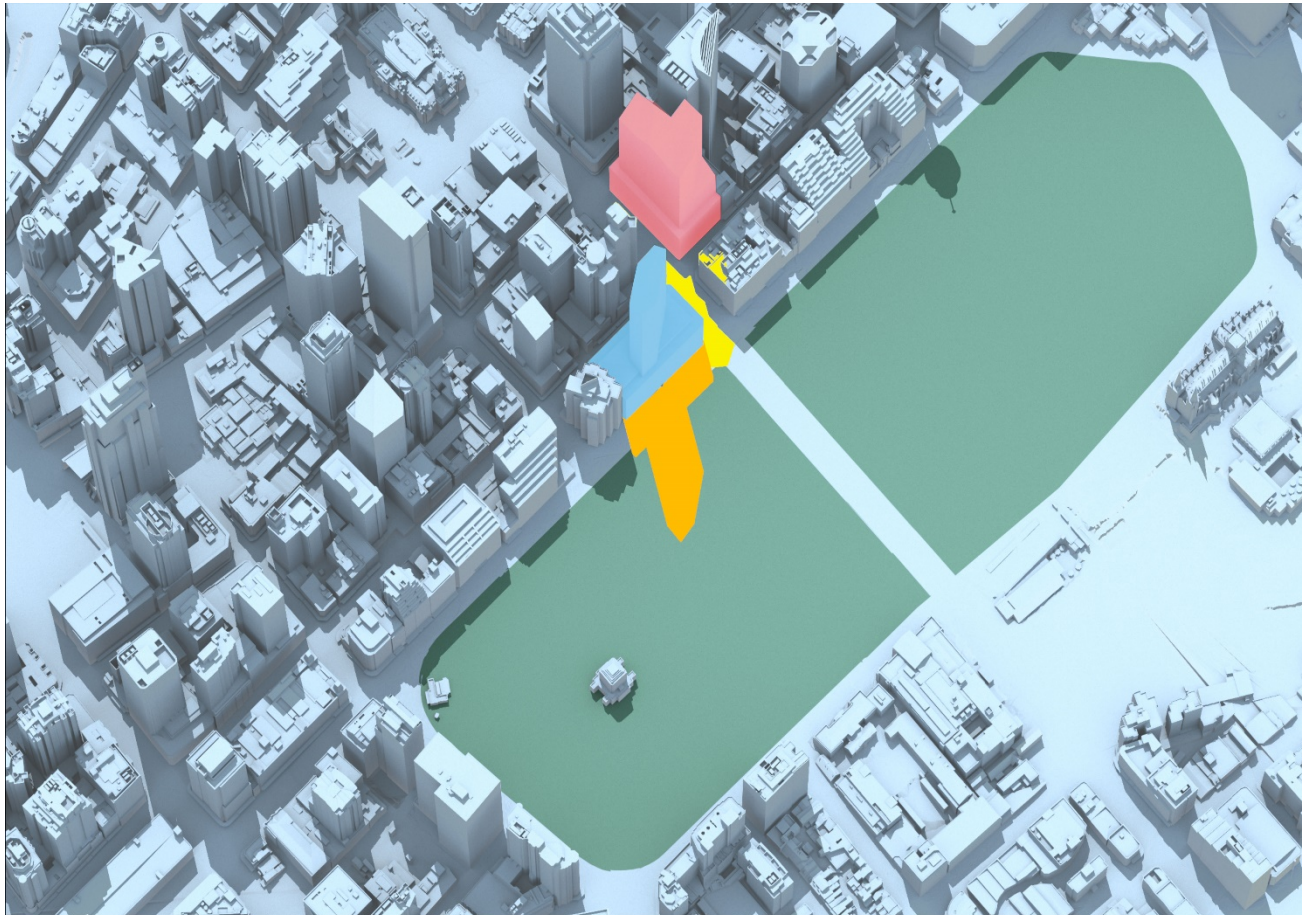


Pitt Street North OSD Shadow Study

February 21

14:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

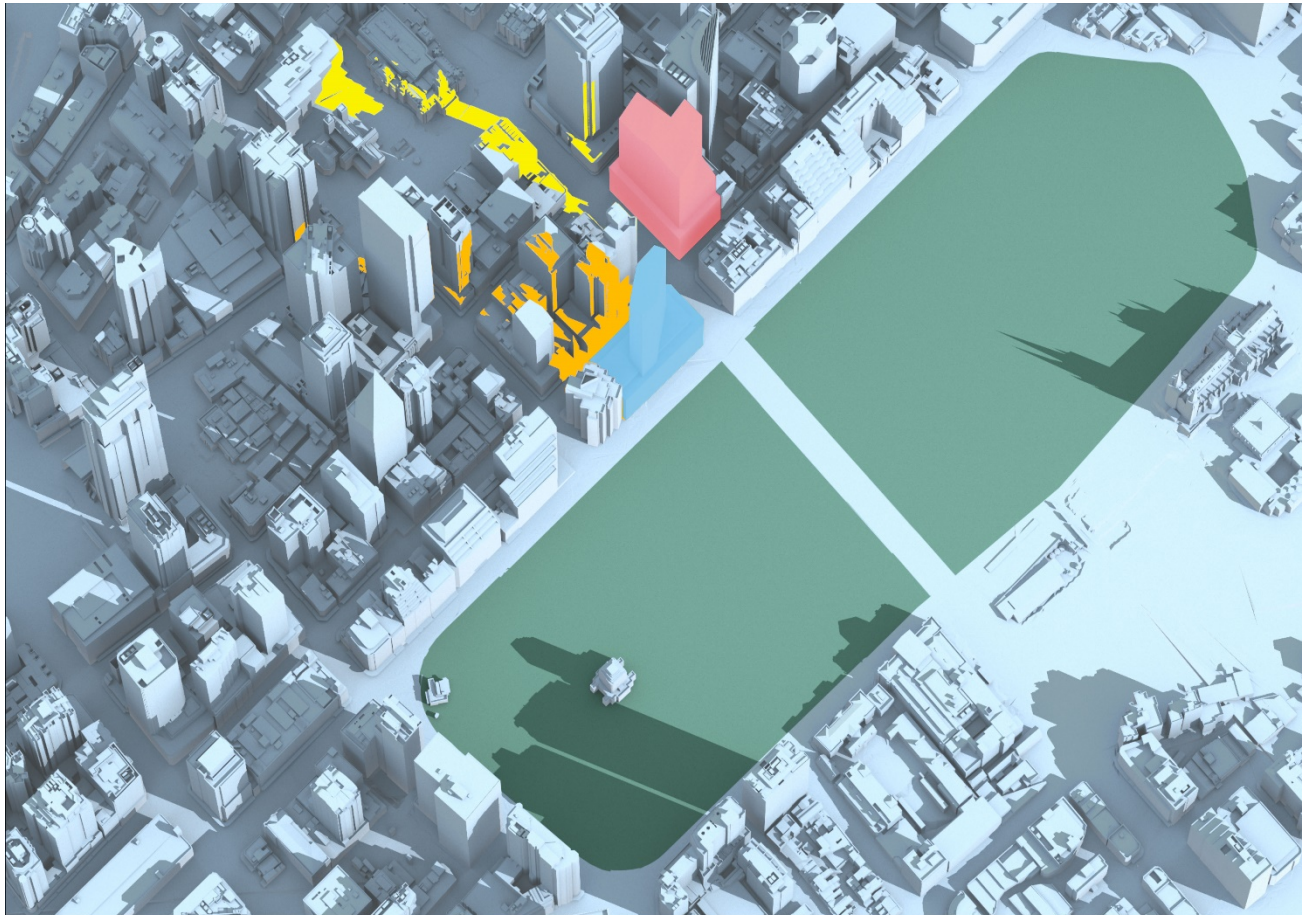


Pitt Street North OSD Shadow Study

February 21

15:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

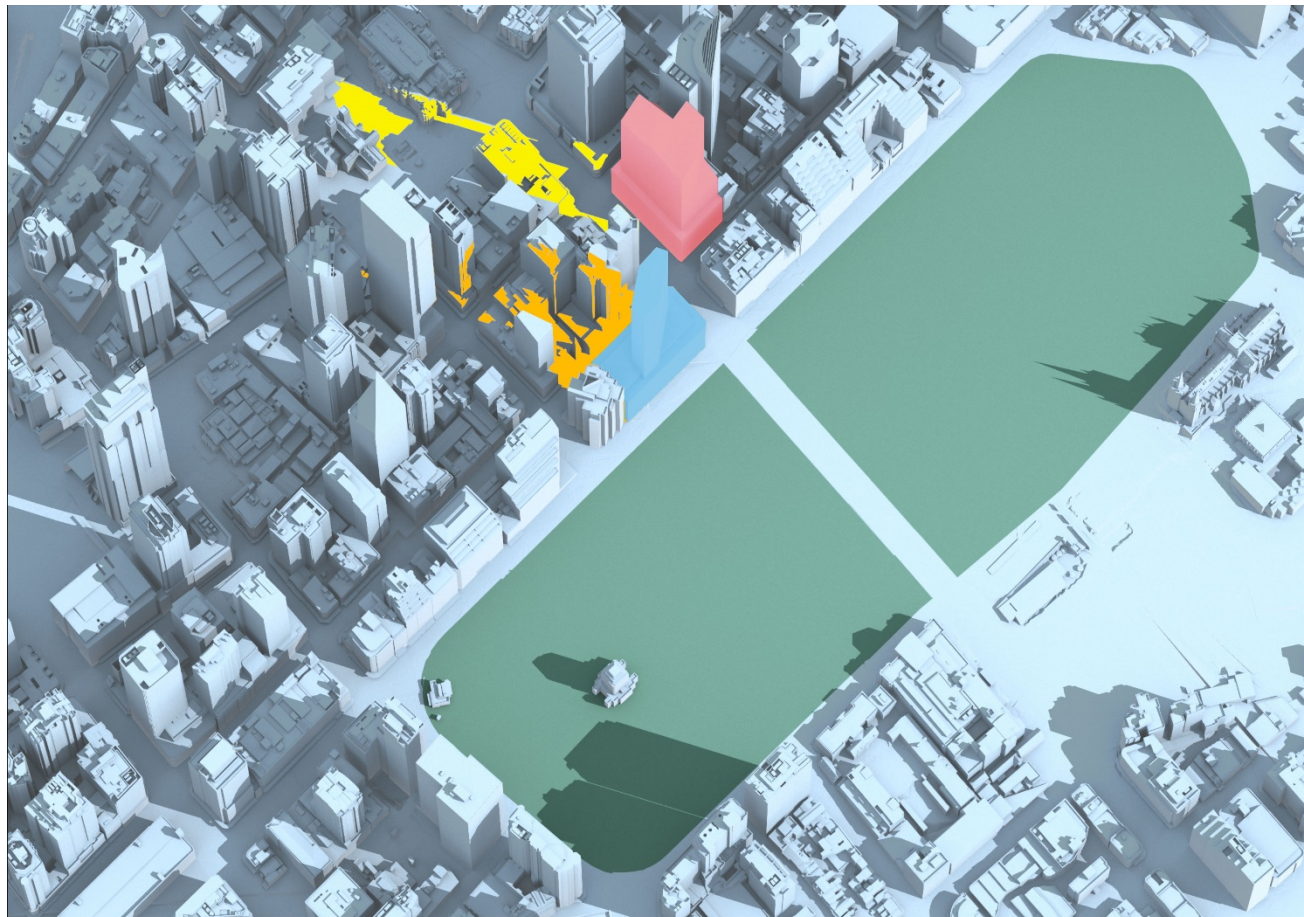


Pitt Street North OSD Shadow Study

March 21

9:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

March 21

9:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

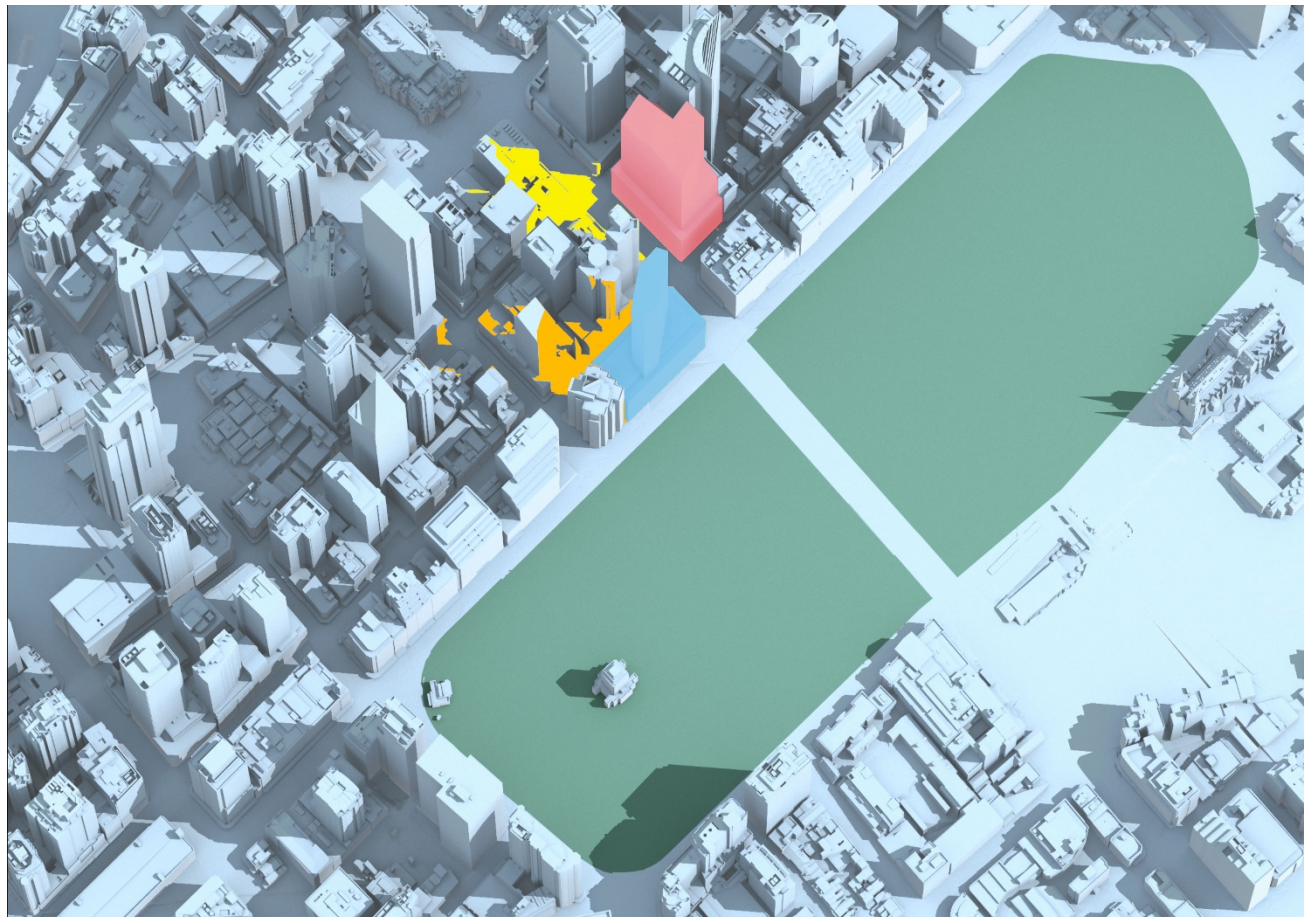


Pitt Street North OSD Shadow Study

March 21

10:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

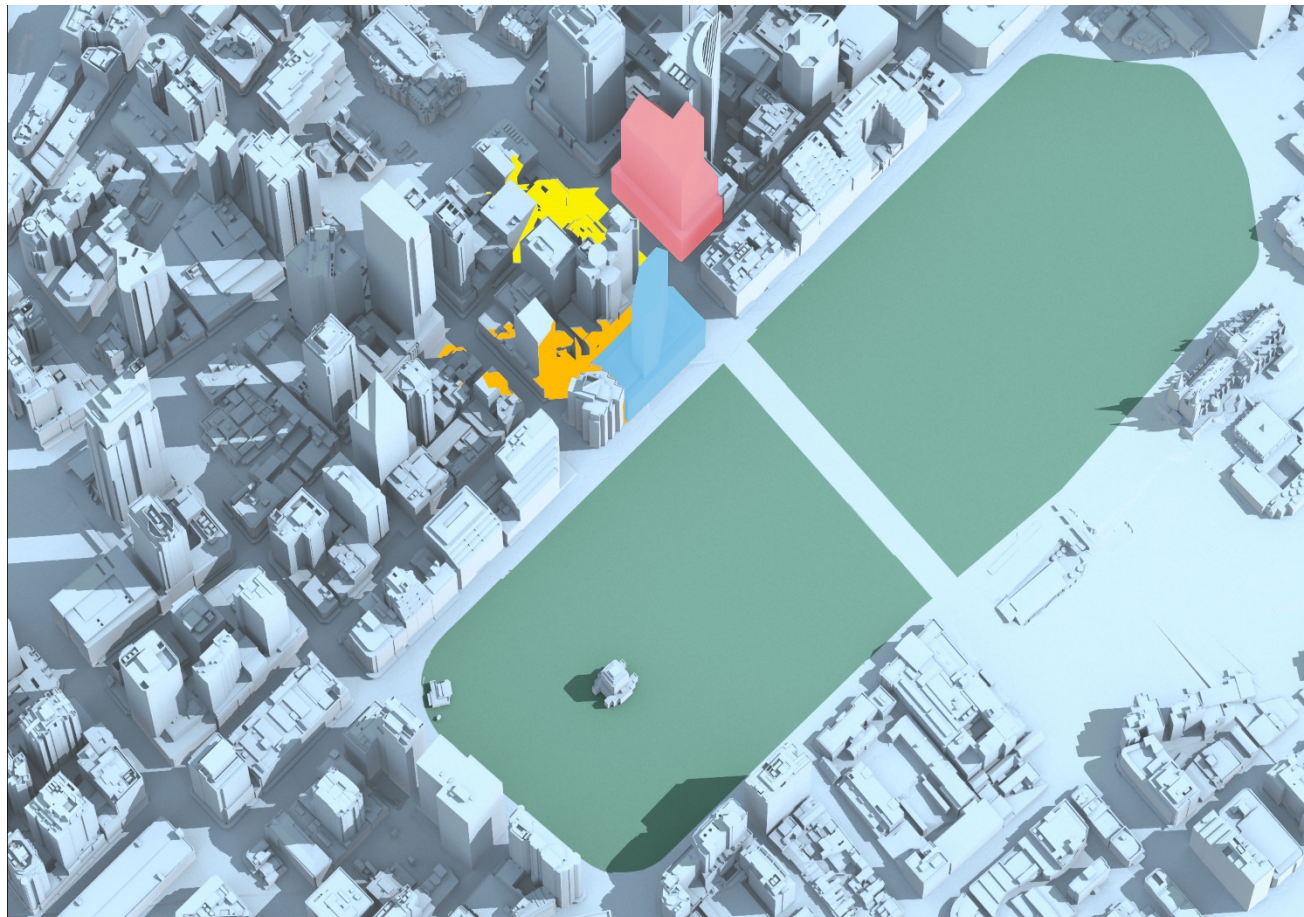


Pitt Street North OSD Shadow Study

March 21

10:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

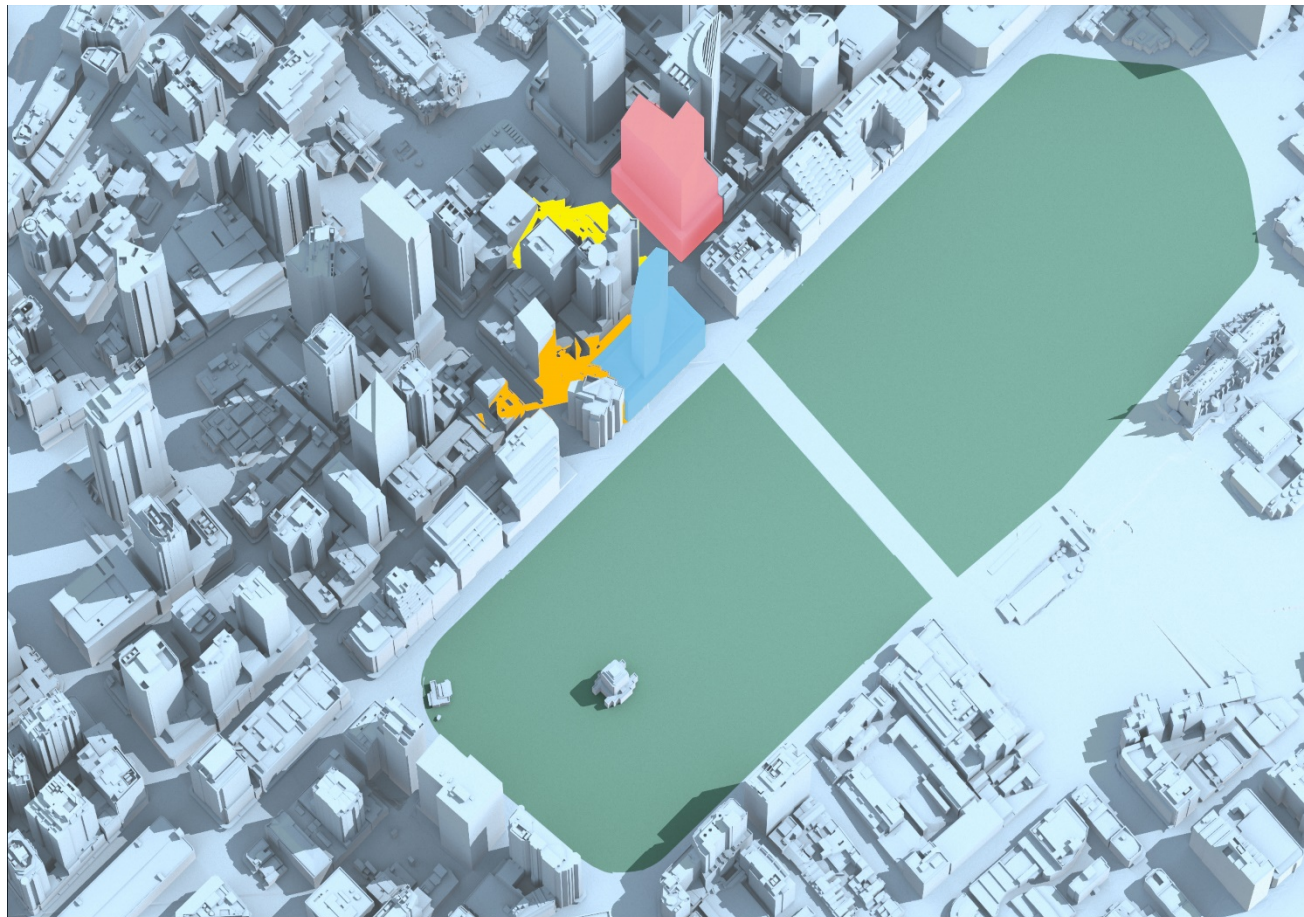


Pitt Street North OSD Shadow Study

March 21

11:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

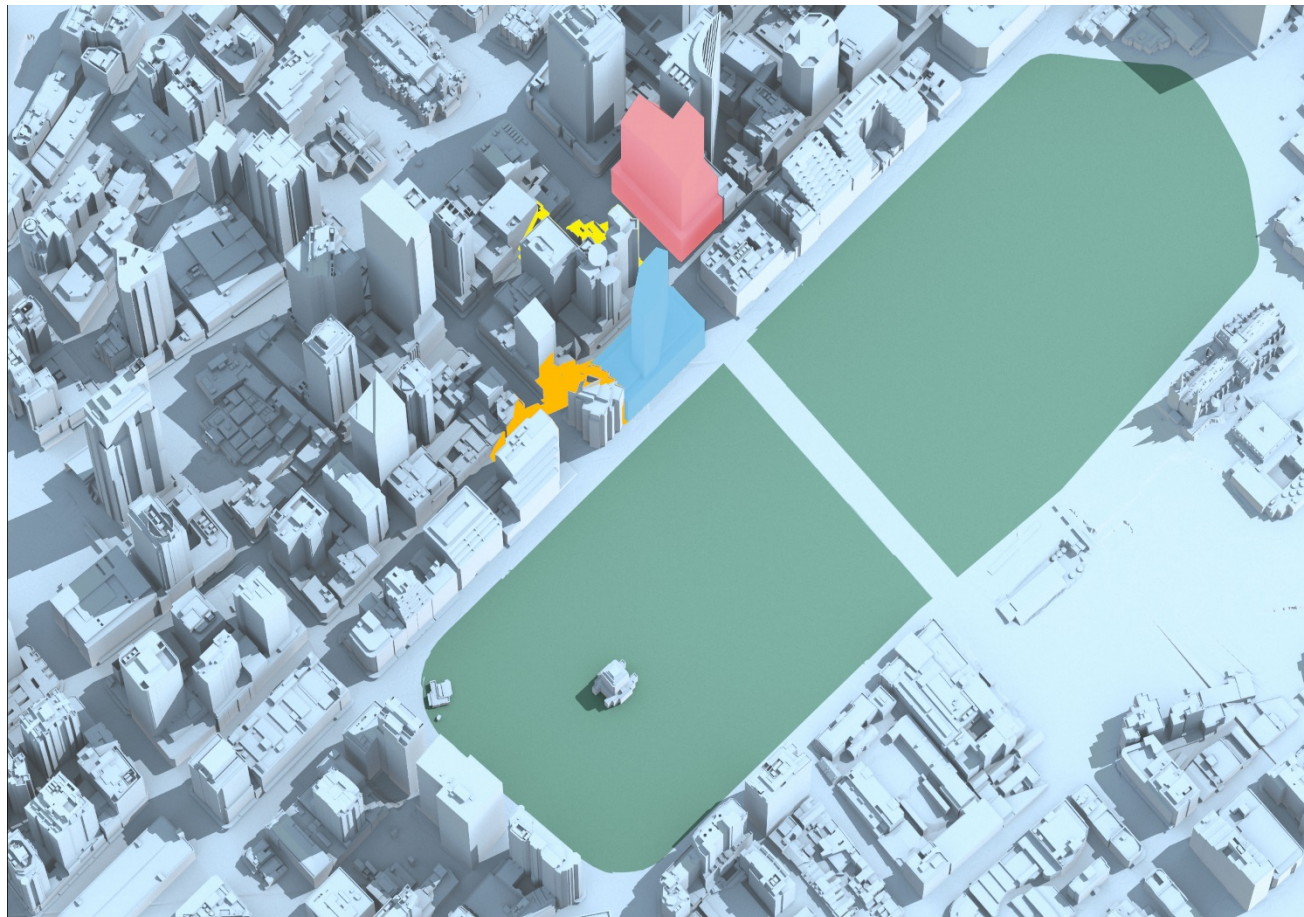


Pitt Street North OSD Shadow Study

March 21

11:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

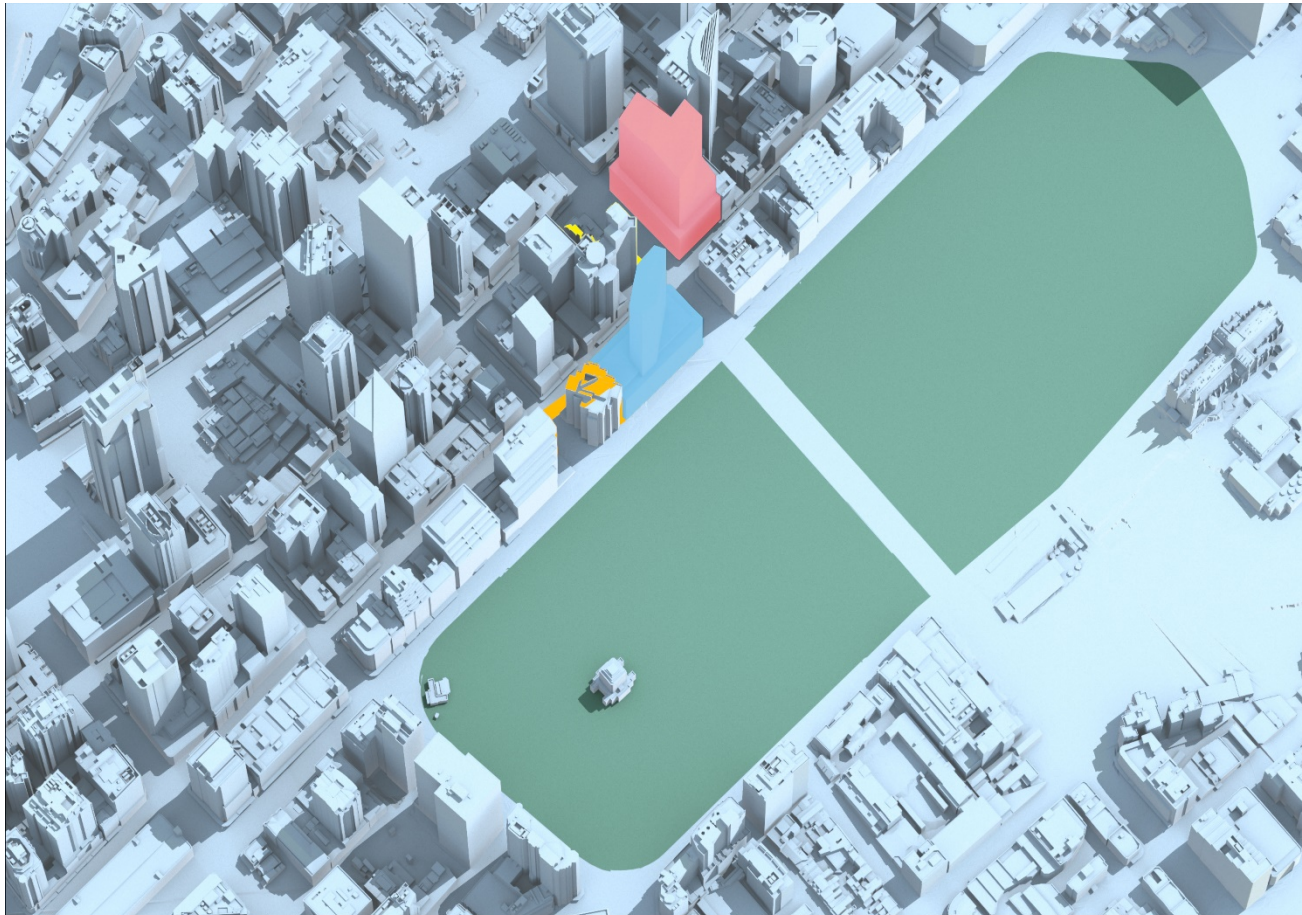


Pitt Street North OSD Shadow Study

March 21

12:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

March 21

12:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

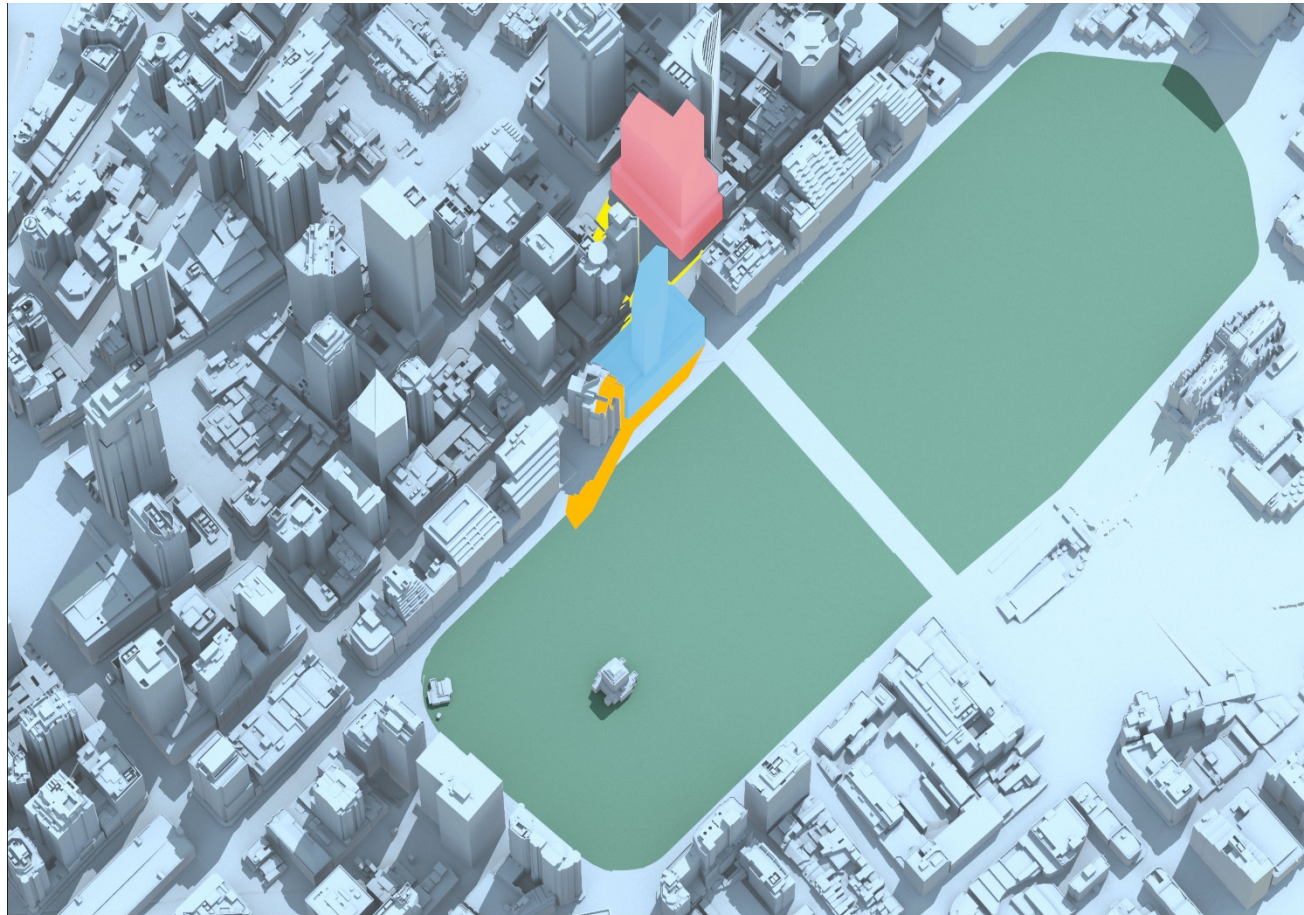


Pitt Street North OSD Shadow Study

March 21

13:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

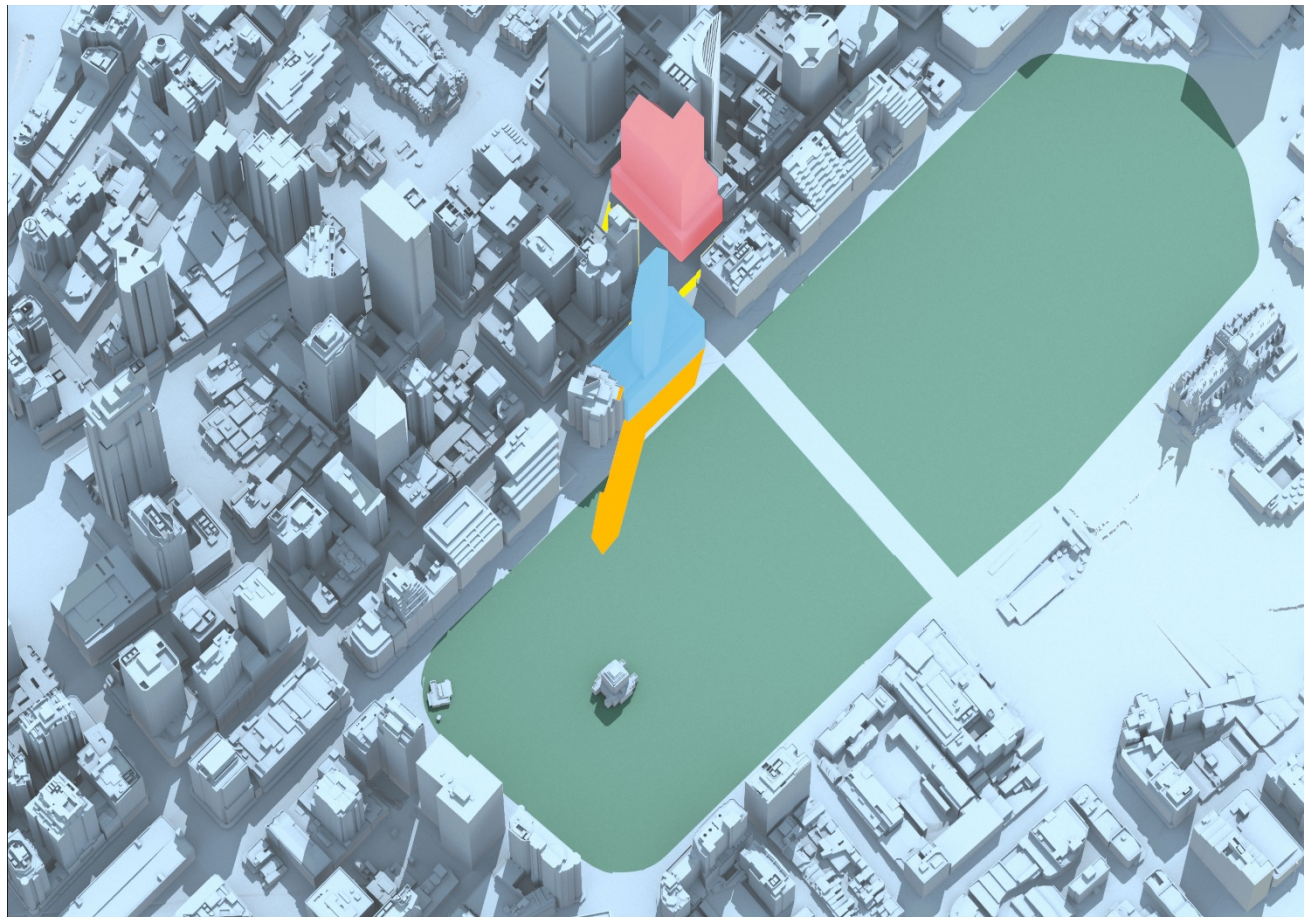


Pitt Street North OSD Shadow Study

March 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

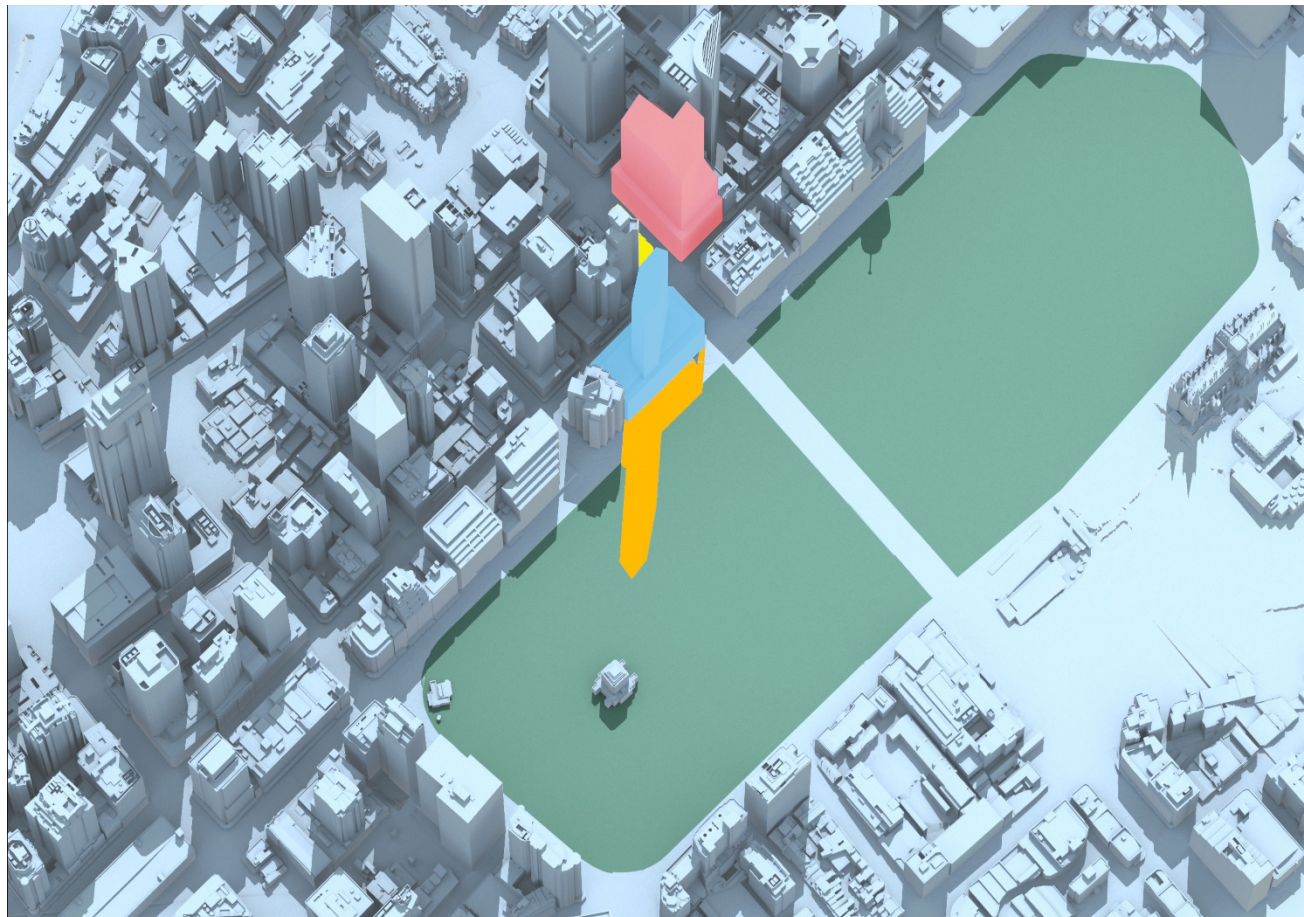


Pitt Street North OSD Shadow Study

March 21

14:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

March 21

14:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

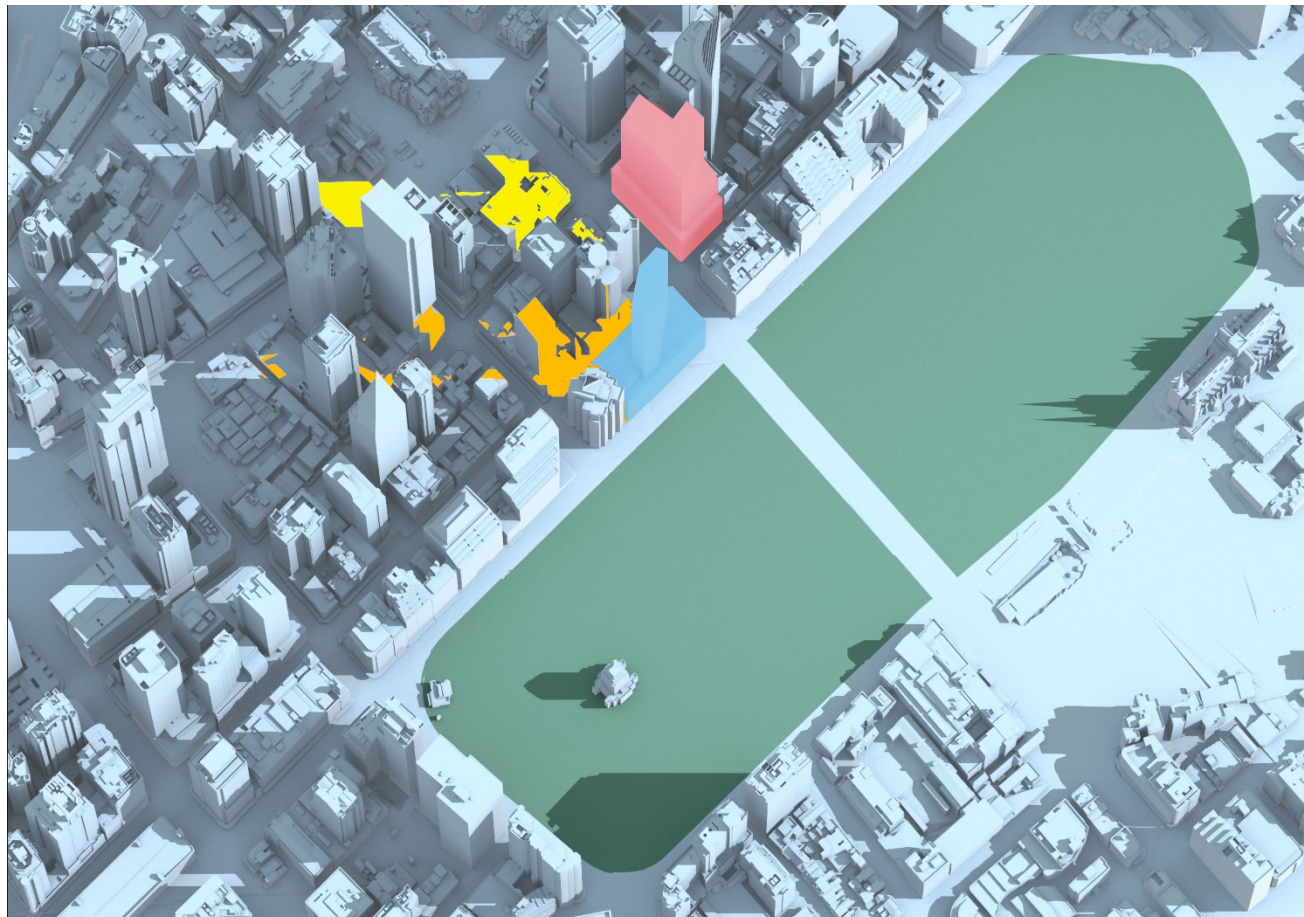


Pitt Street North OSD Shadow Study

March 21

15:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

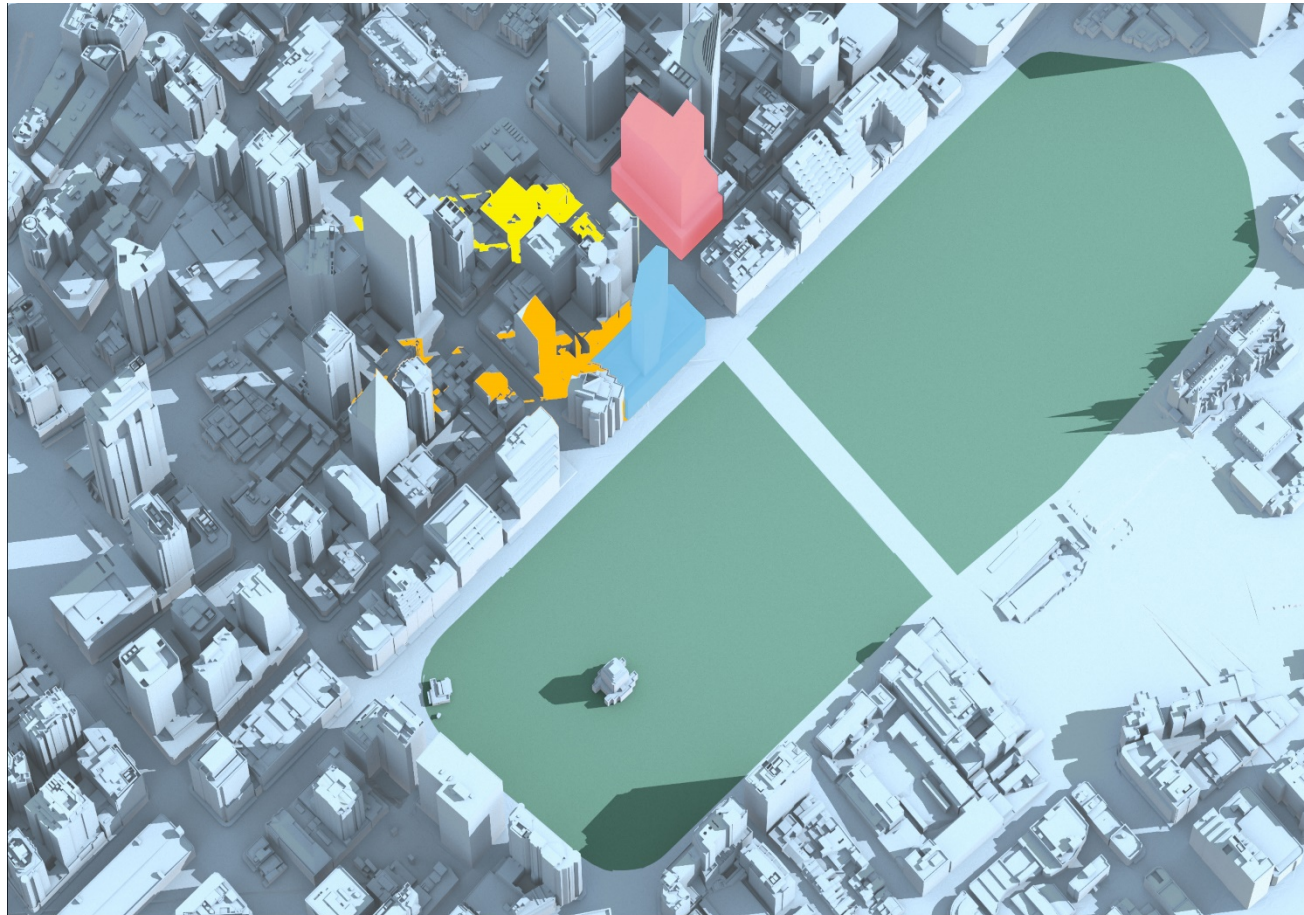


Pitt Street North OSD Shadow Study

April 21

9:00AM

█ Pitt Street North OSD Envelope	█ 201 Elizabeth Street Envelope	█ Hyde Park
█ Additional Shadow cast by Pitt Street North OSD Envelope	█ Additional Shadow cast by 201 Elizabeth Street Envelope	█ Shadow cast by existing City of Sydney buildings

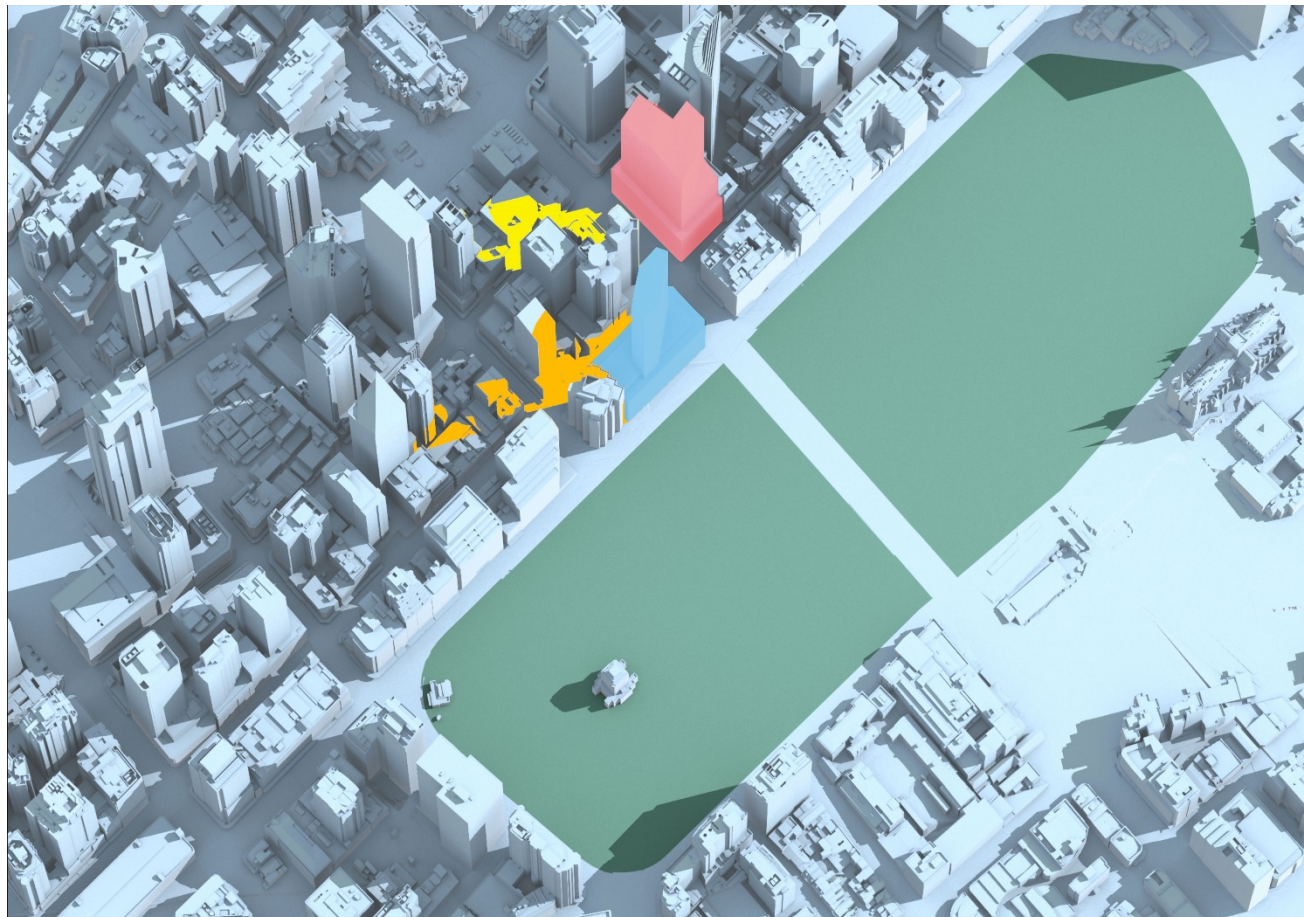


Pitt Street North OSD Shadow Study

April 21

9:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

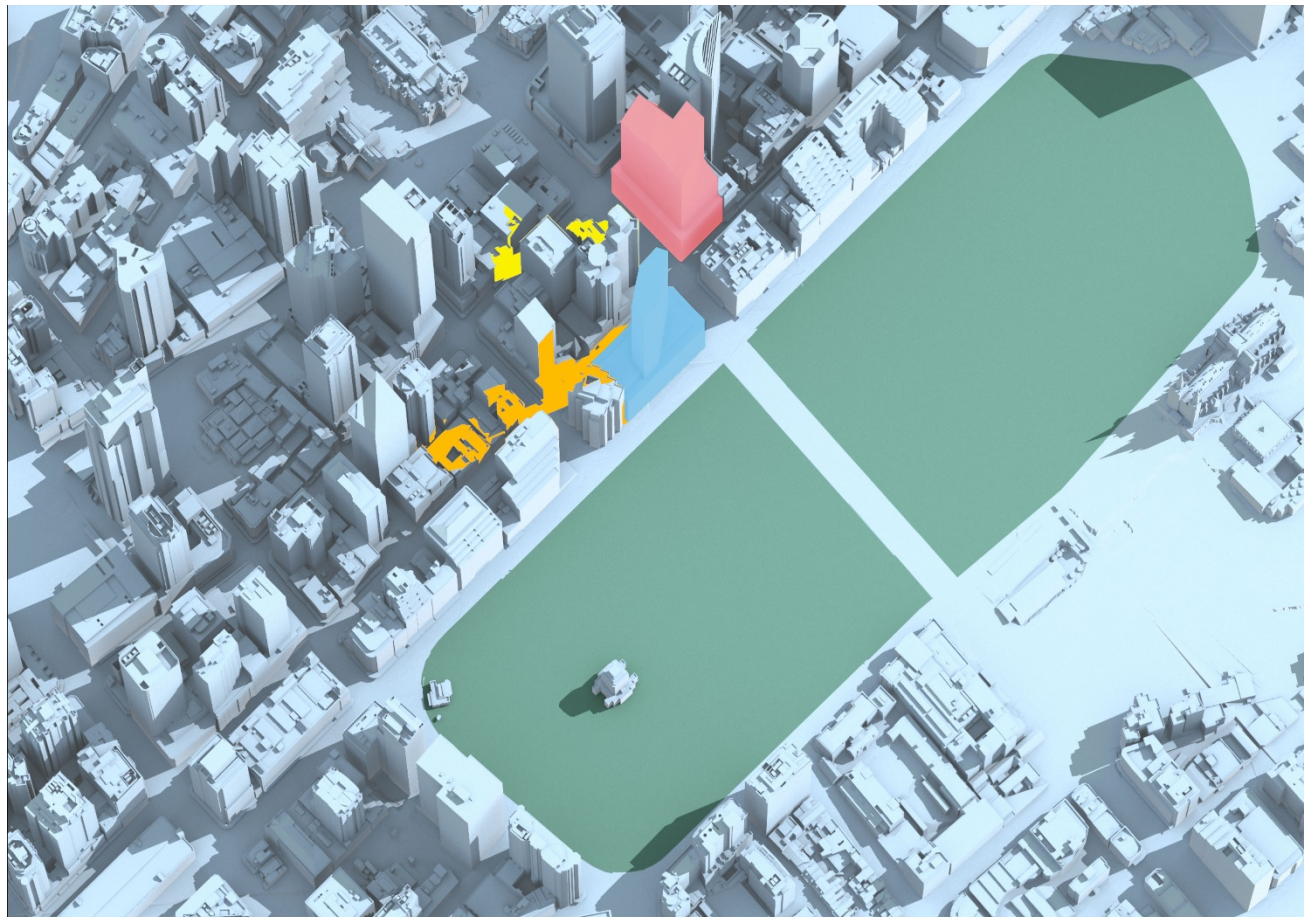


Pitt Street North OSD Shadow Study

April 21

10:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

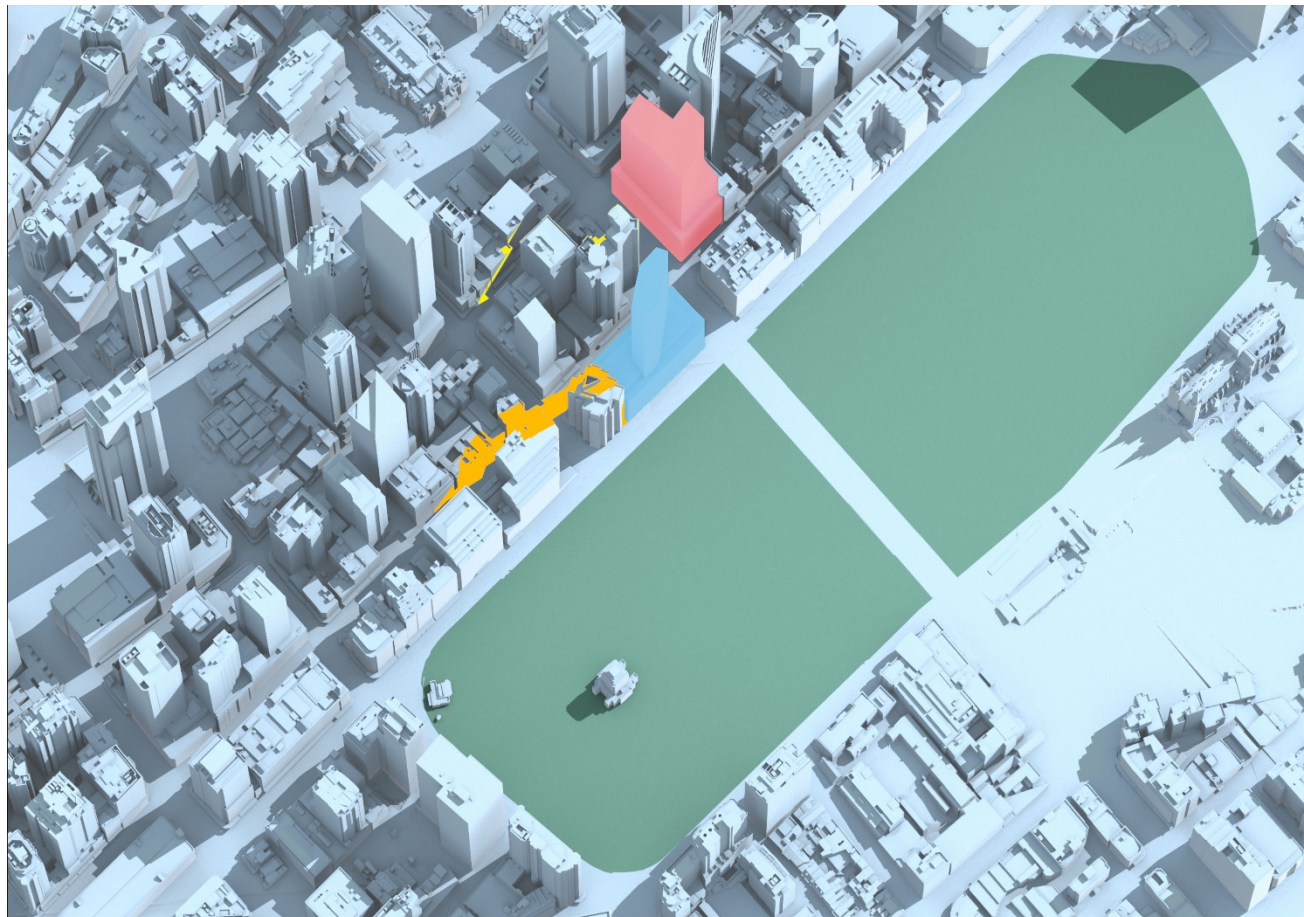


Pitt Street North OSD Shadow Study

April 21

10:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

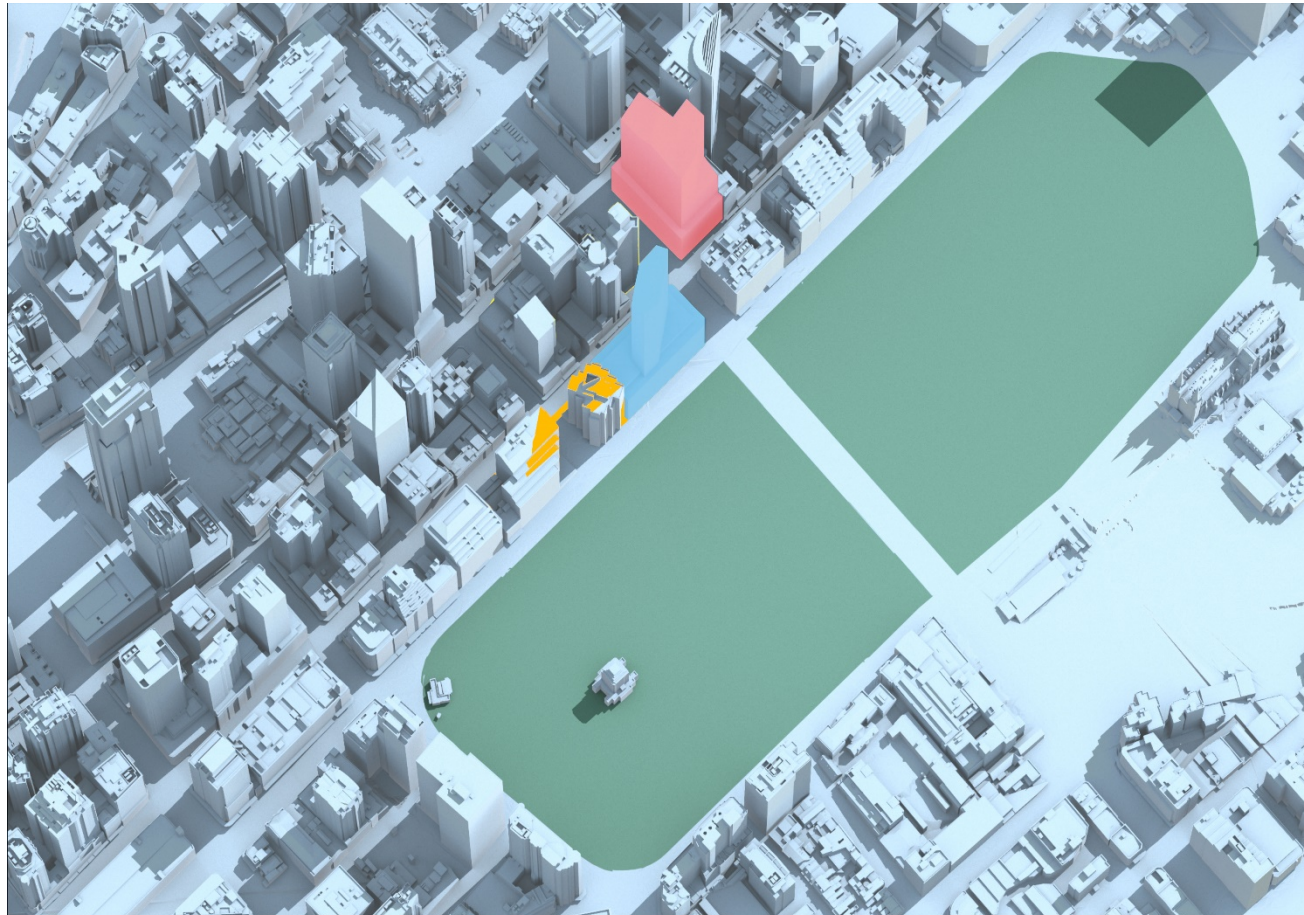


Pitt Street North OSD Shadow Study

April 21

11:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

April 21

11:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

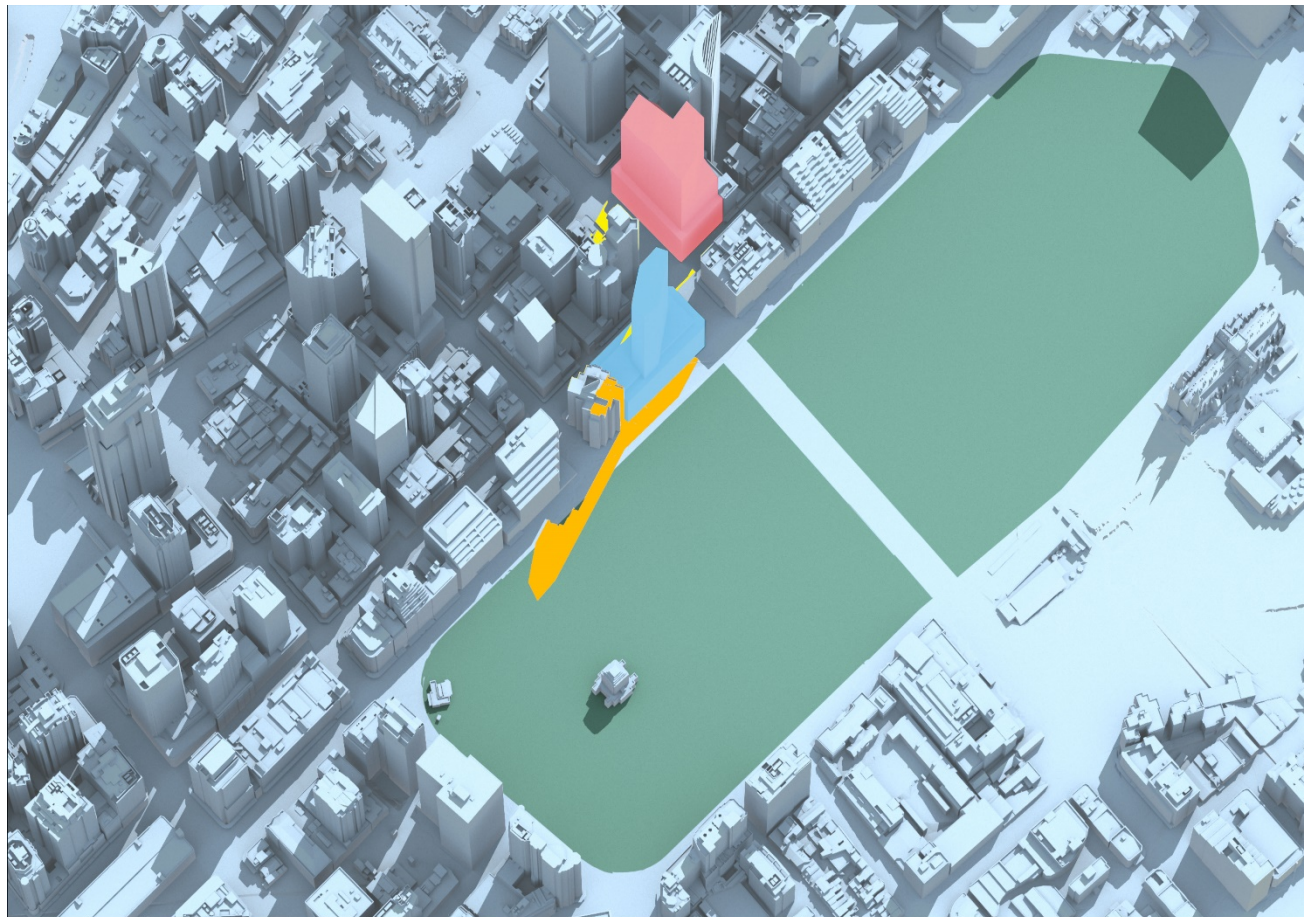


Pitt Street North OSD Shadow Study

April 21

12:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

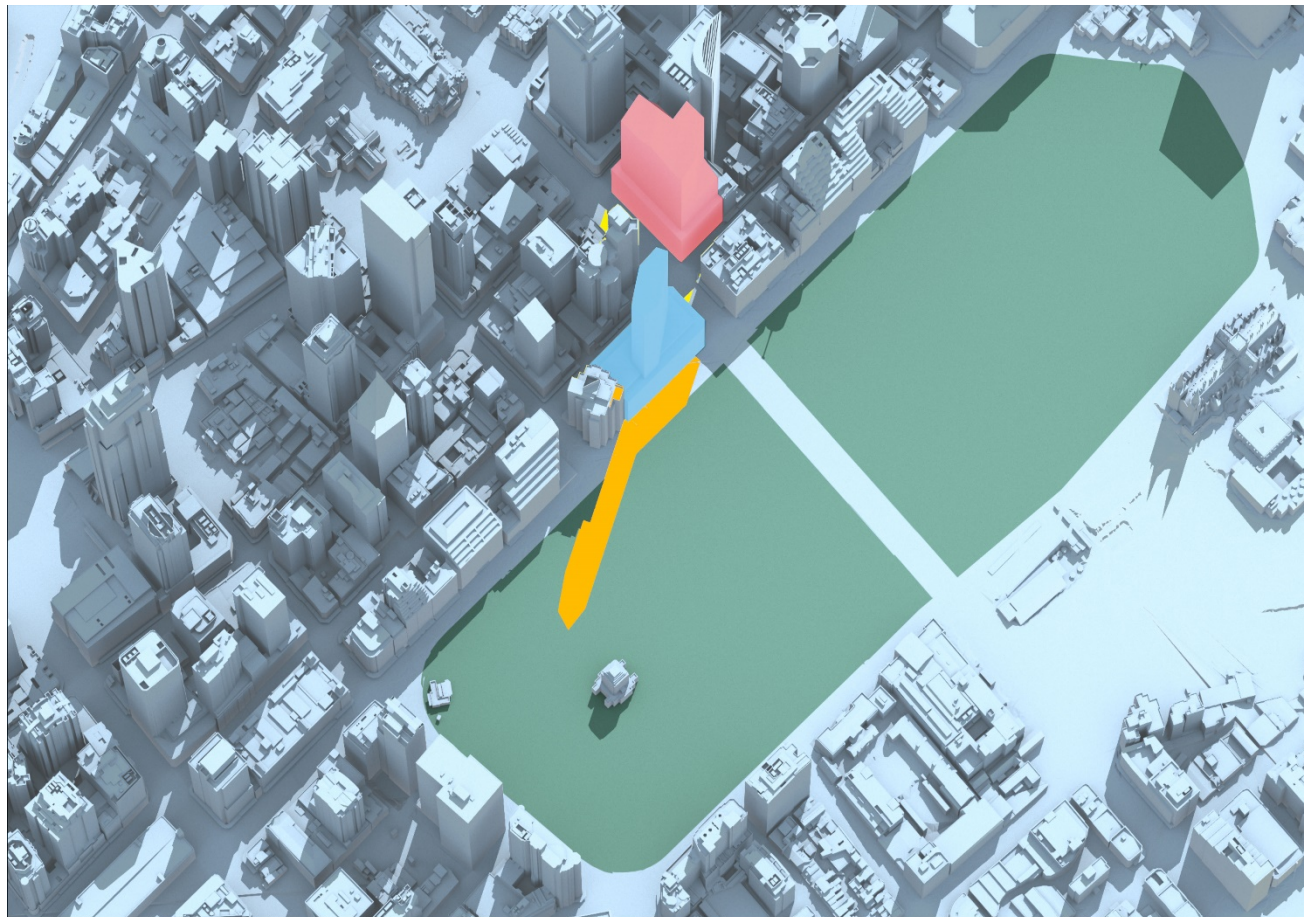


Pitt Street North OSD Shadow Study

April 21

12:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

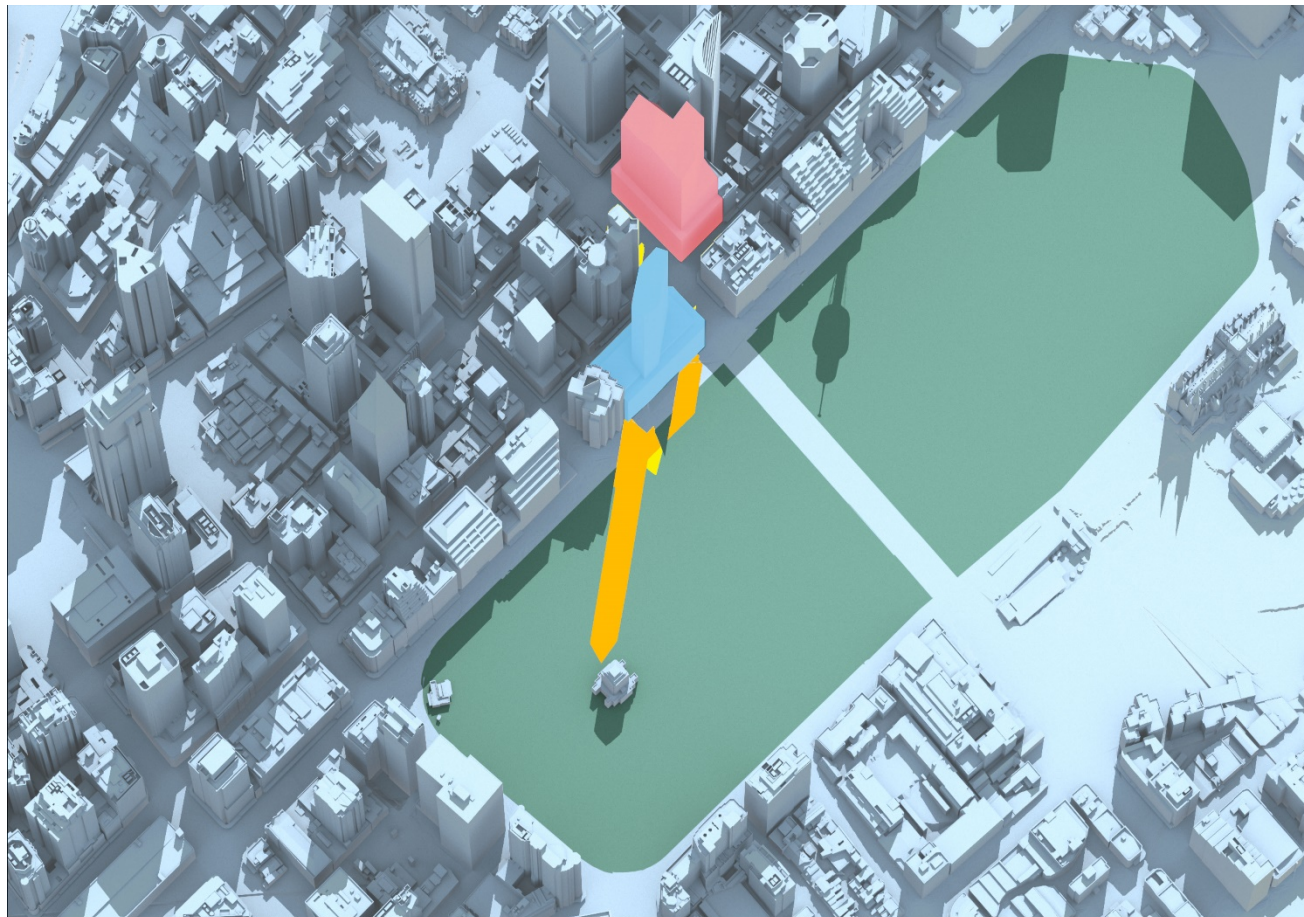


Pitt Street North OSD Shadow Study

April 21

13:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

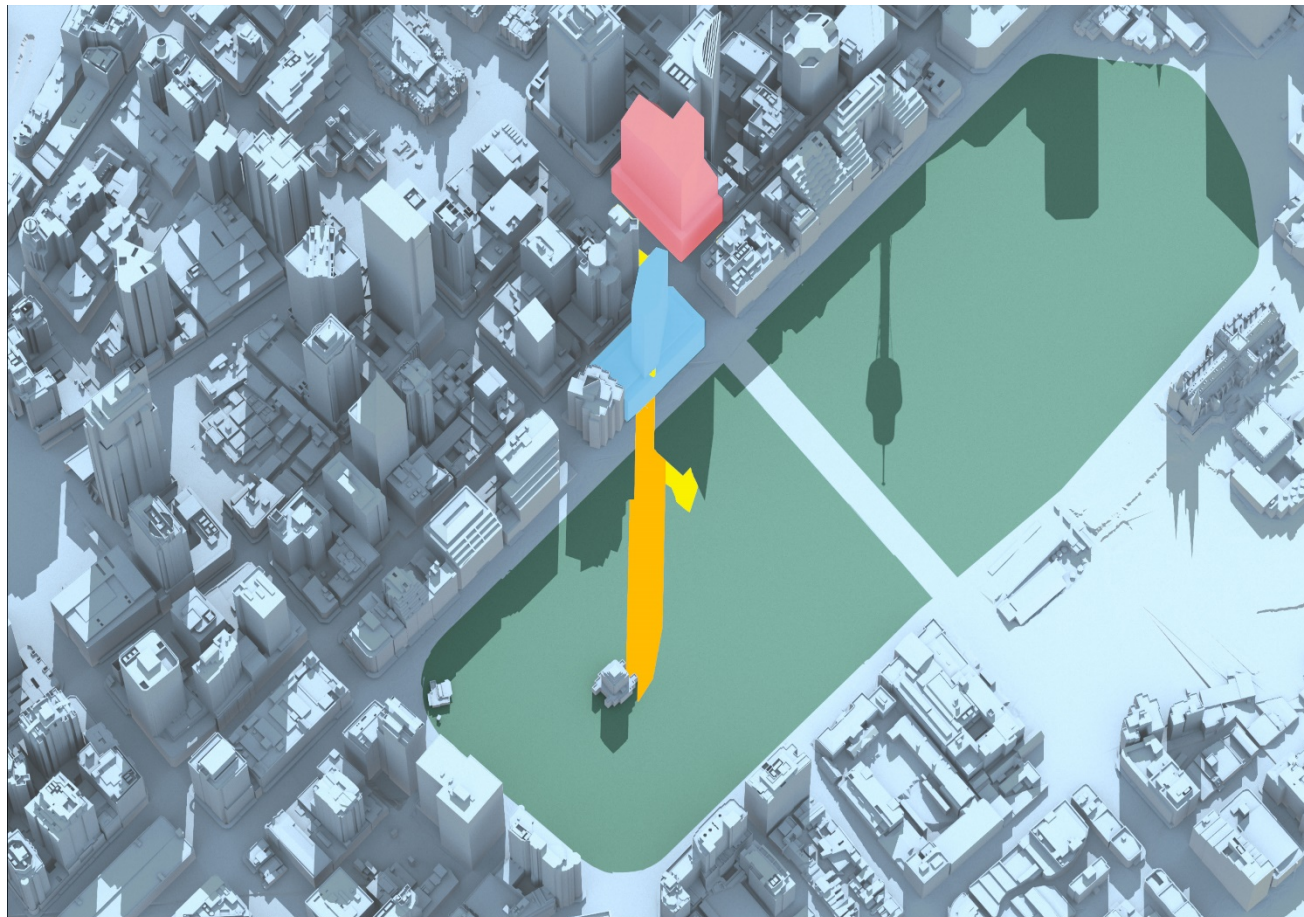


Pitt Street North OSD Shadow Study

April 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

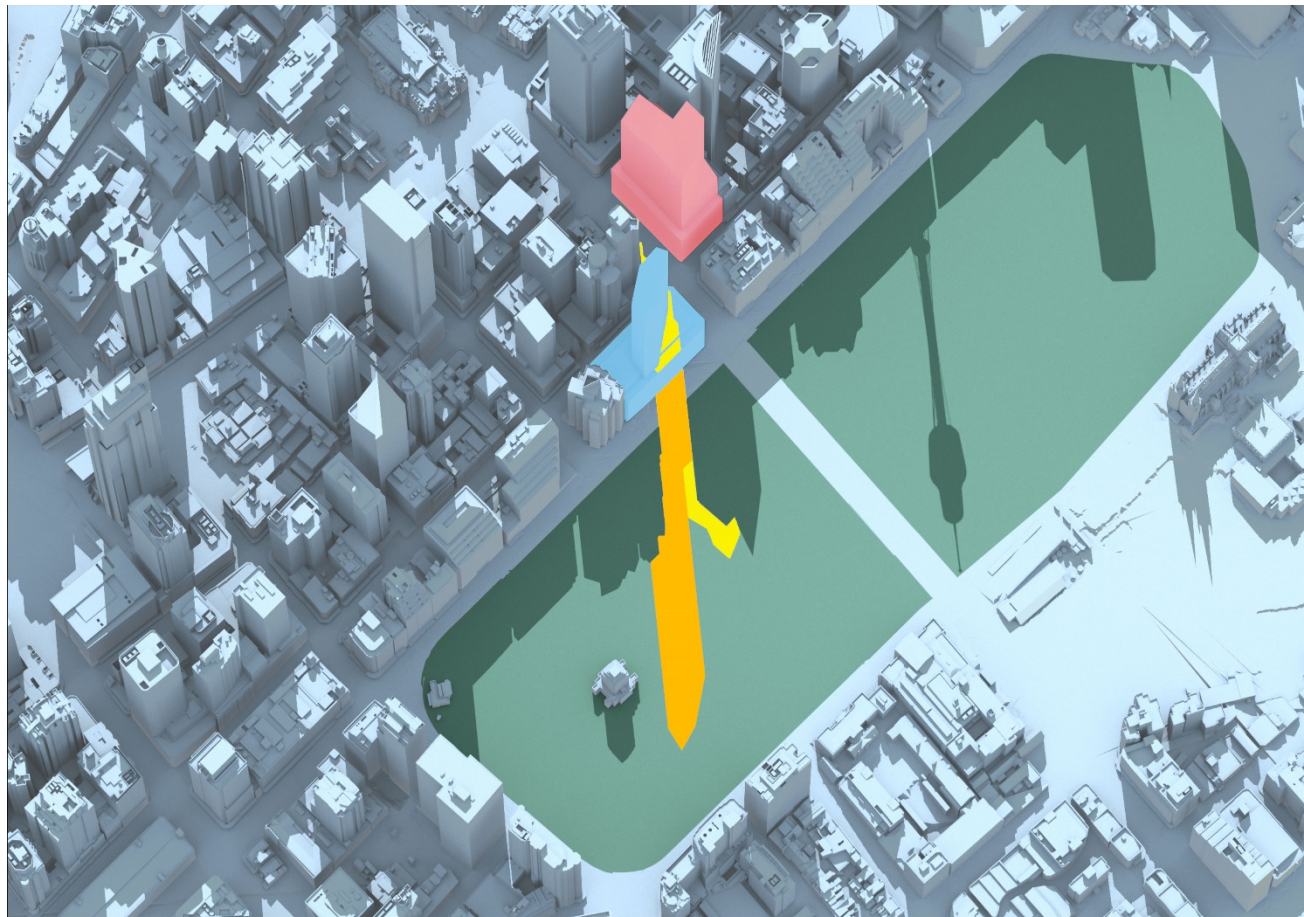


Pitt Street North OSD Shadow Study

April 21

14:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

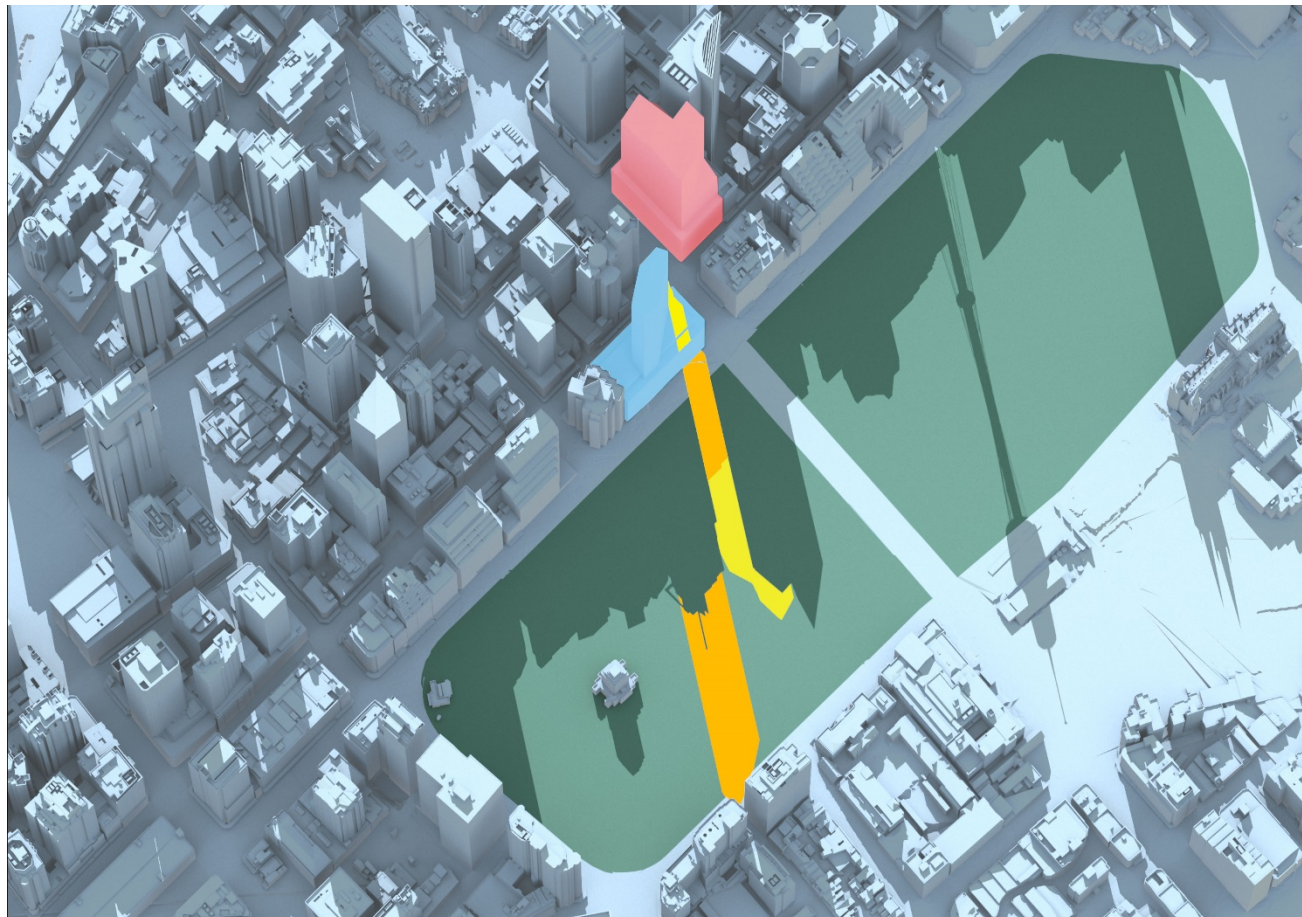


Pitt Street North OSD Shadow Study

April 21

14:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

April 21

15:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

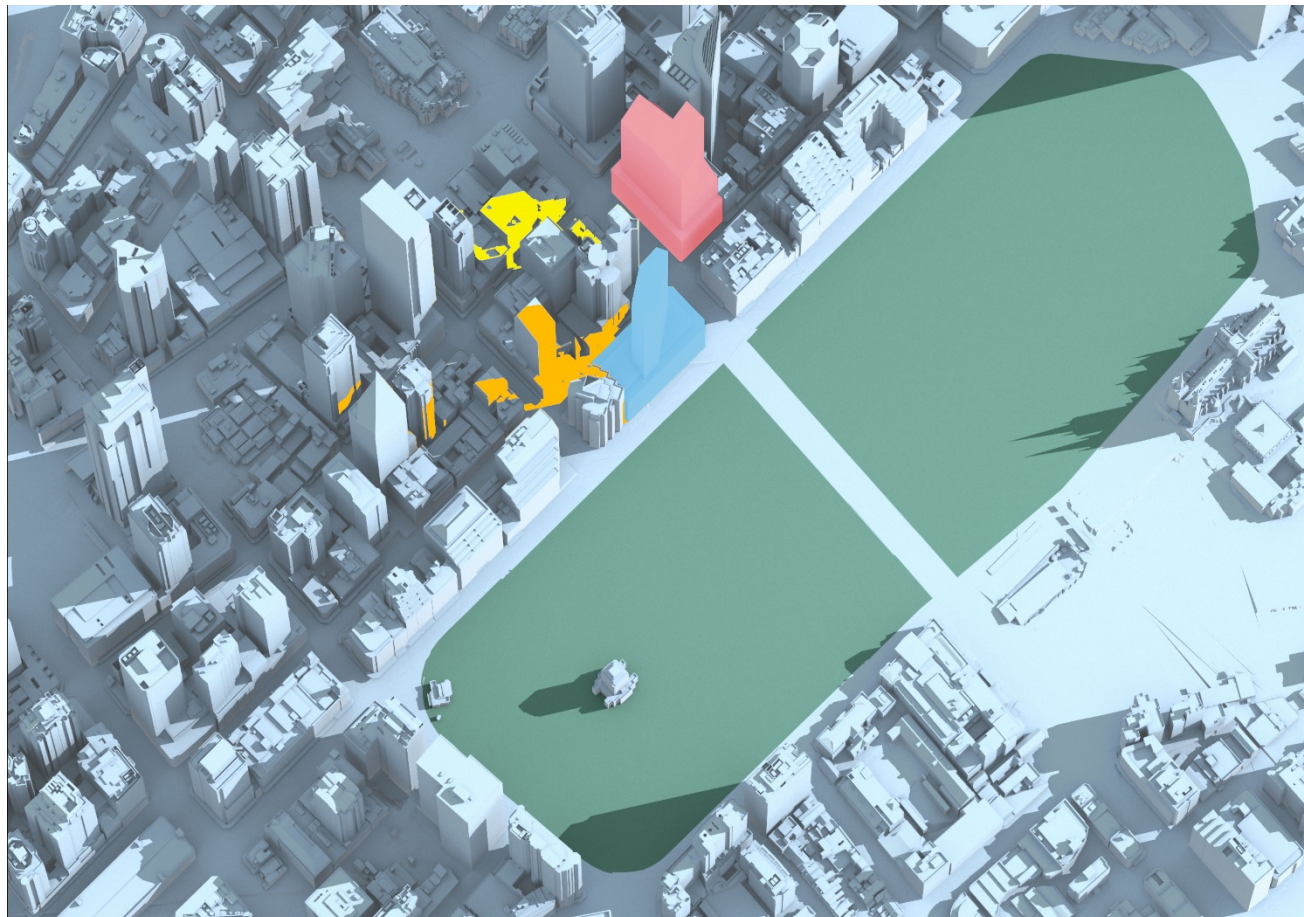


Pitt Street North OSD Shadow Study

May 21

9:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

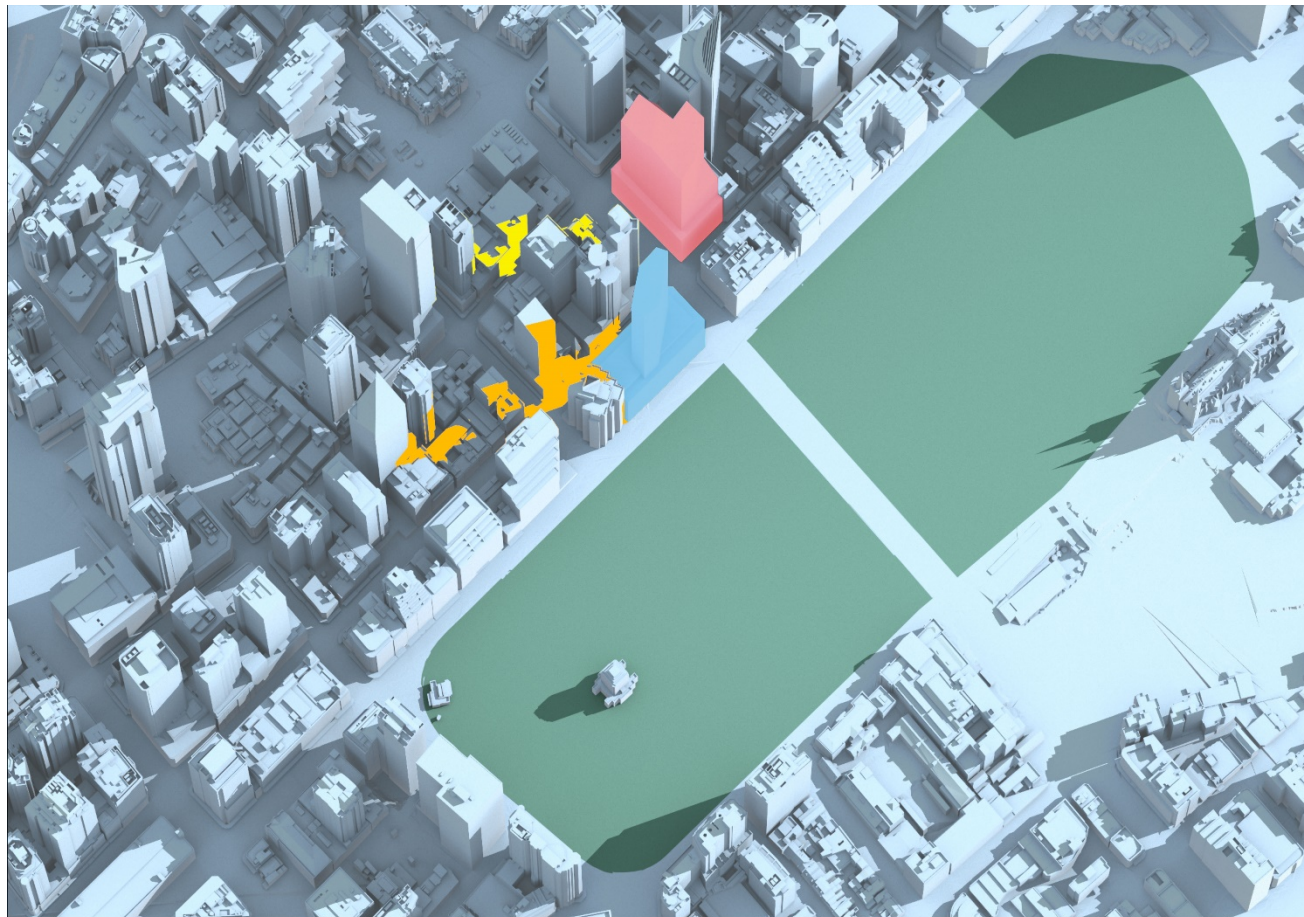


Pitt Street North OSD Shadow Study

May 21

9:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

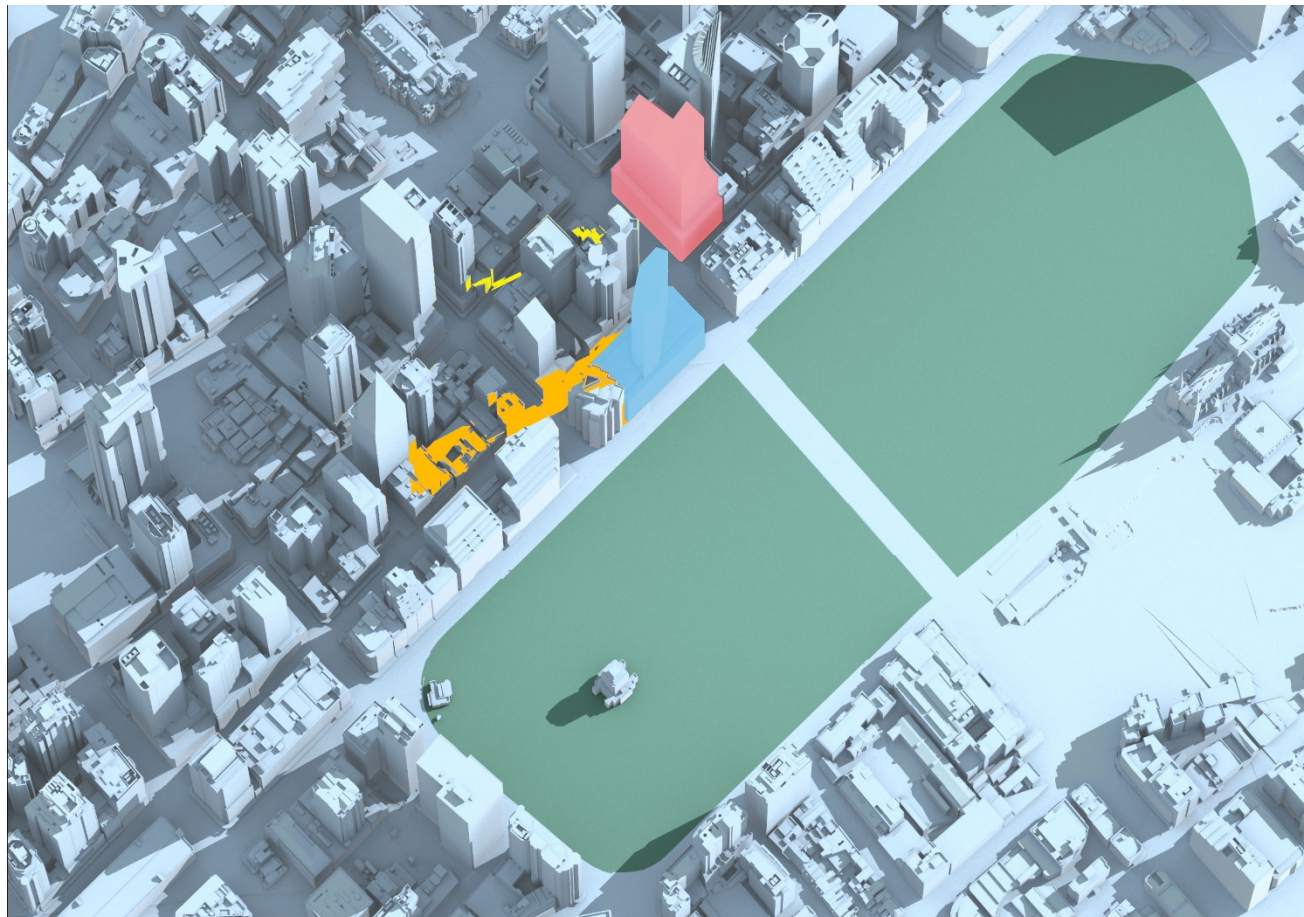


Pitt Street North OSD Shadow Study

May 21

10:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

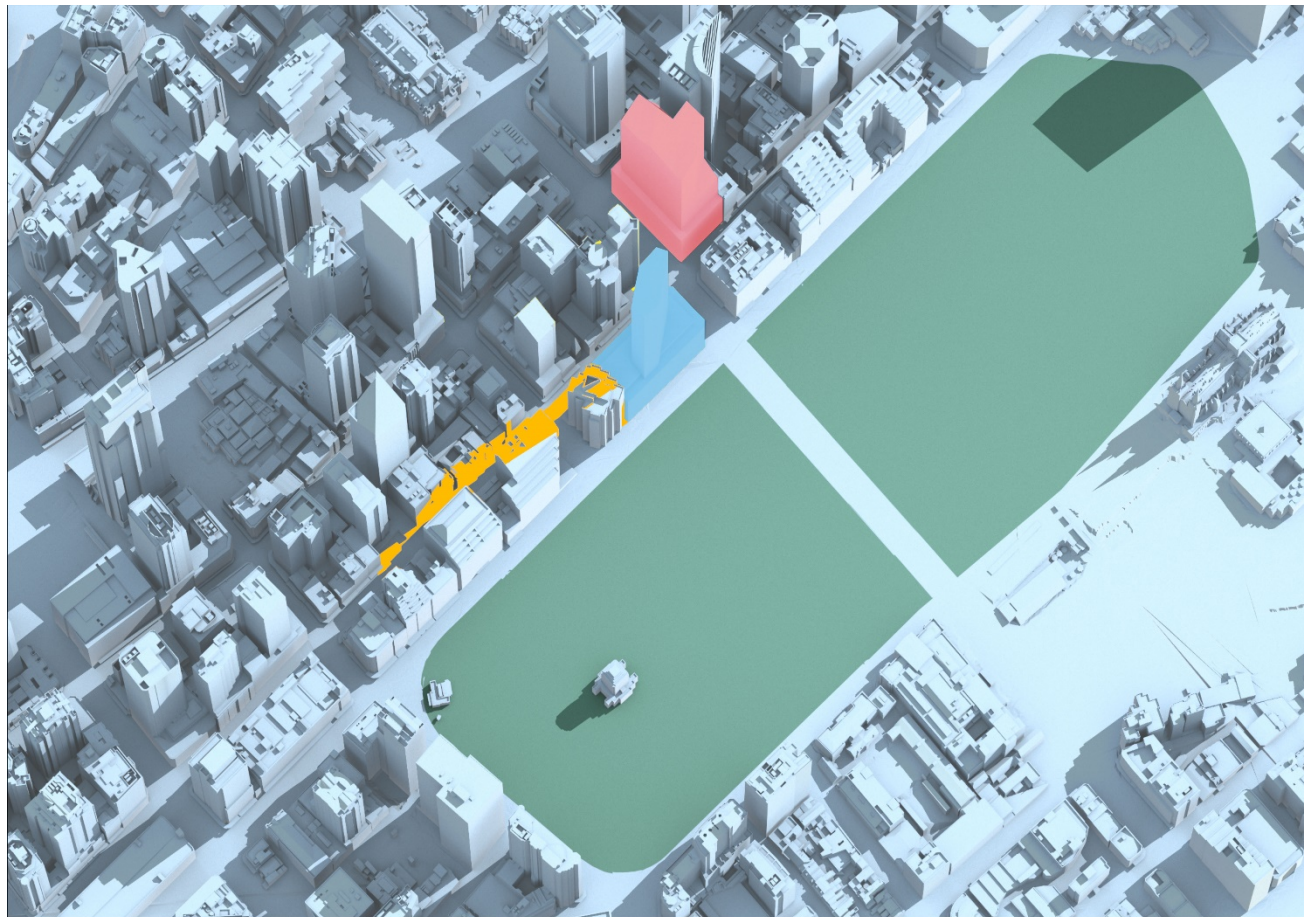


Pitt Street North OSD Shadow Study

May 21

10:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

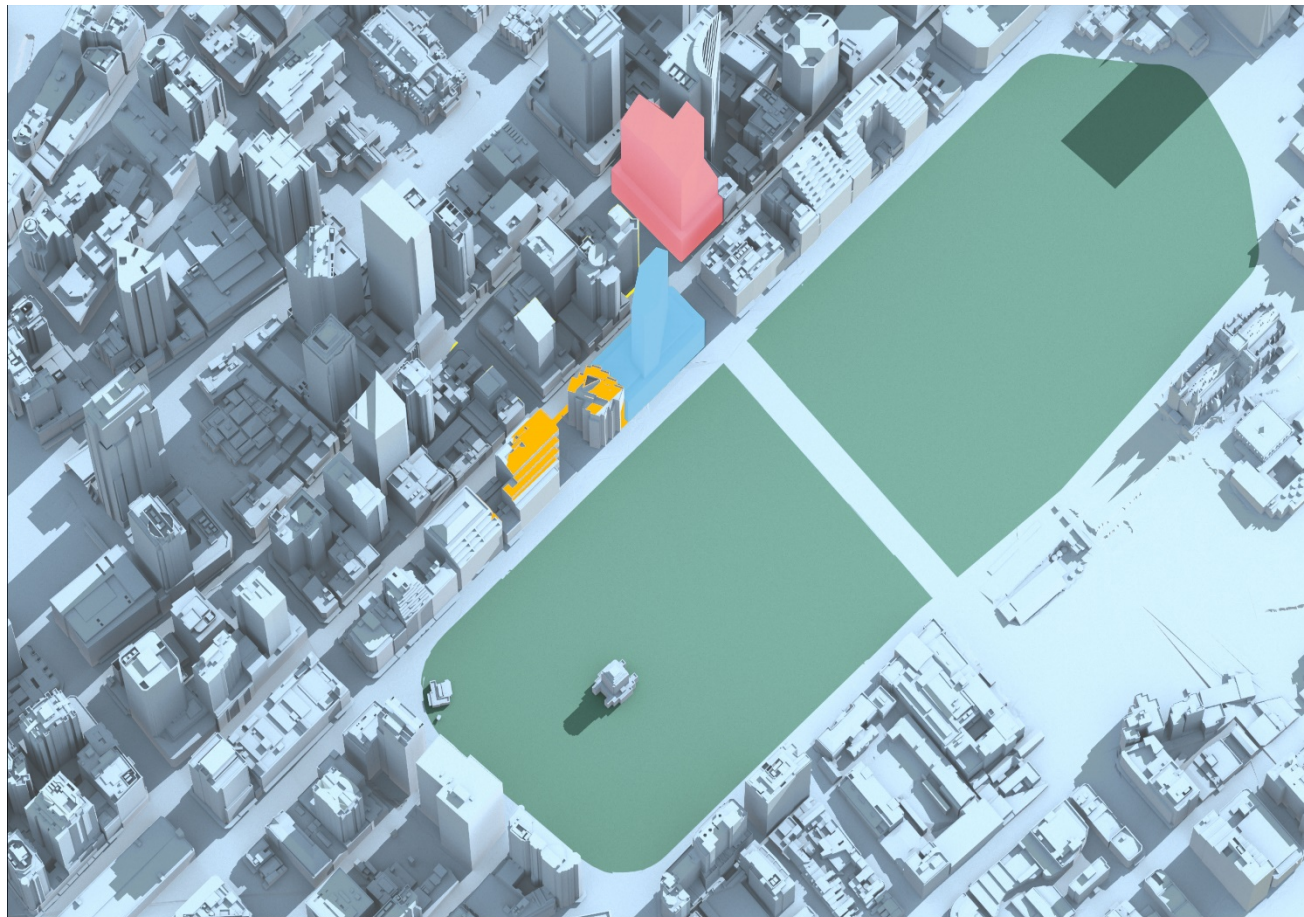


Pitt Street North OSD Shadow Study

May 21

11:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

May 21

11:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

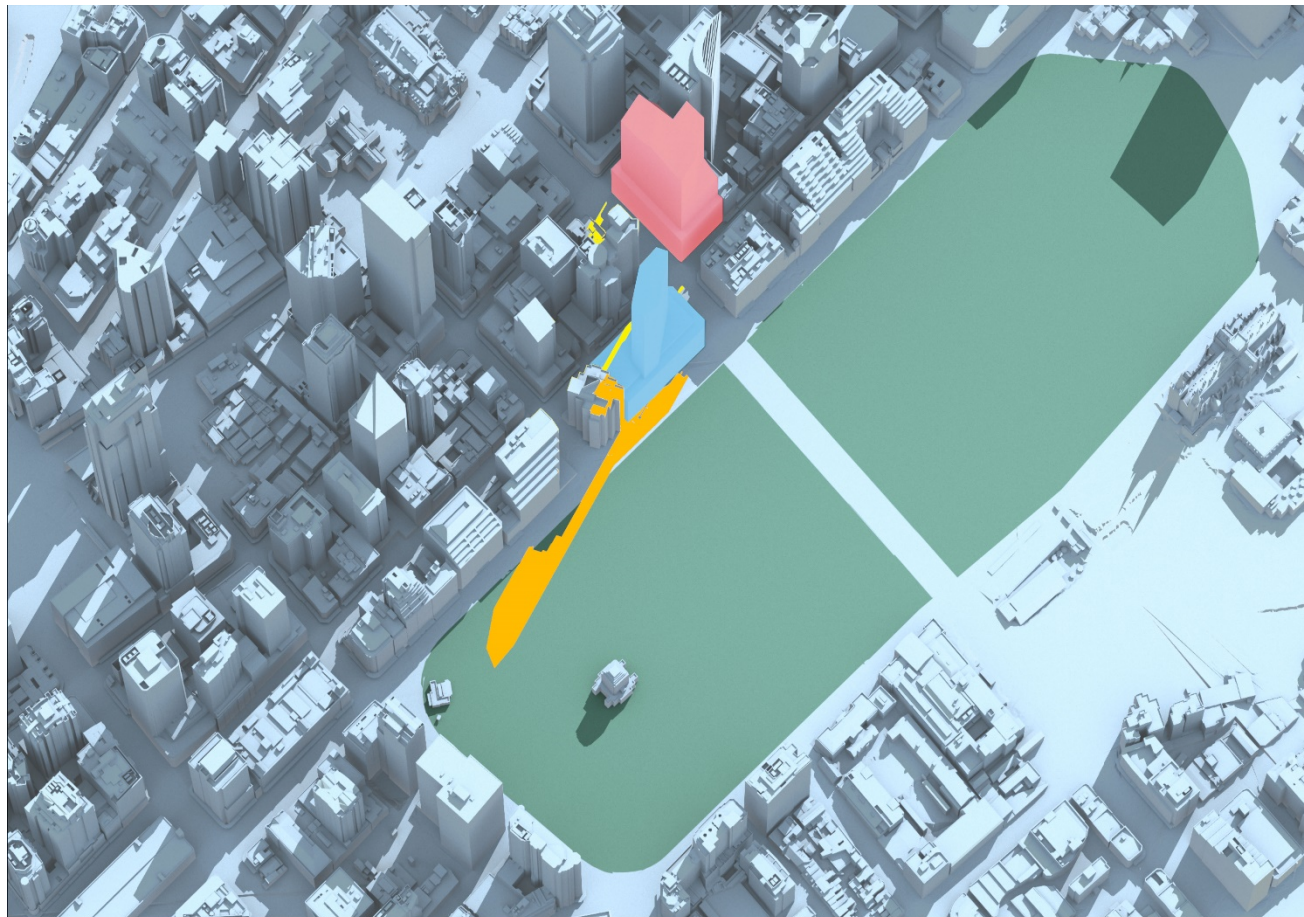


Pitt Street North OSD Shadow Study

May 21

12:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

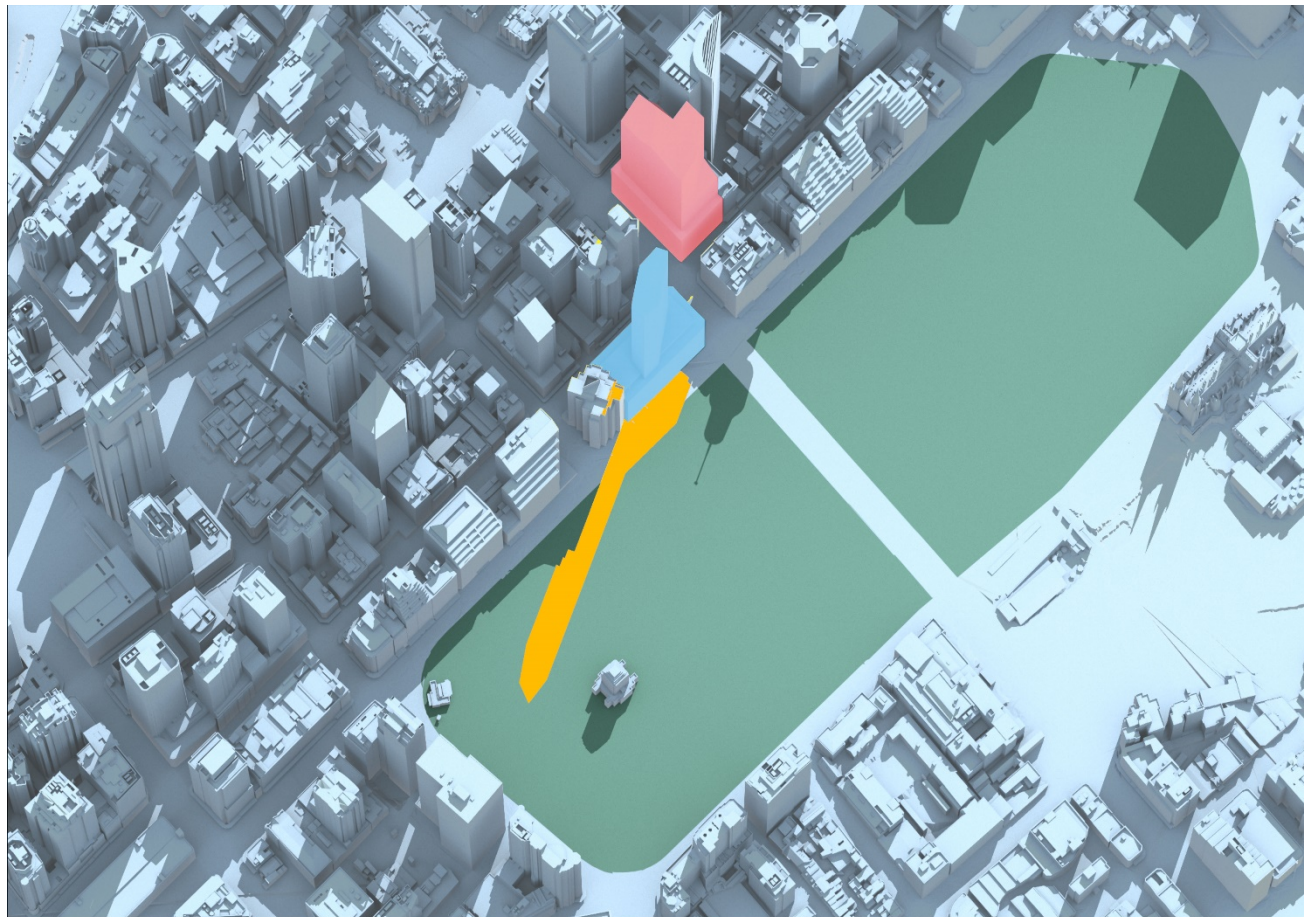


Pitt Street North OSD Shadow Study

May 21

12:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

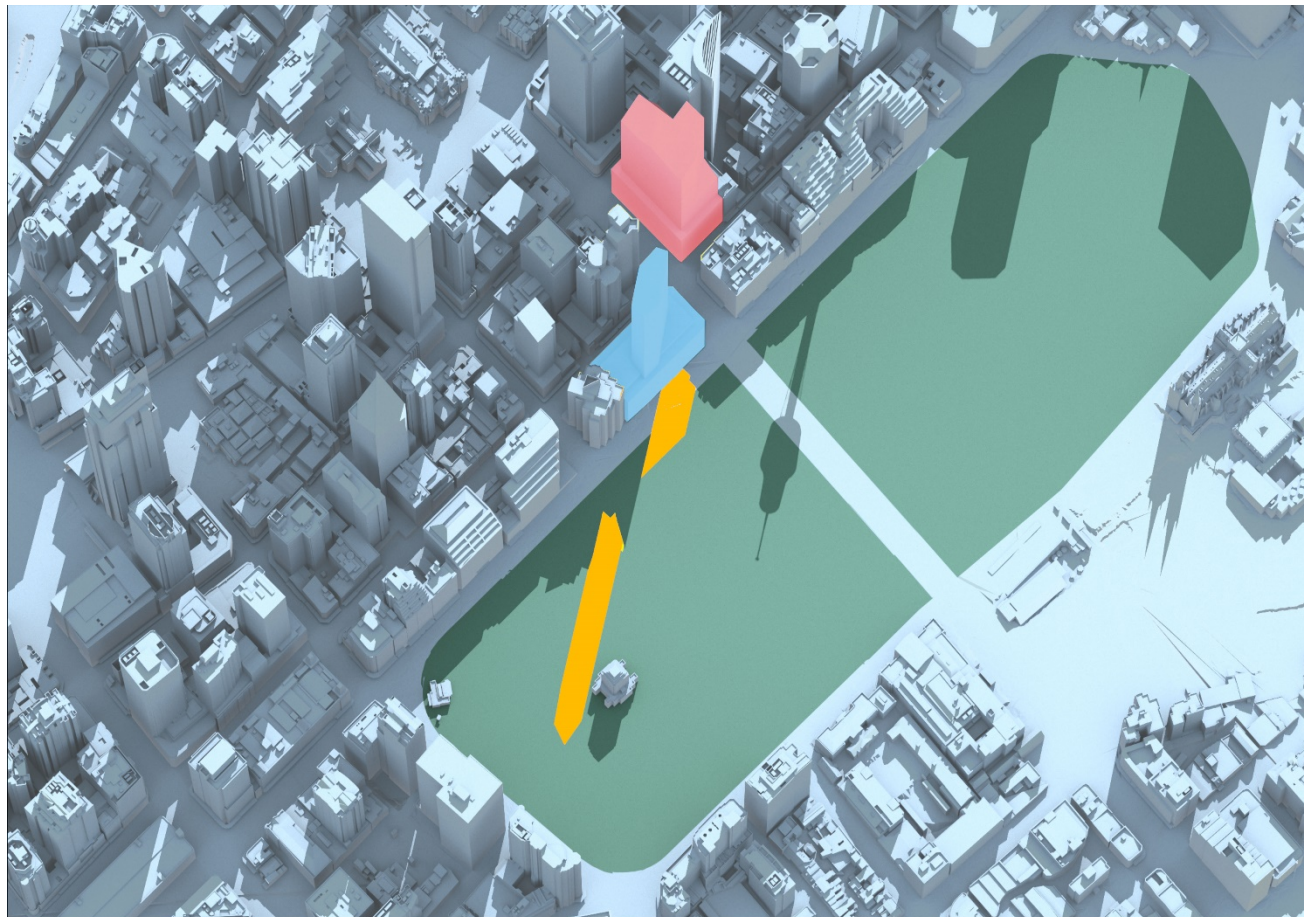


Pitt Street North OSD Shadow Study

May 21

13:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

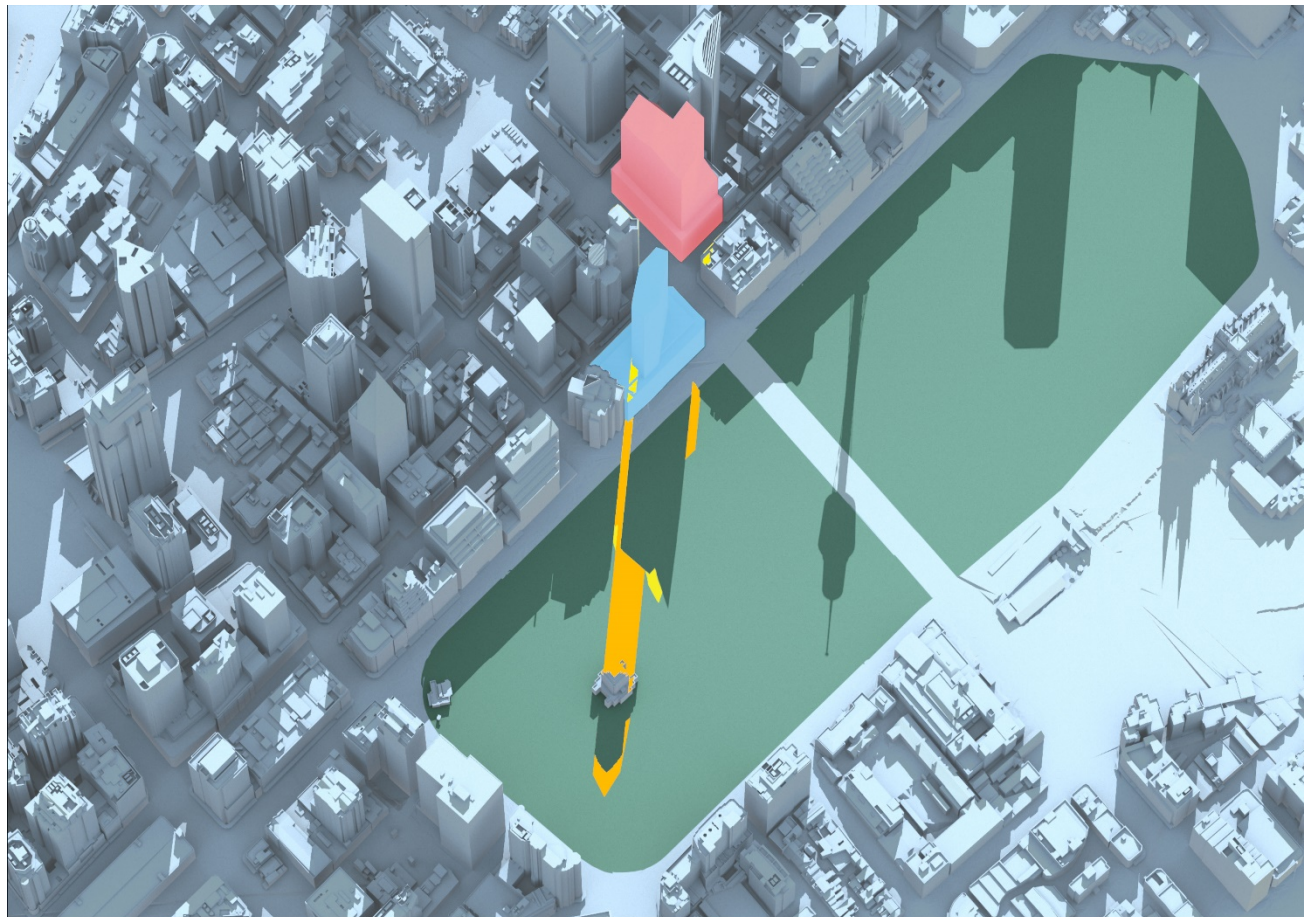


Pitt Street North OSD Shadow Study

May 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

May 21

14:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

May 21

14:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

May 21

15:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

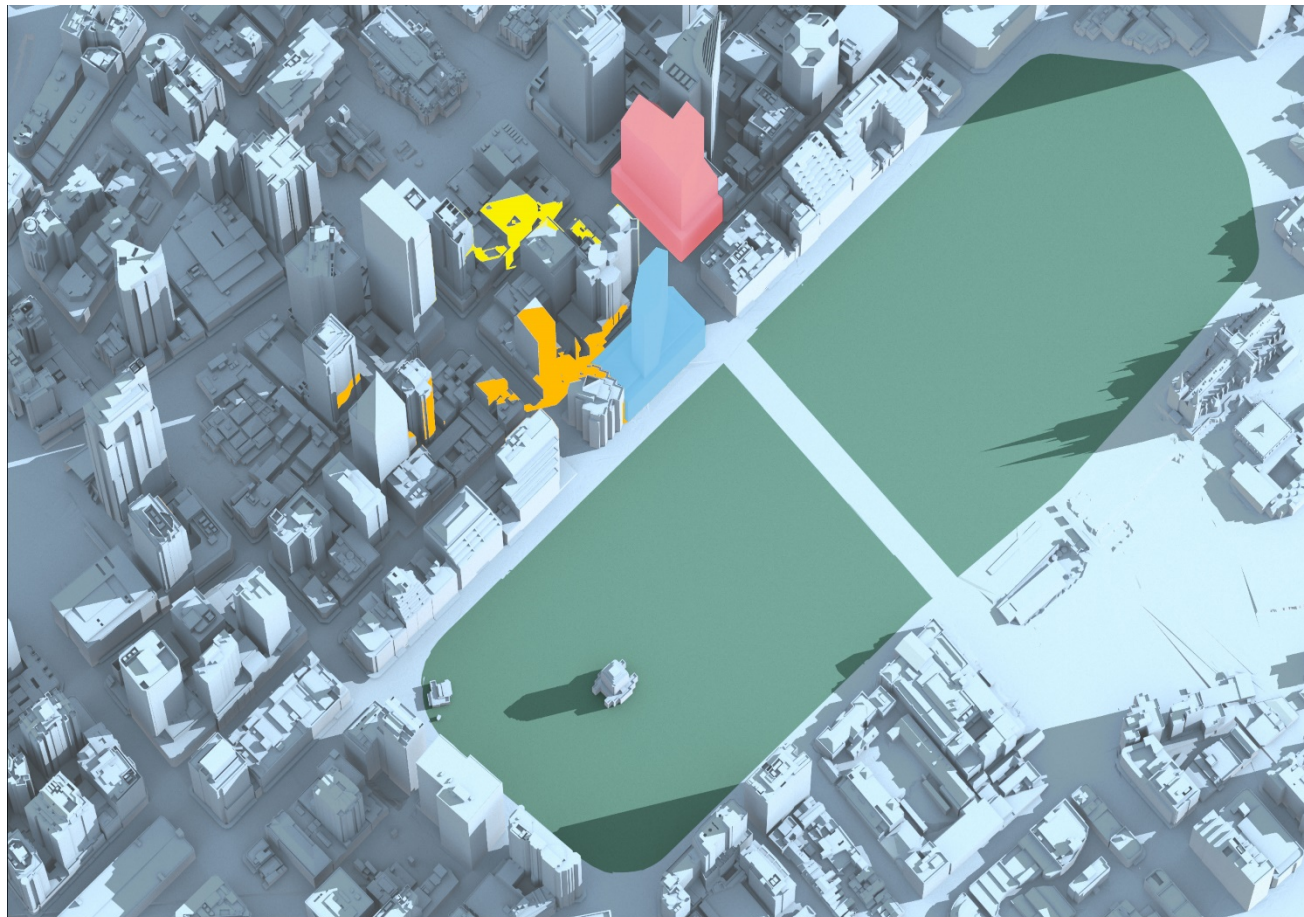


Pitt Street North OSD Shadow Study

June 21

9:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

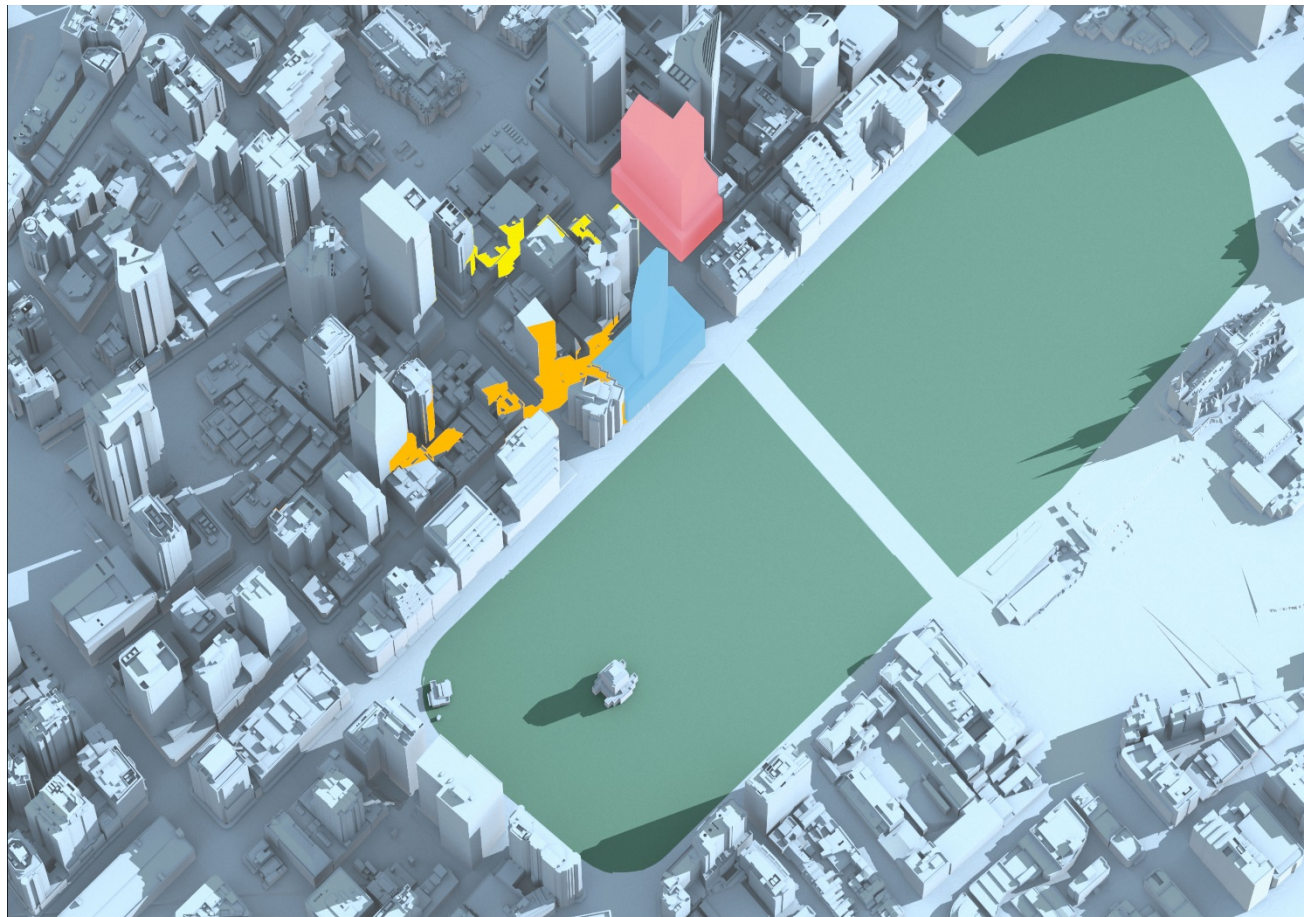


Pitt Street North OSD Shadow Study

June 21

9:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

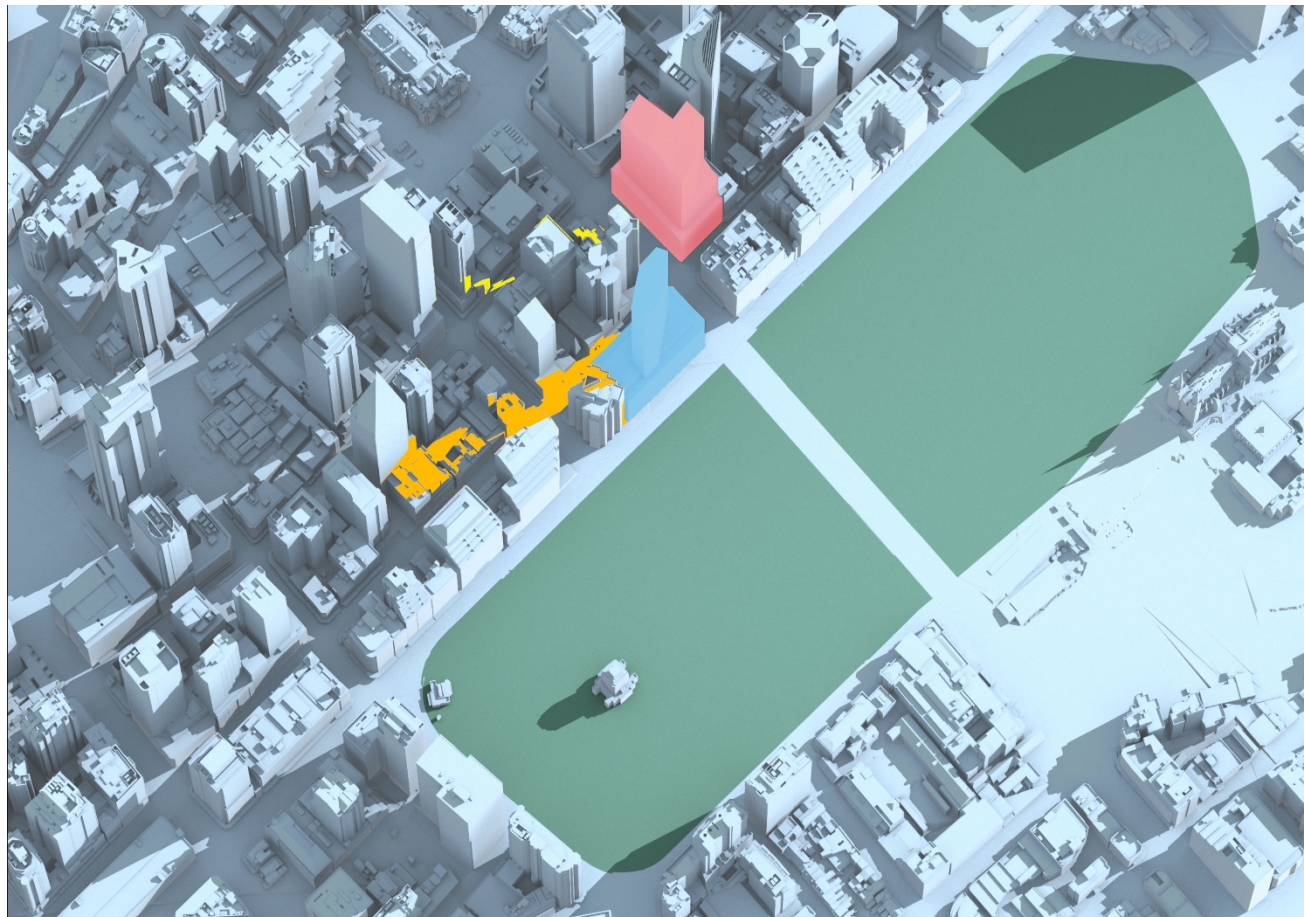


Pitt Street North OSD Shadow Study

June 21

10:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

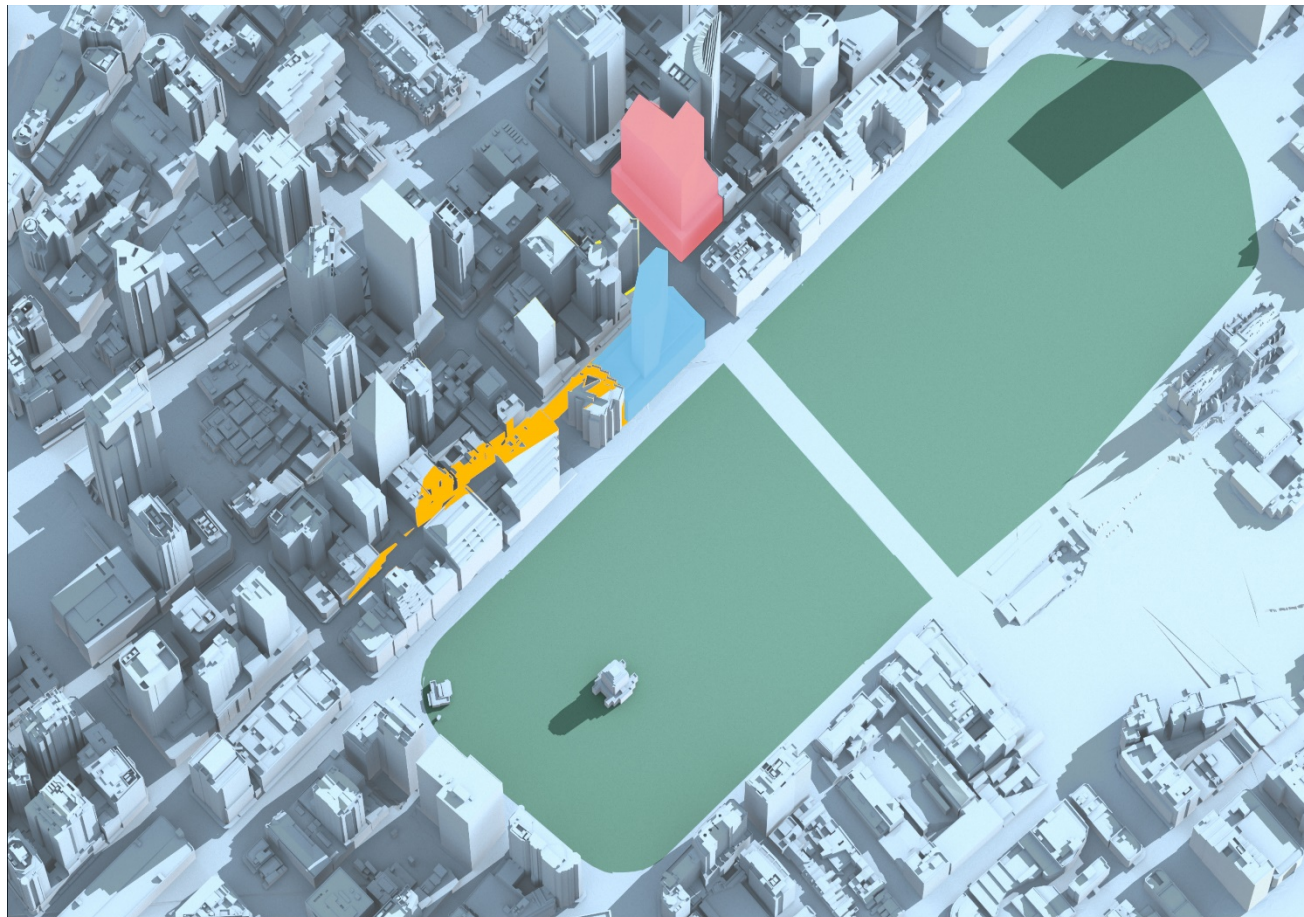


Pitt Street North OSD Shadow Study

June 21

10:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

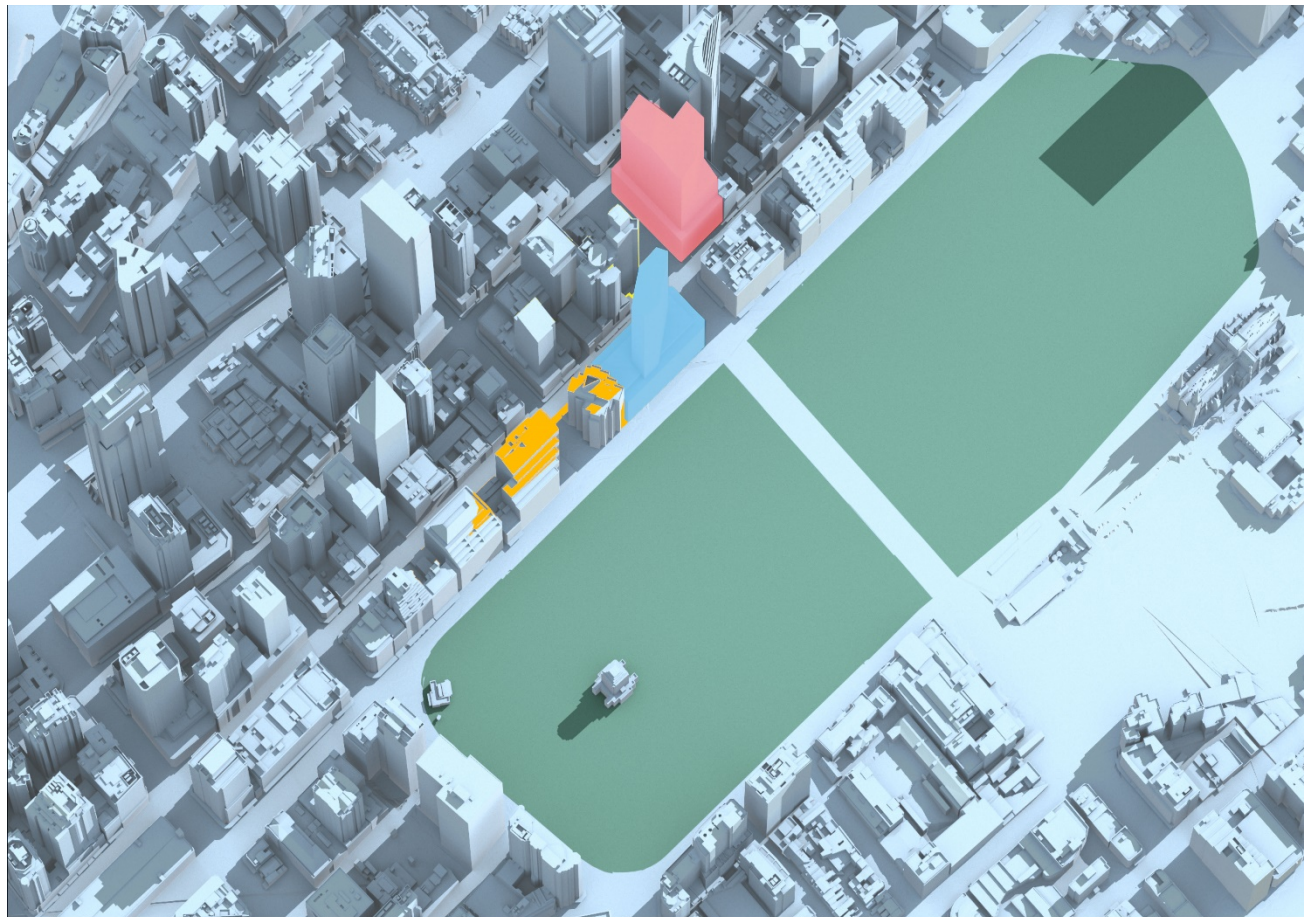


Pitt Street North OSD Shadow Study

June 21

11:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

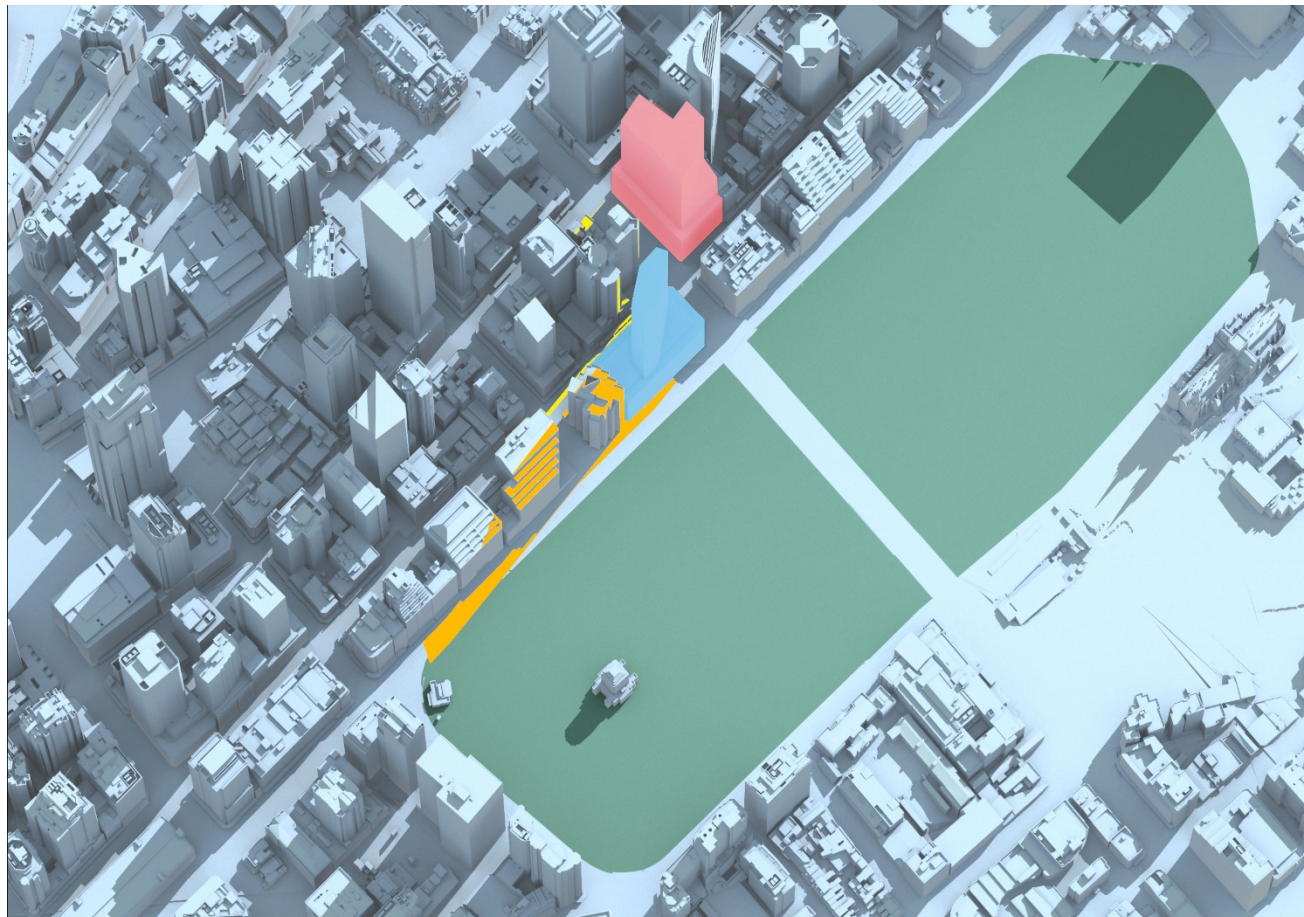


Pitt Street North OSD Shadow Study

June 21

11:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

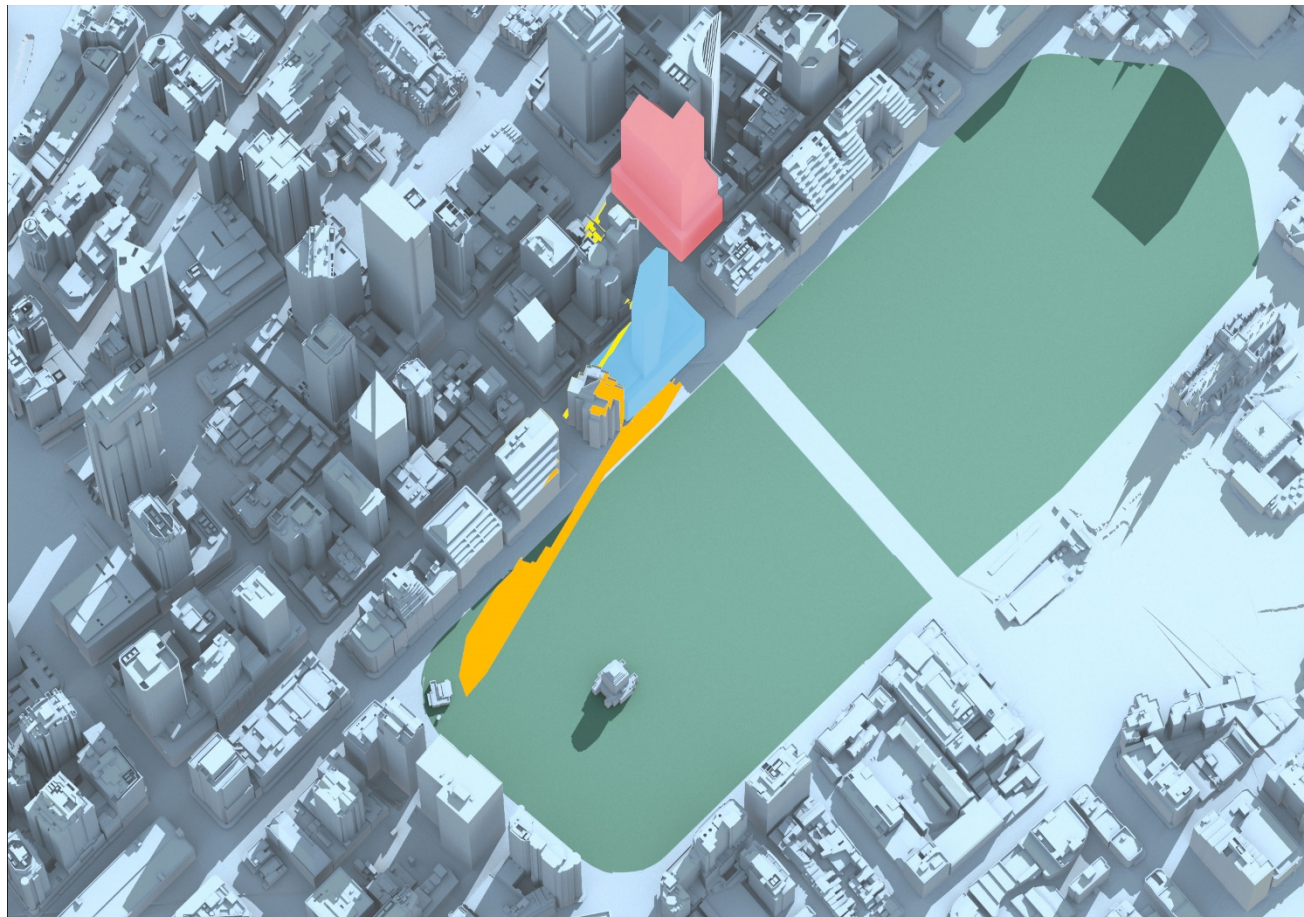


Pitt Street North OSD Shadow Study

June 21

12:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

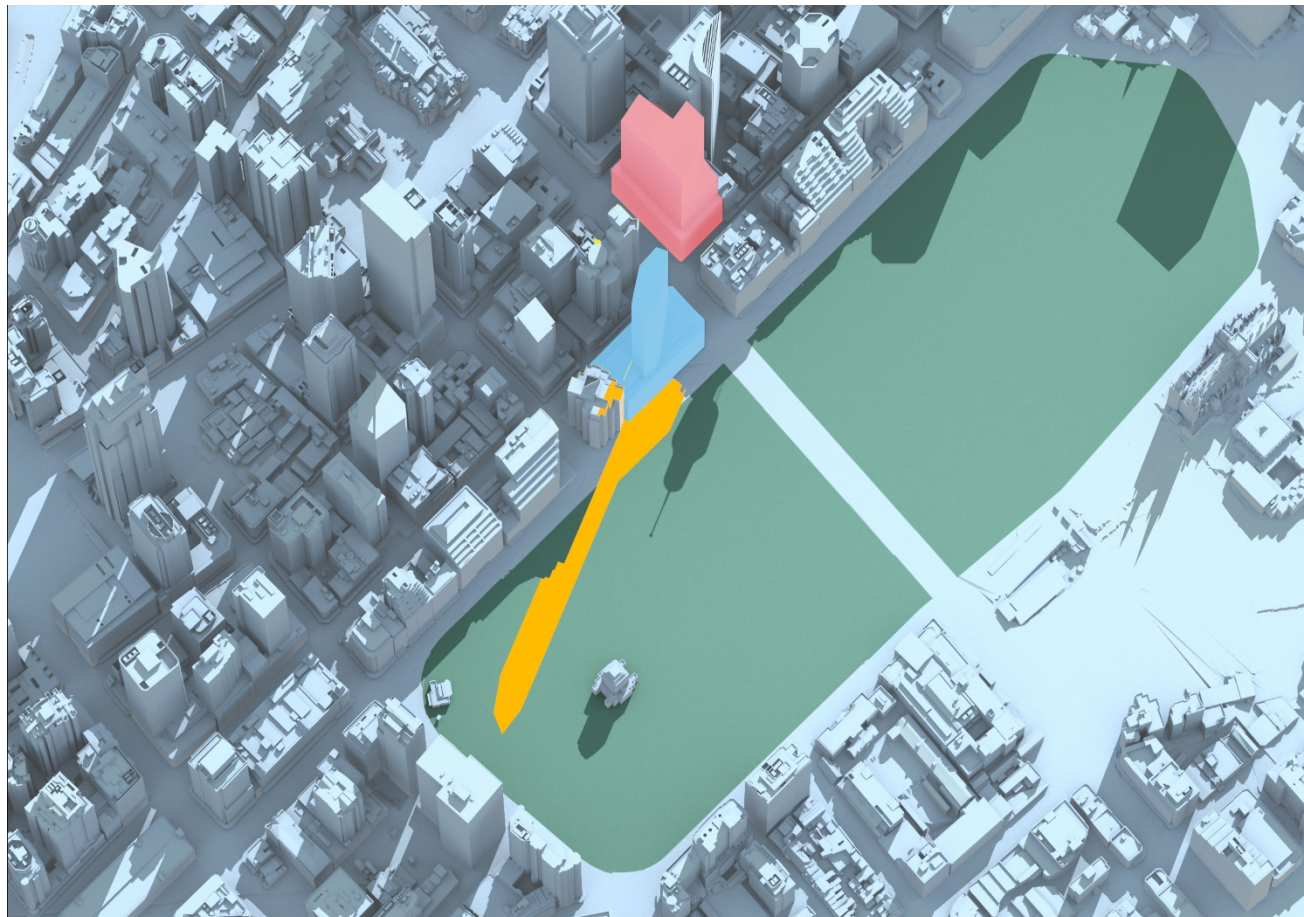


Pitt Street North OSD Shadow Study

June 21

12:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

June 21

13:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

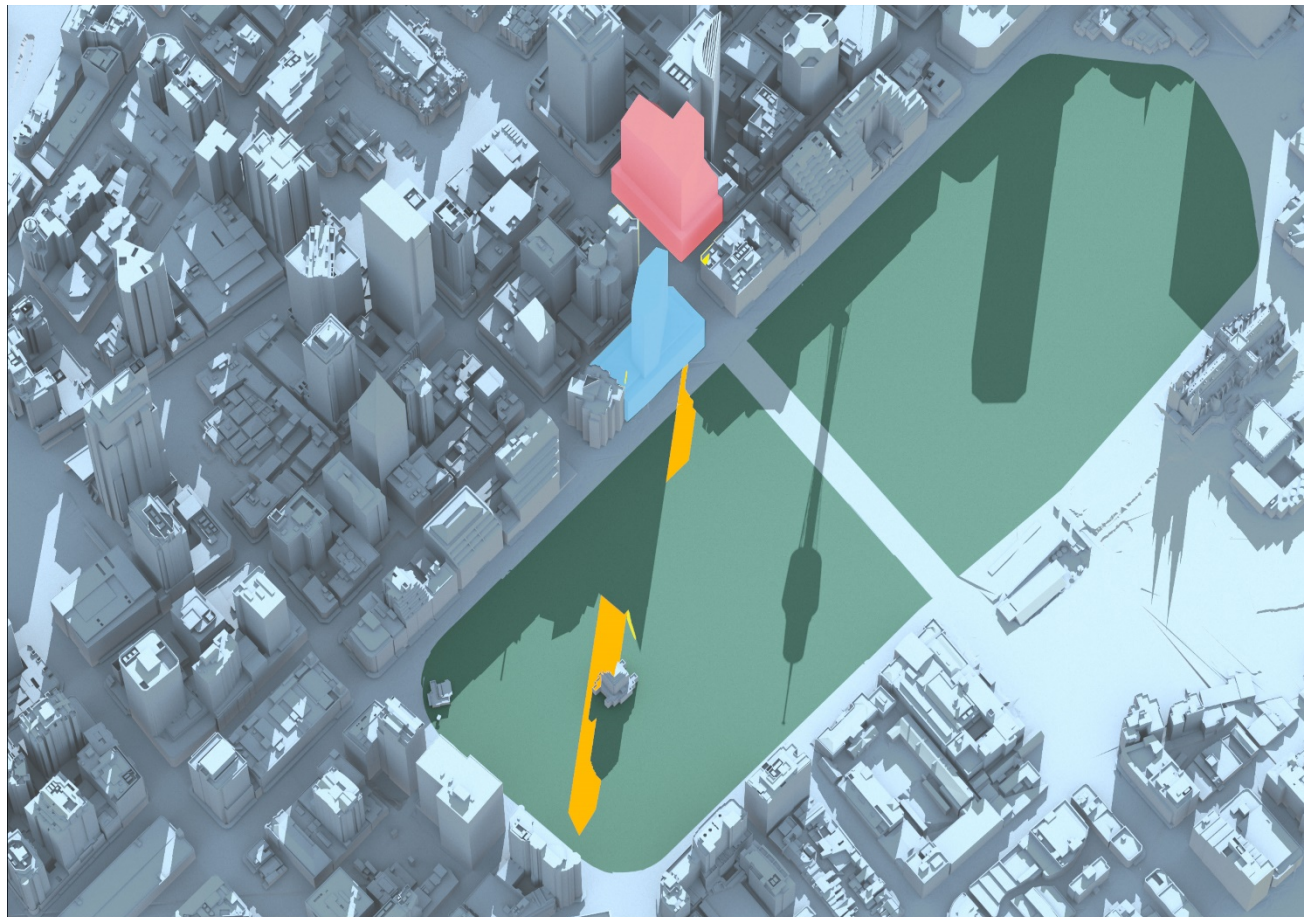


Pitt Street North OSD Shadow Study

June 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

June 21

14:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

June 21

14:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

June 21

15:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

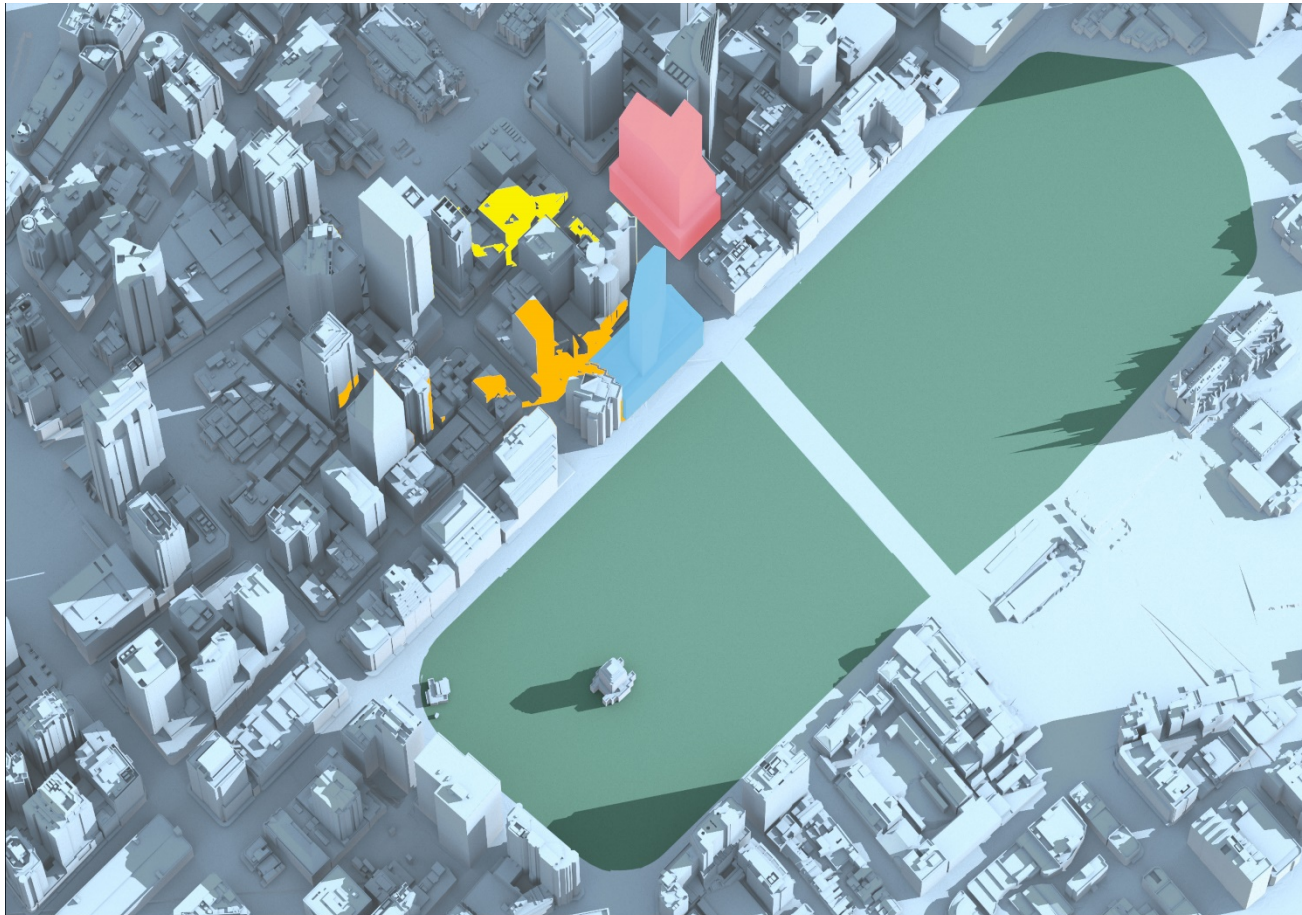


Pitt Street North OSD Shadow Study

July 21

9:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

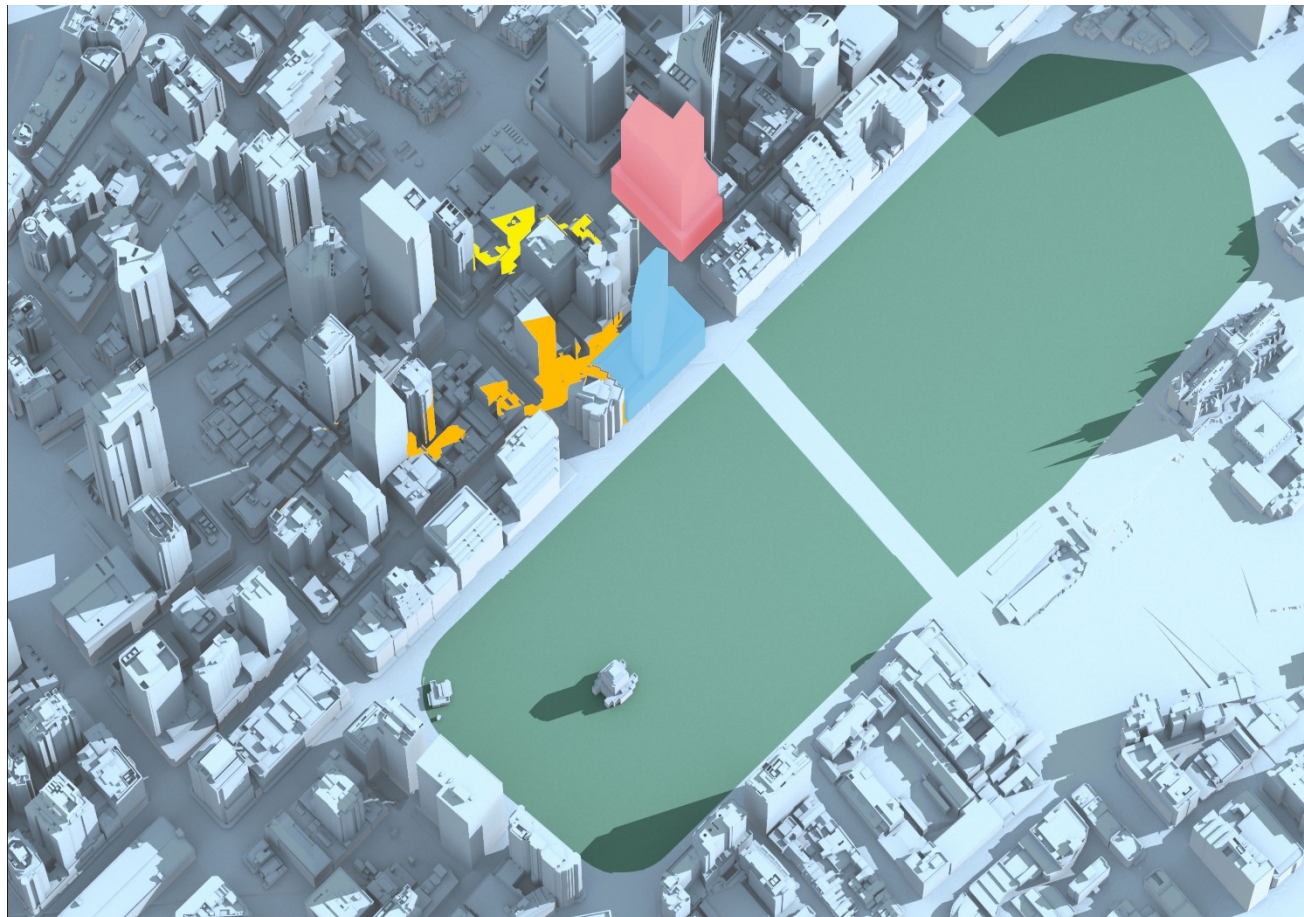


Pitt Street North OSD Shadow Study

July 21

9:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

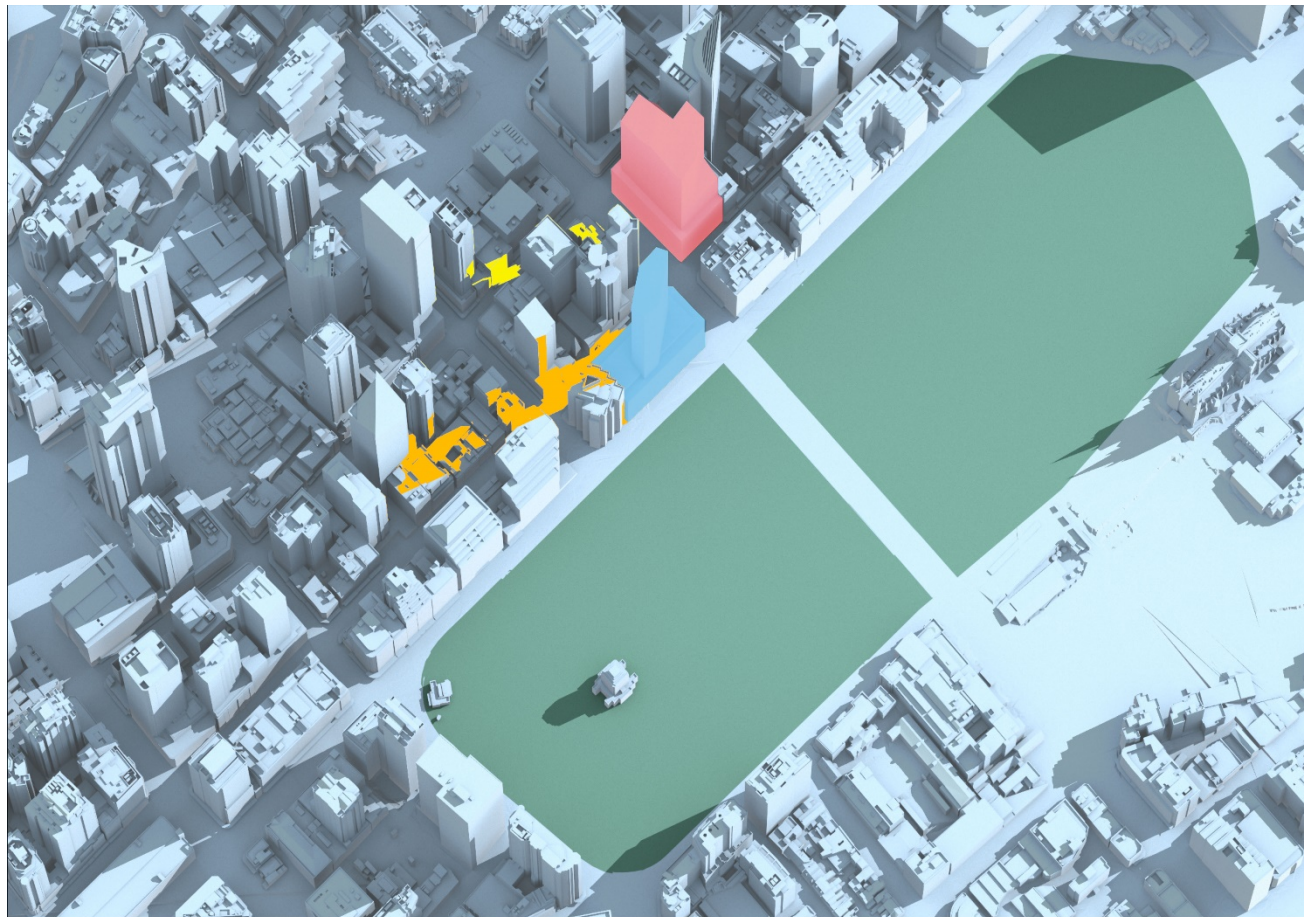


Pitt Street North OSD Shadow Study

July 21

10:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

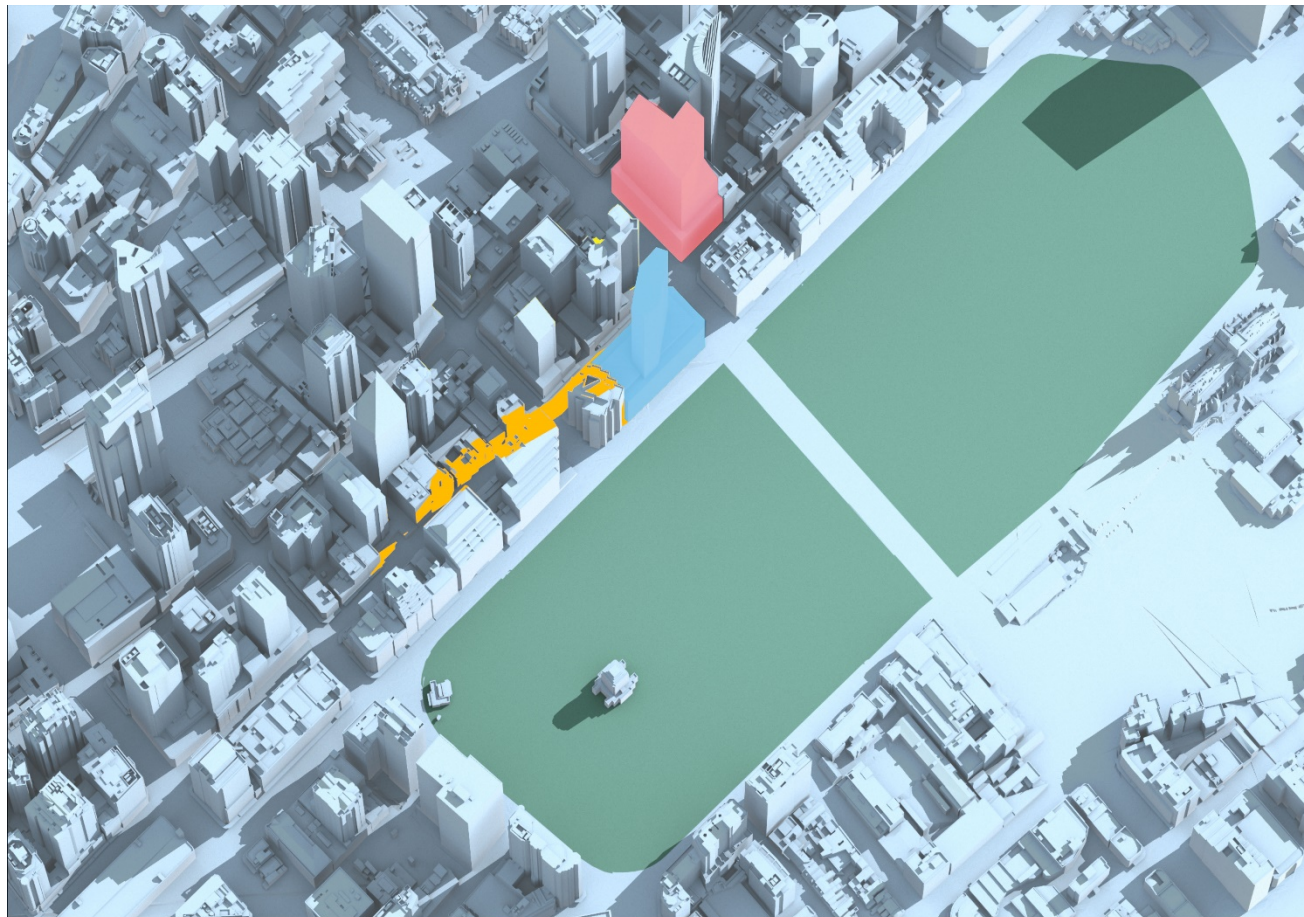


Pitt Street North OSD Shadow Study

July 21

10:30AM

█ Pitt Street North OSD Envelope	█ 201 Elizabeth Street Envelope	█ Hyde Park
█ Additional Shadow cast by Pitt Street North OSD Envelope	█ Additional Shadow cast by 201 Elizabeth Street Envelope	█ Shadow cast by existing City of Sydney buildings

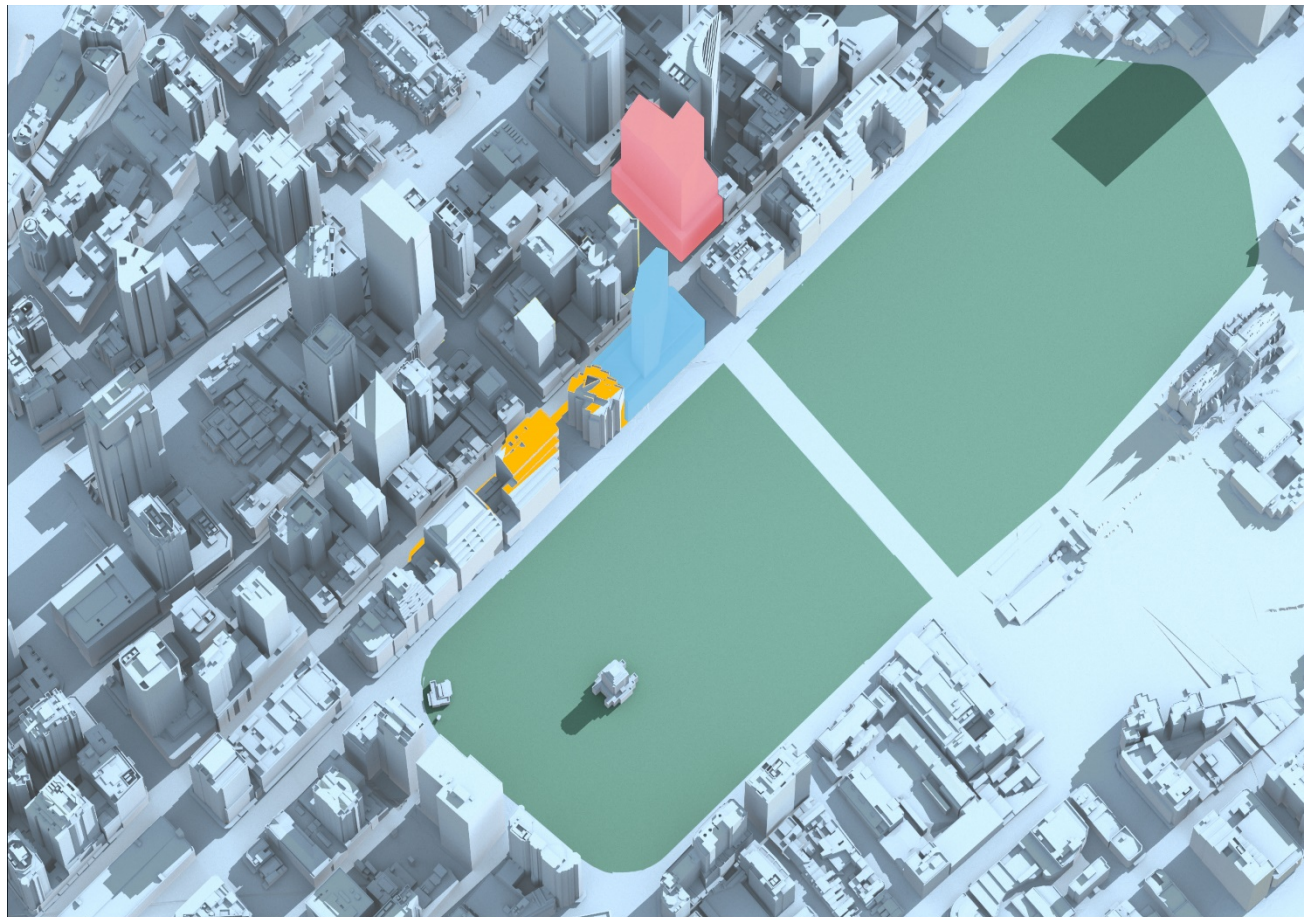


Pitt Street North OSD Shadow Study

July 21

11:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

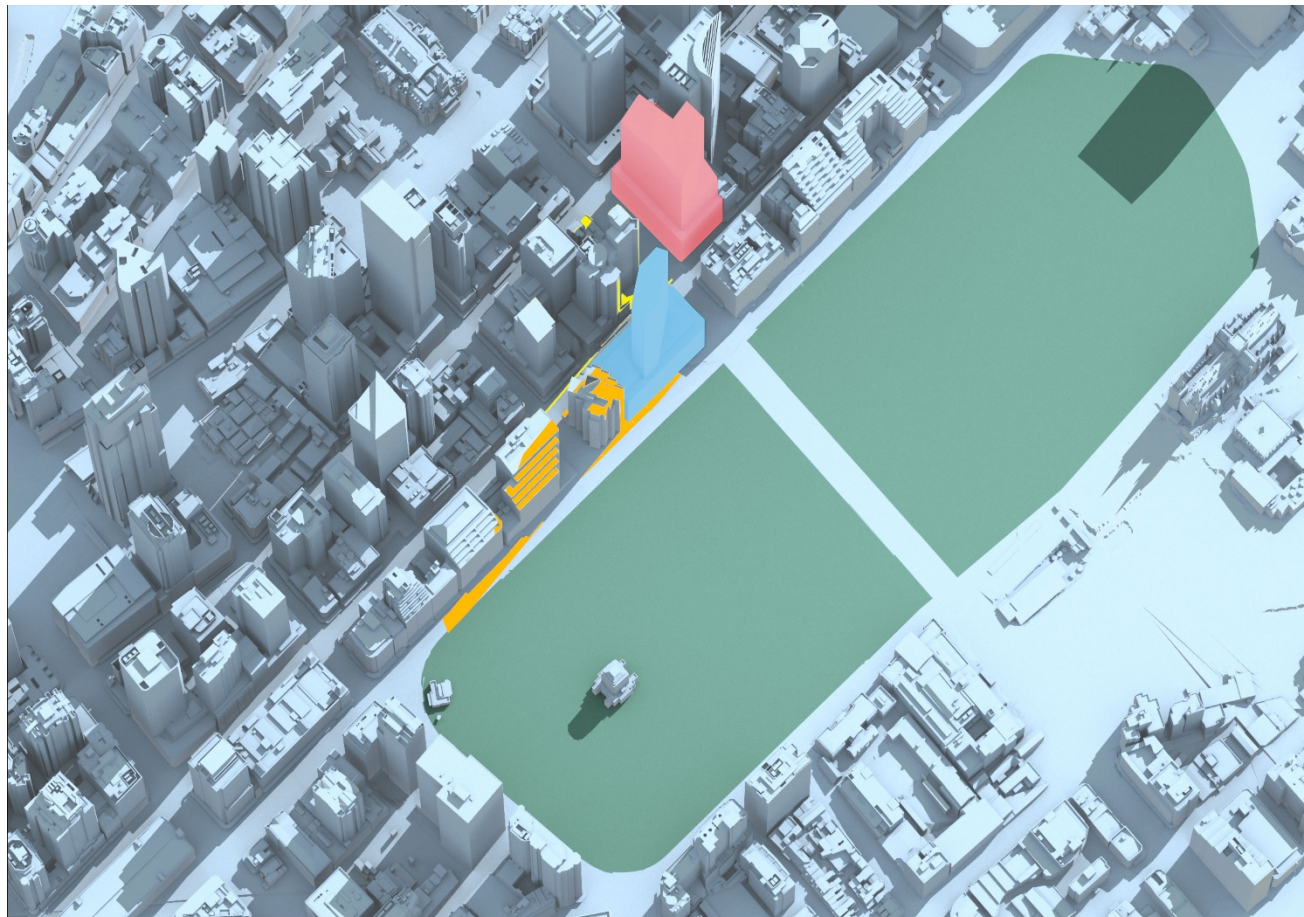


Pitt Street North OSD Shadow Study

July 21

11:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

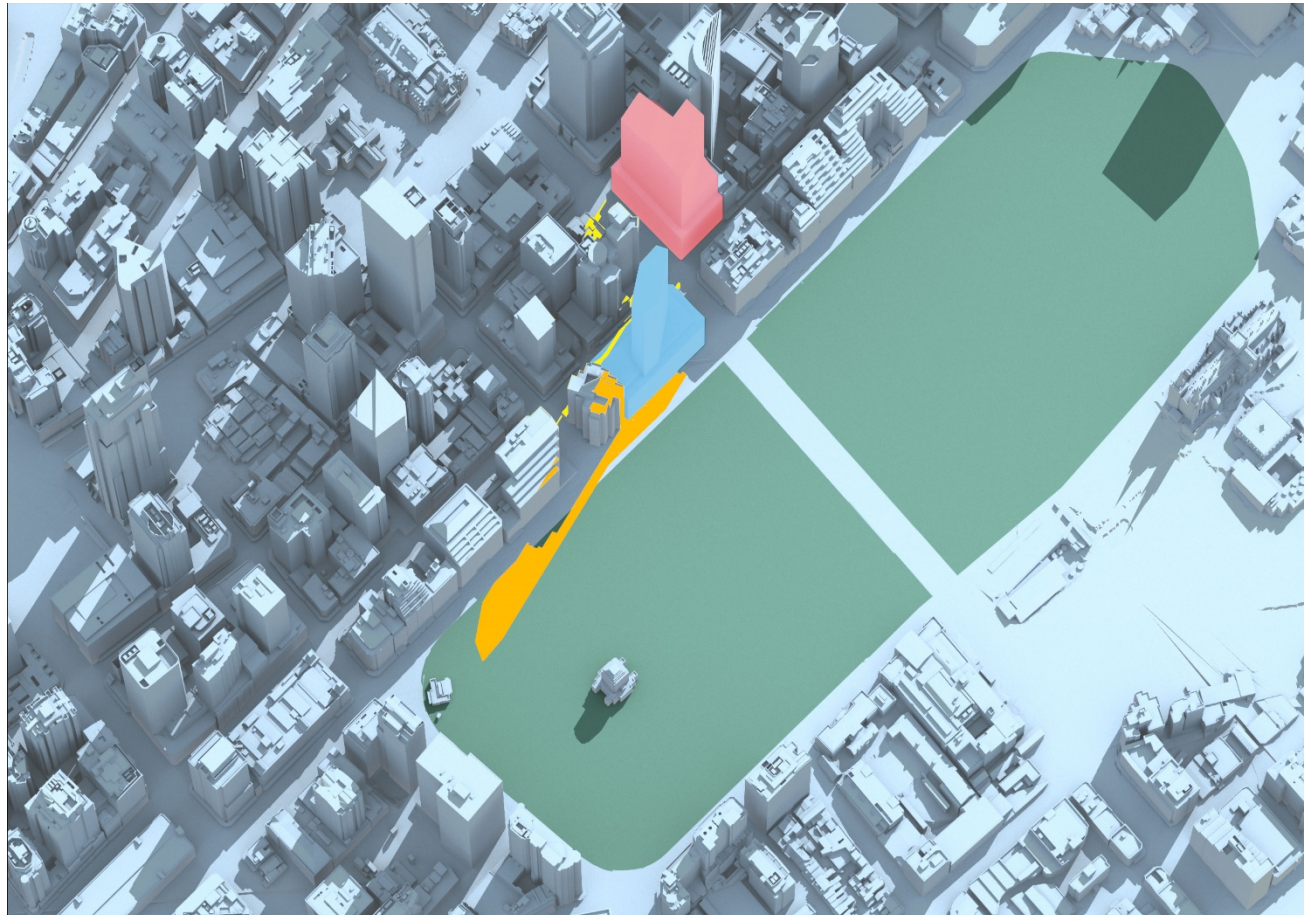


Pitt Street North OSD Shadow Study

July 21

12:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

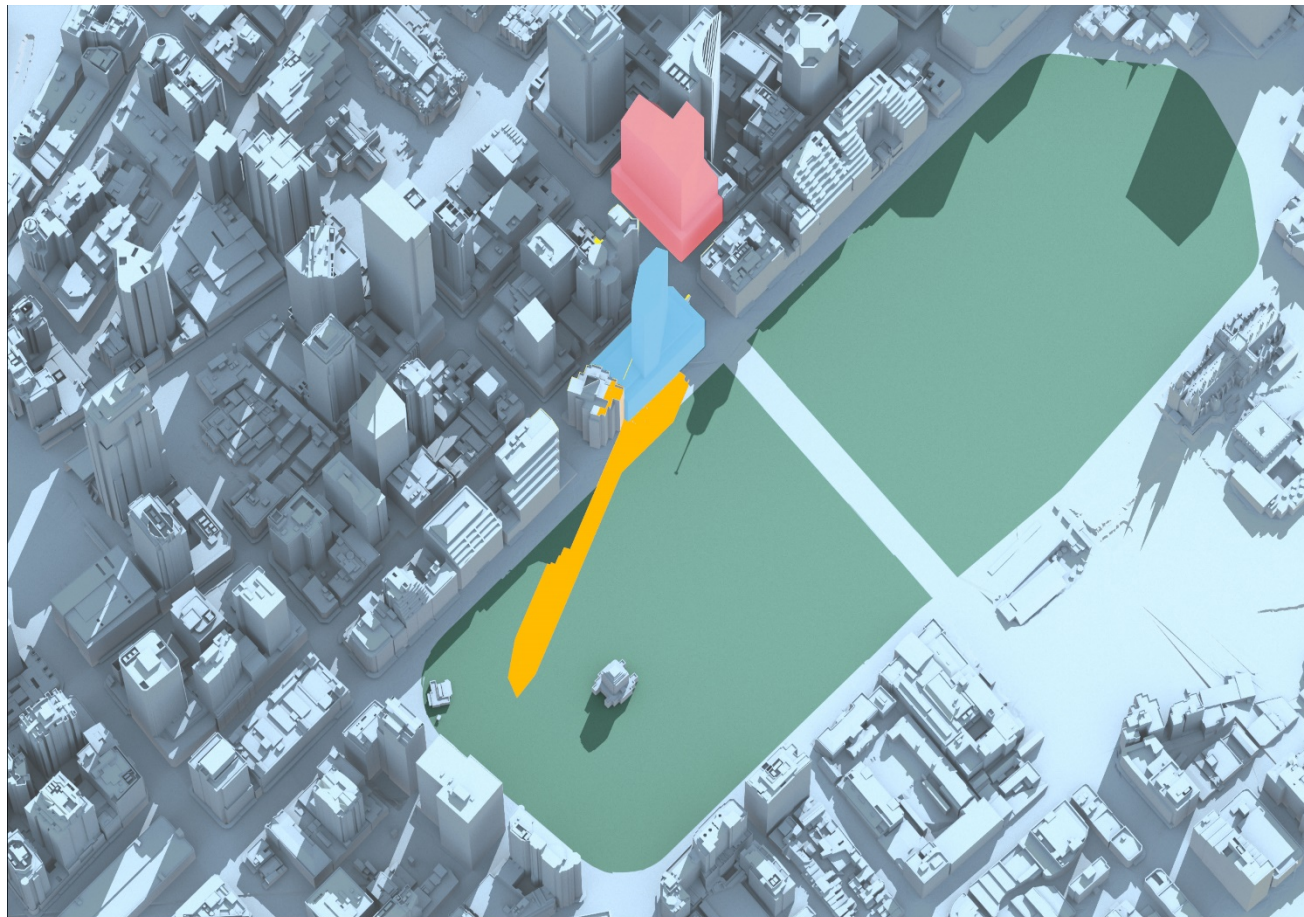


Pitt Street North OSD Shadow Study

July 21

12:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

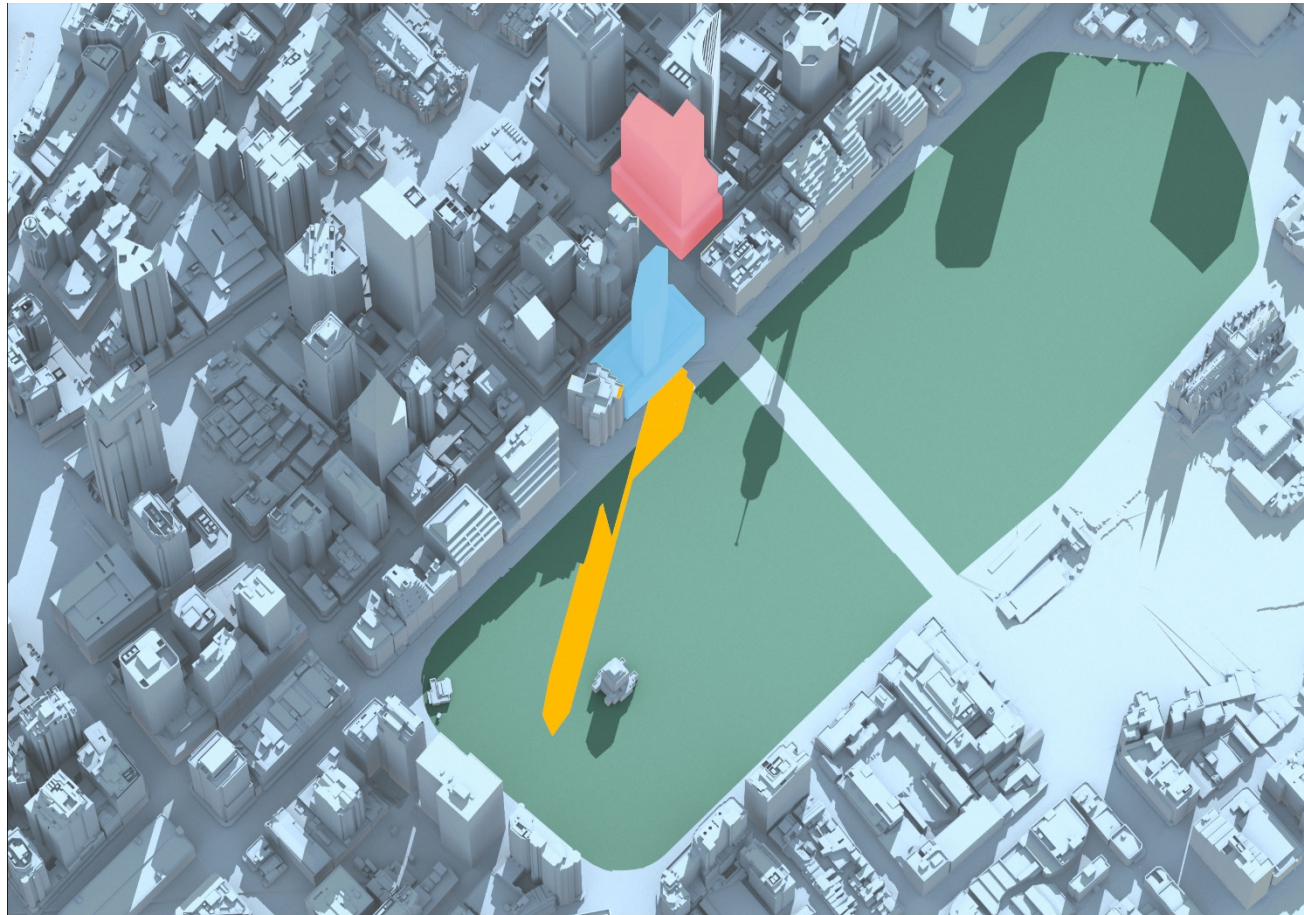


Pitt Street North OSD Shadow Study

July 21

13:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

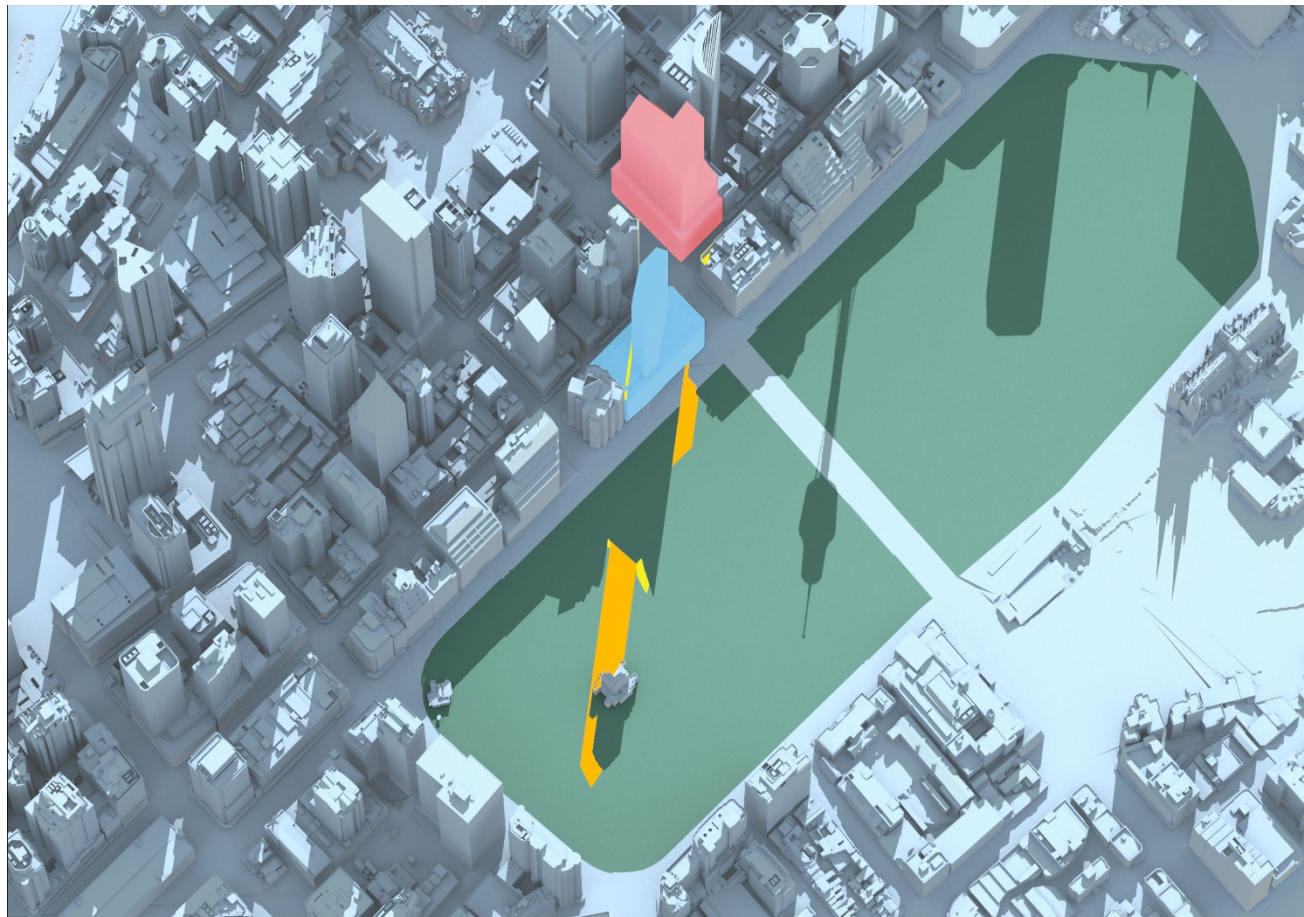


Pitt Street North OSD Shadow Study

July 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

July 21

14:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

July 21

14:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

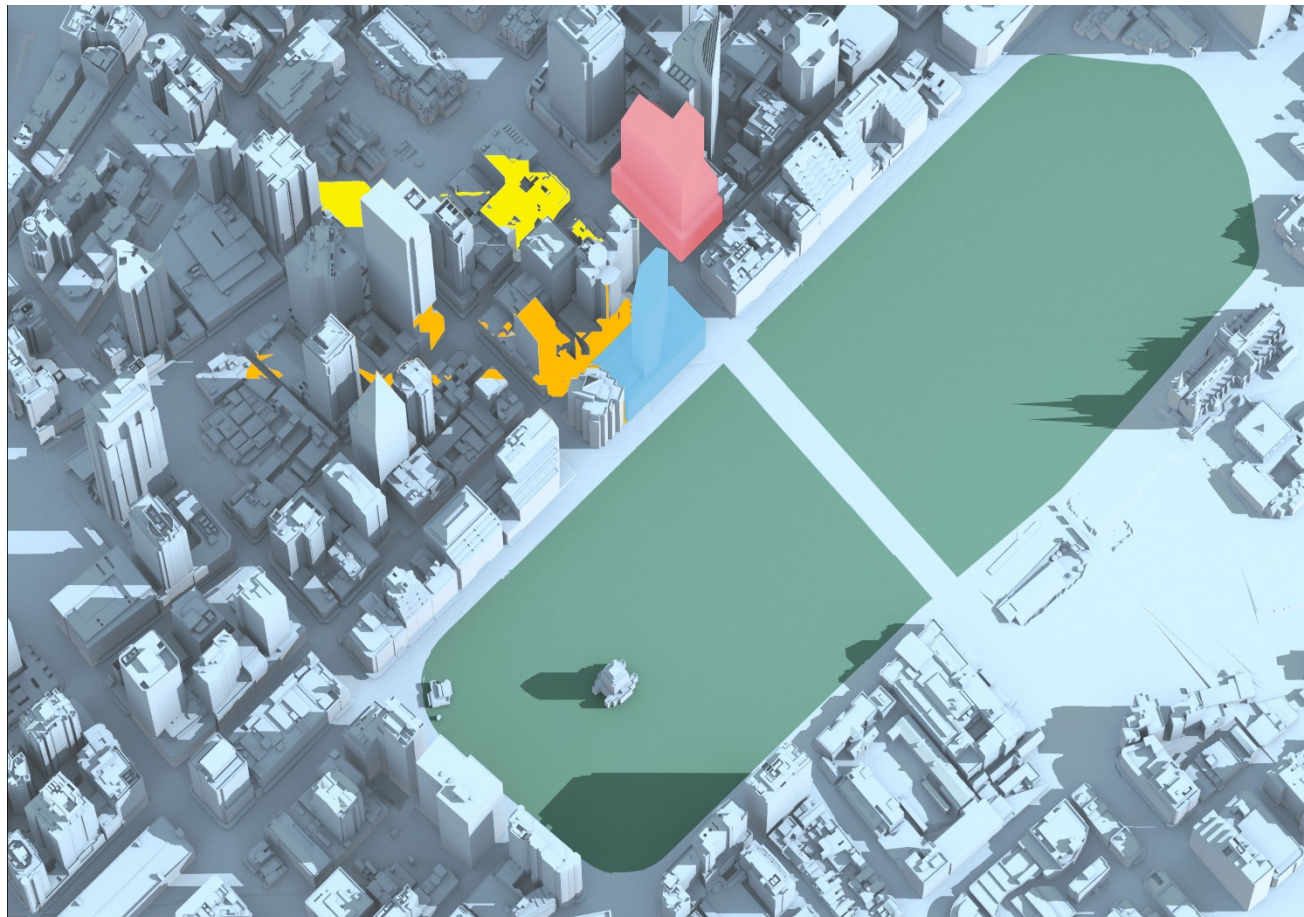


Pitt Street North OSD Shadow Study

July 21

15:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

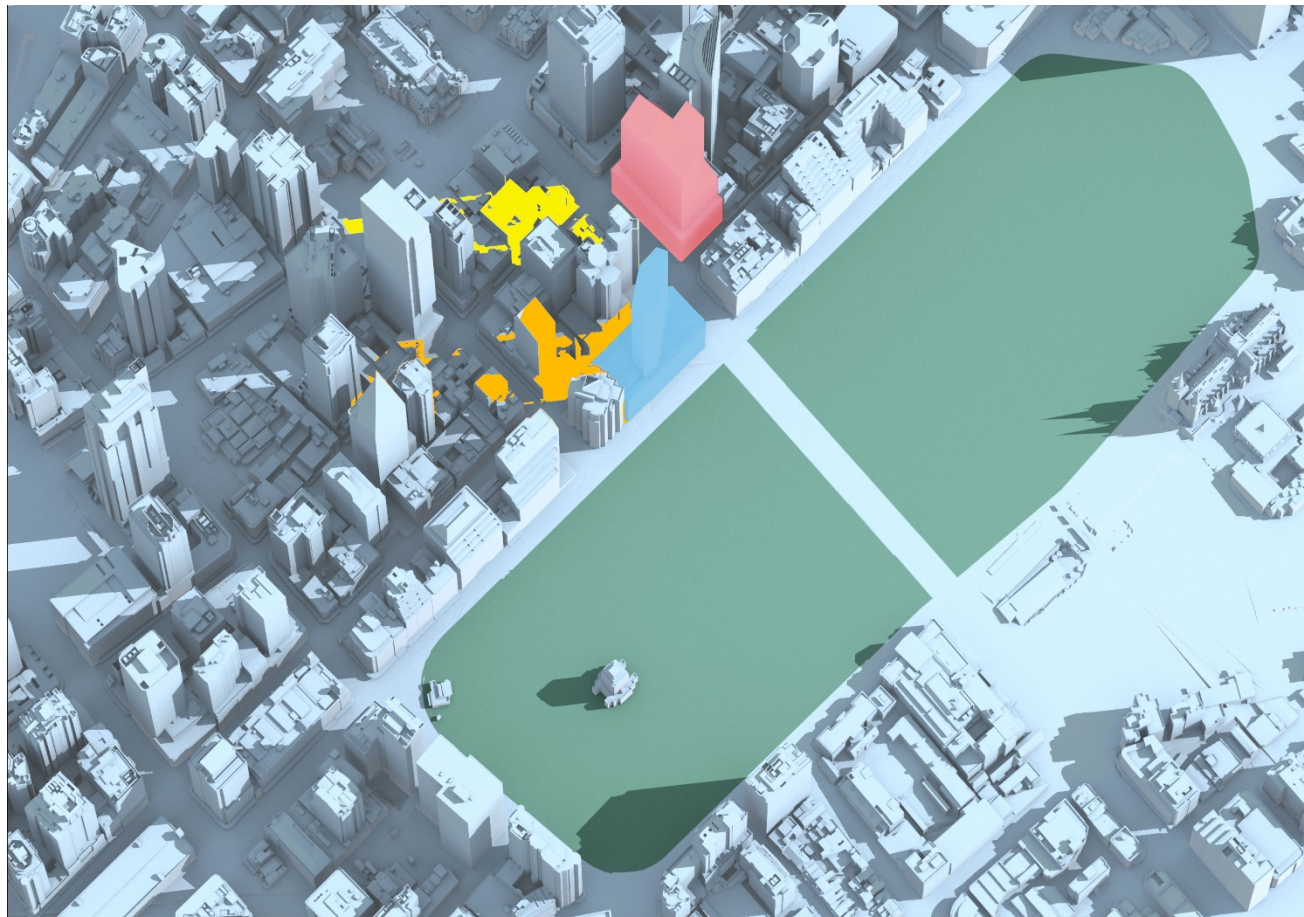


Pitt Street North OSD Shadow Study

August 21

9:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

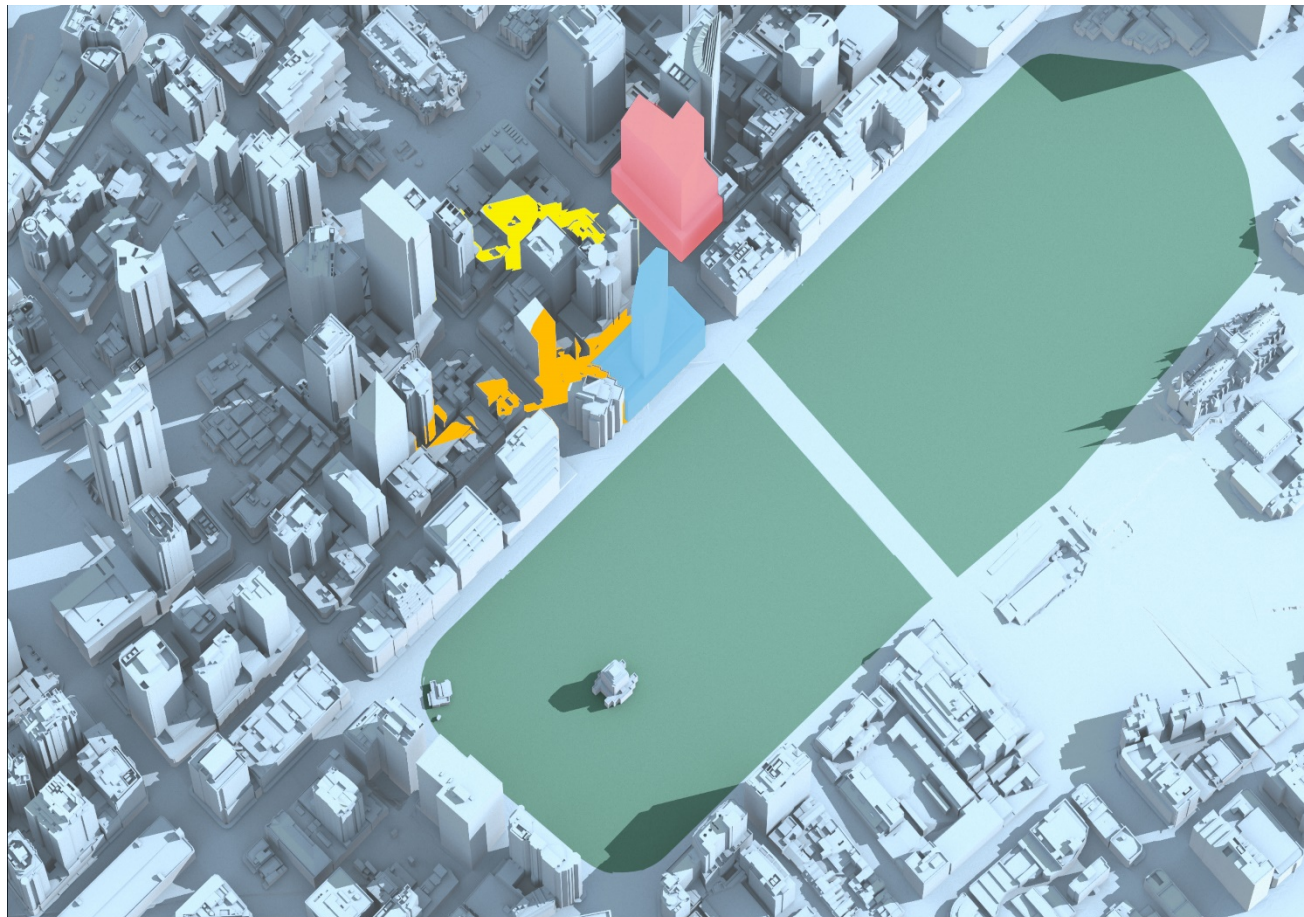


Pitt Street North OSD Shadow Study

August 21

9:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

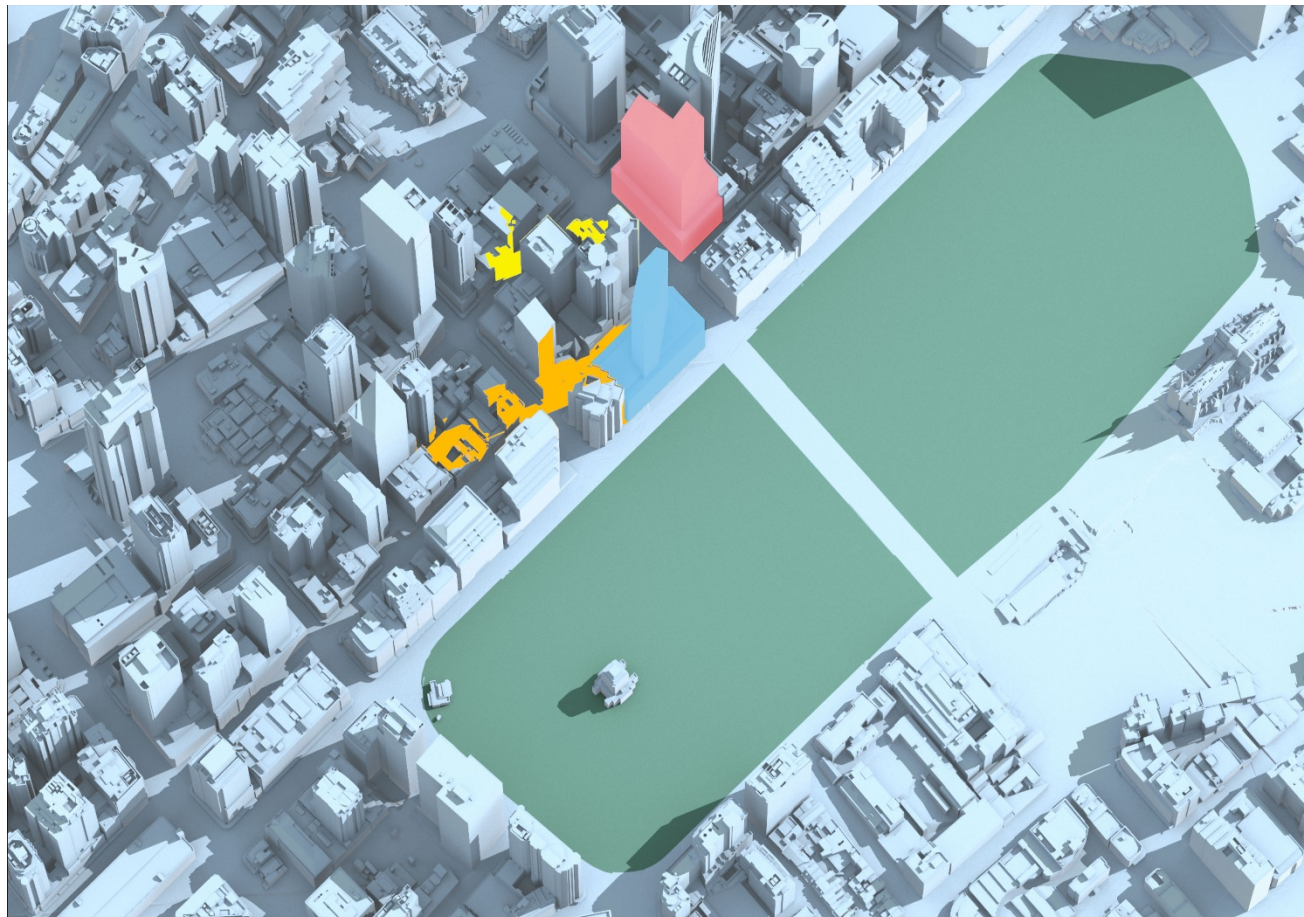


Pitt Street North OSD Shadow Study

August 21

10:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

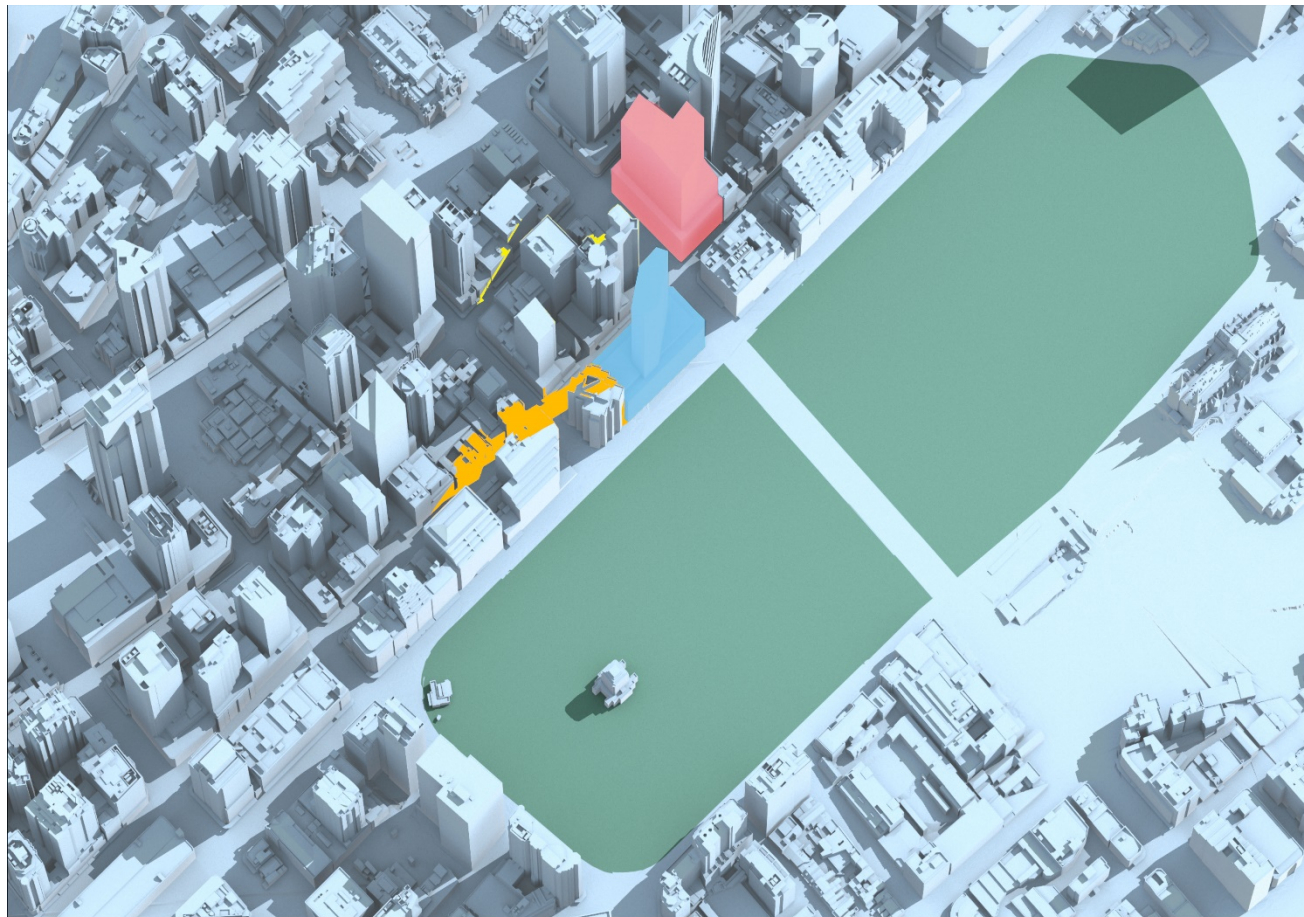


Pitt Street North OSD Shadow Study

August 21

10:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

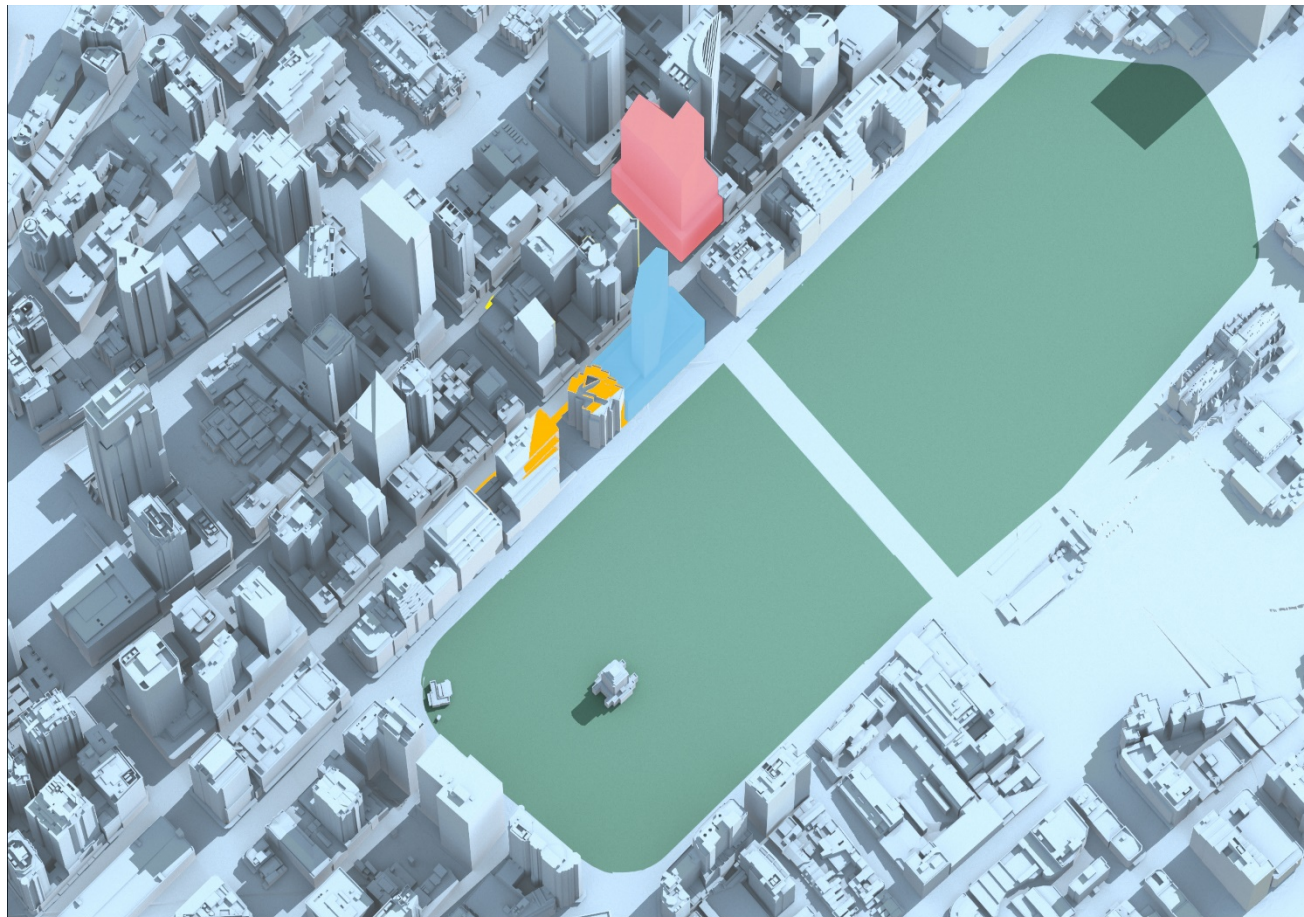


Pitt Street North OSD Shadow Study

August 21

11:00AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

August 21

11:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

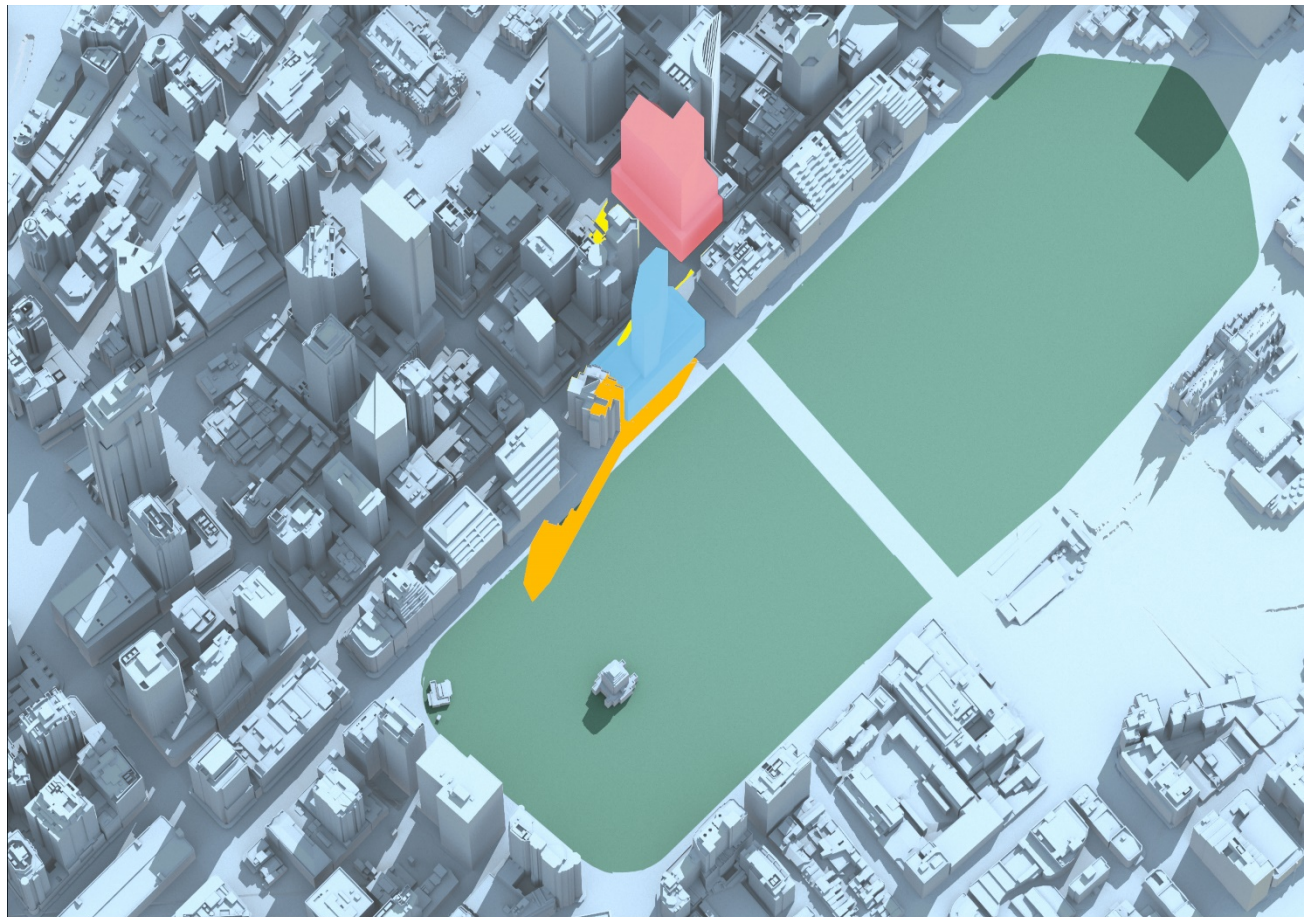


Pitt Street North OSD Shadow Study

August 21

12:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

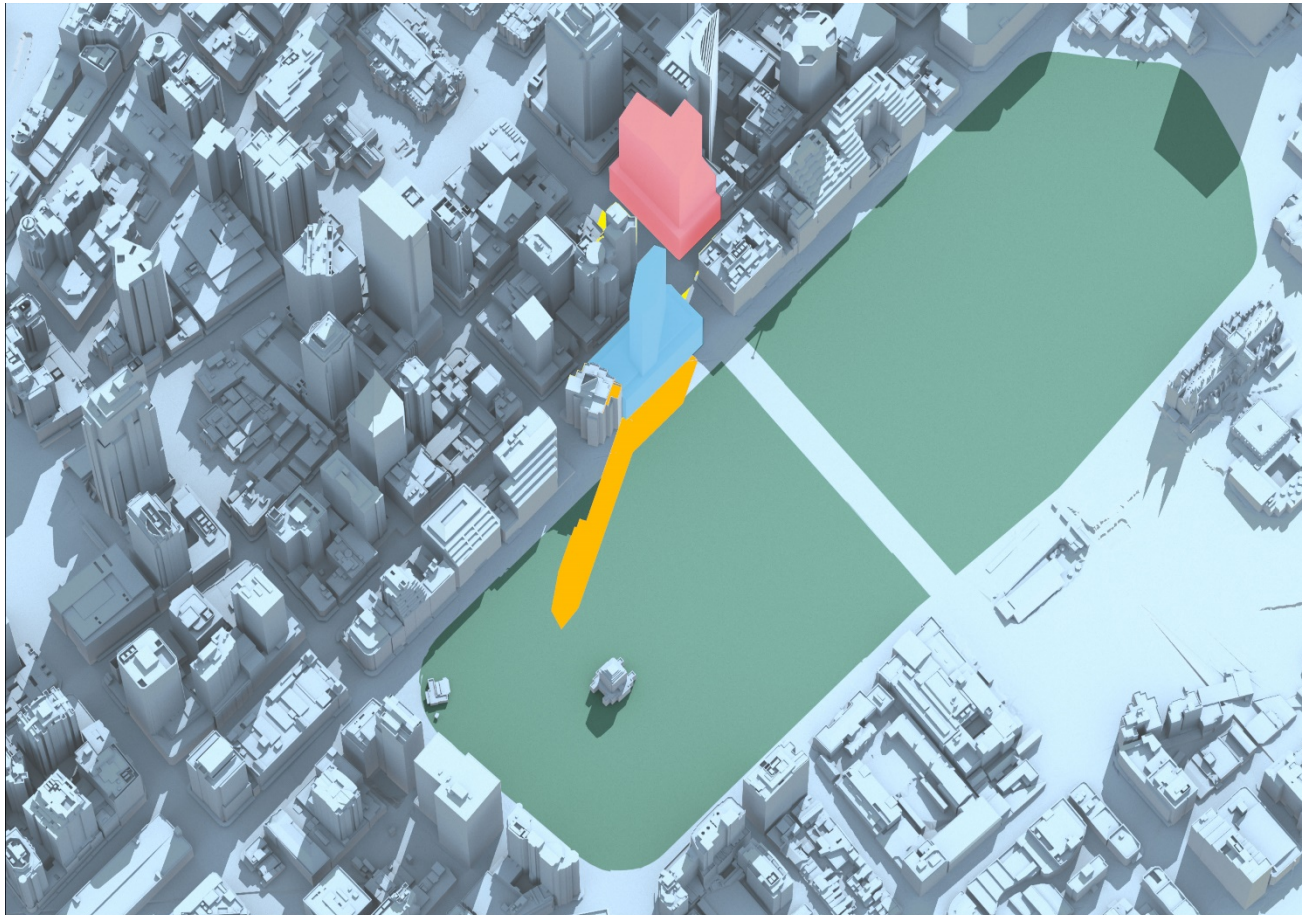


Pitt Street North OSD Shadow Study

August 21

12:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

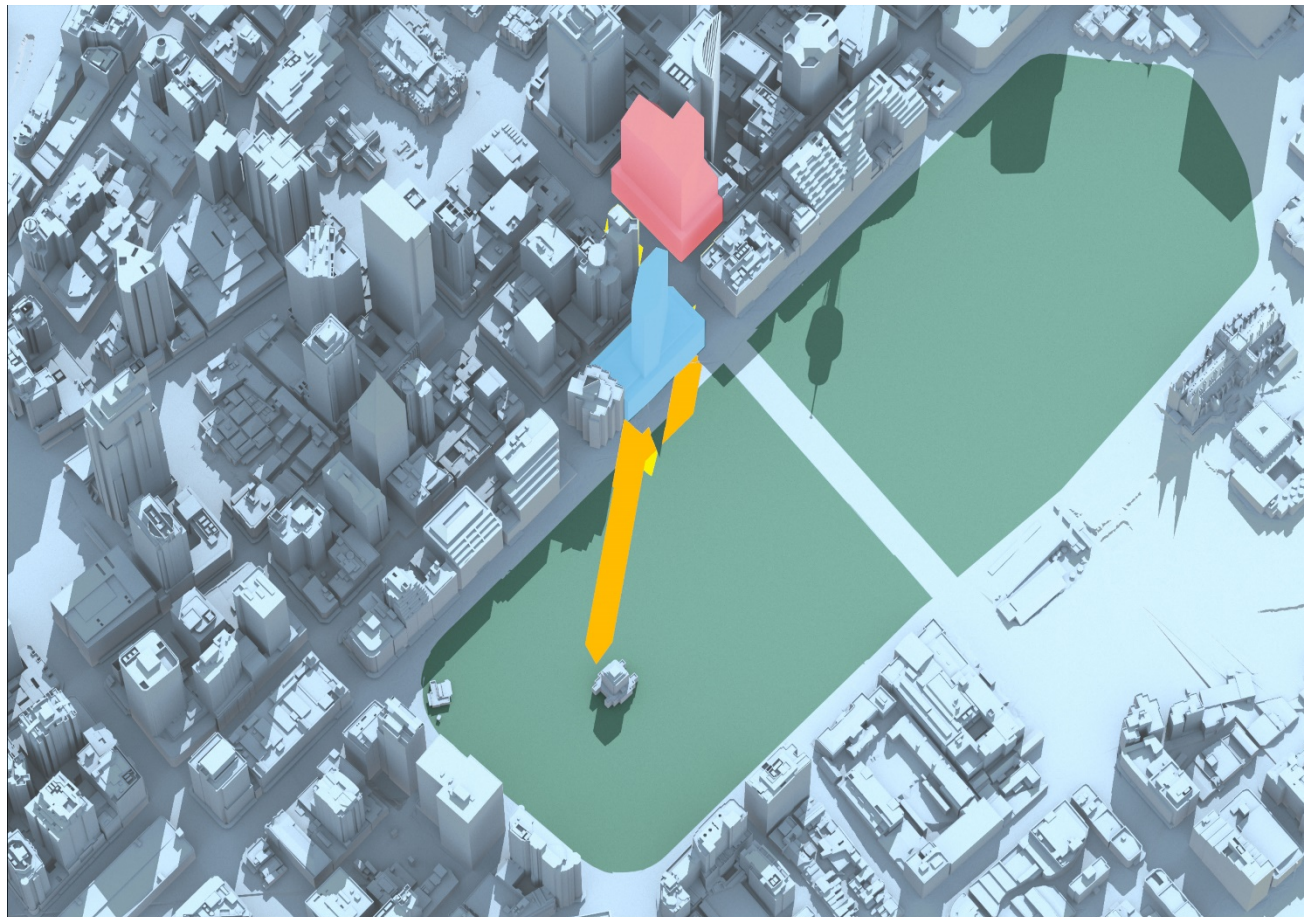


Pitt Street North OSD Shadow Study

August 21

13:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

August 21

13:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

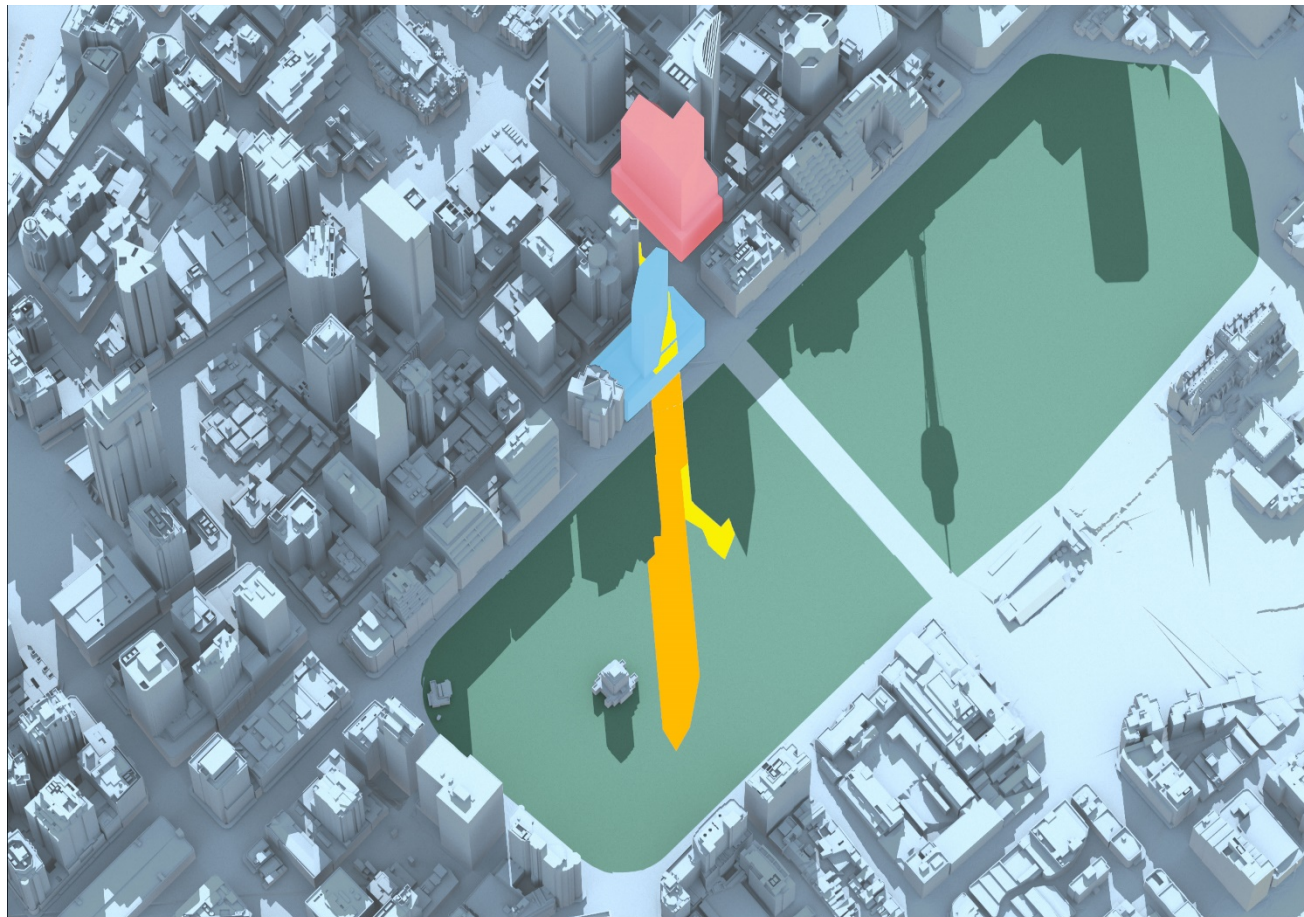


Pitt Street North OSD Shadow Study

August 21

14:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

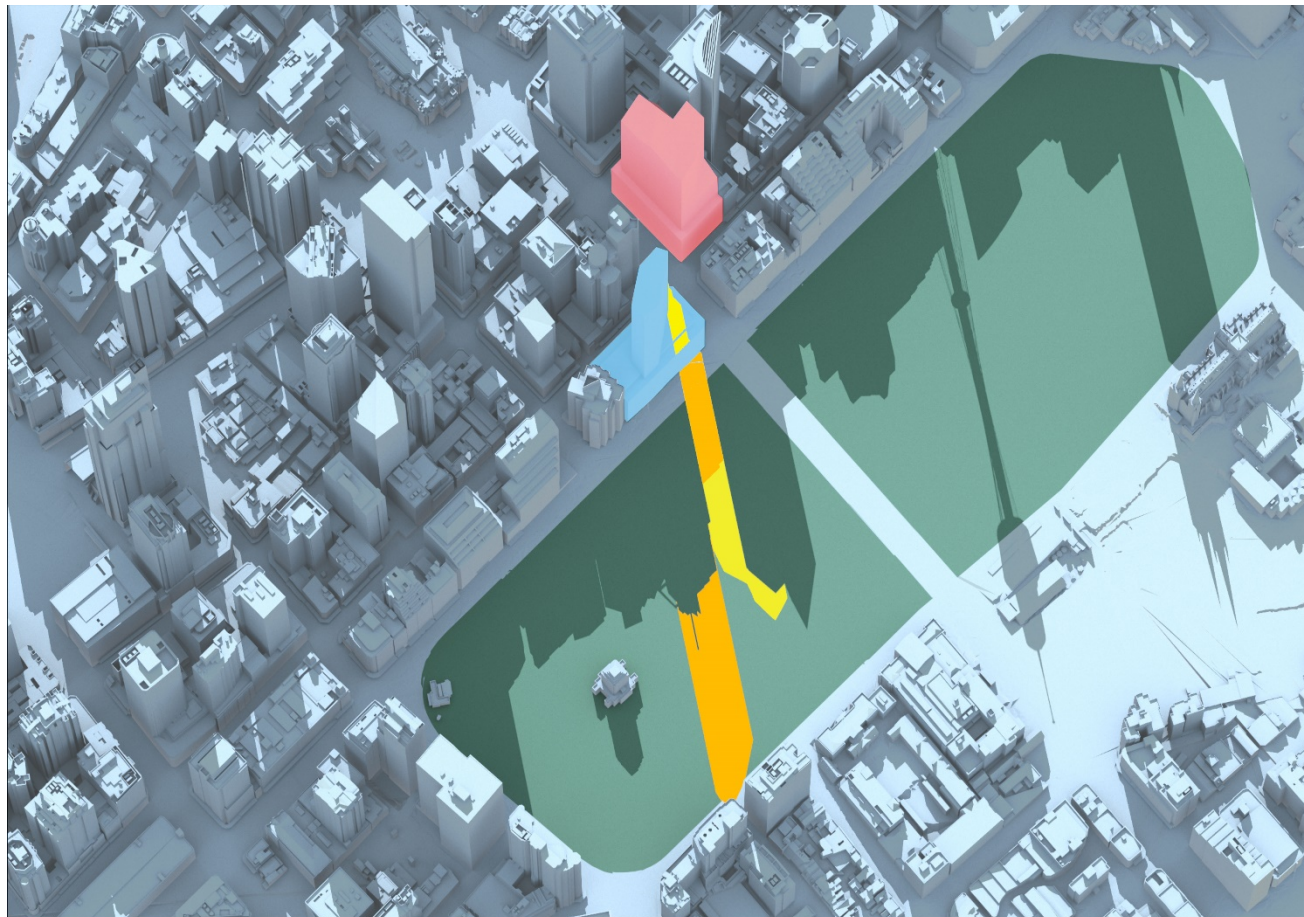


Pitt Street North OSD Shadow Study

August 21

14:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

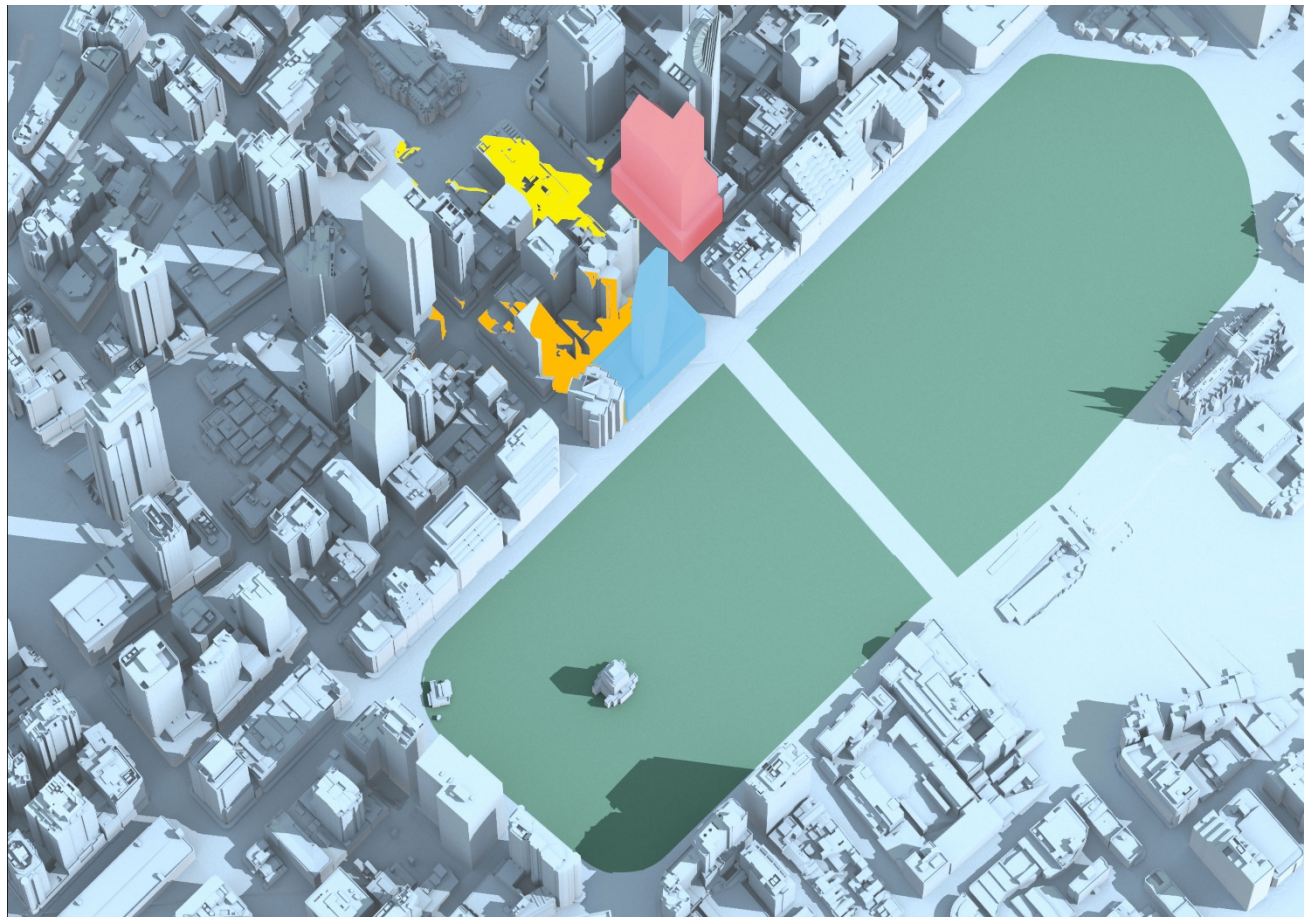


Pitt Street North OSD Shadow Study

August 21

15:00PM

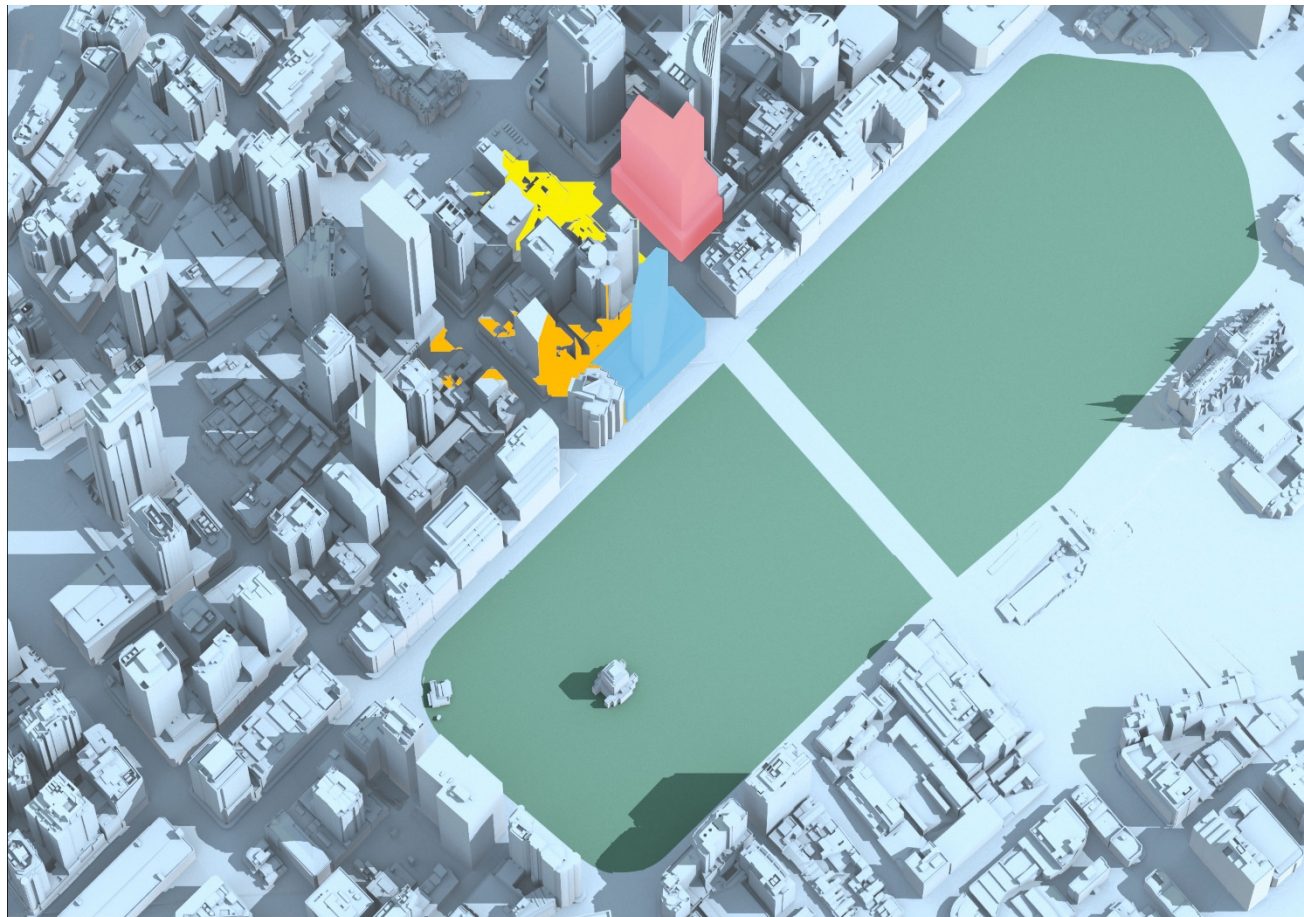
 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 9:00AM

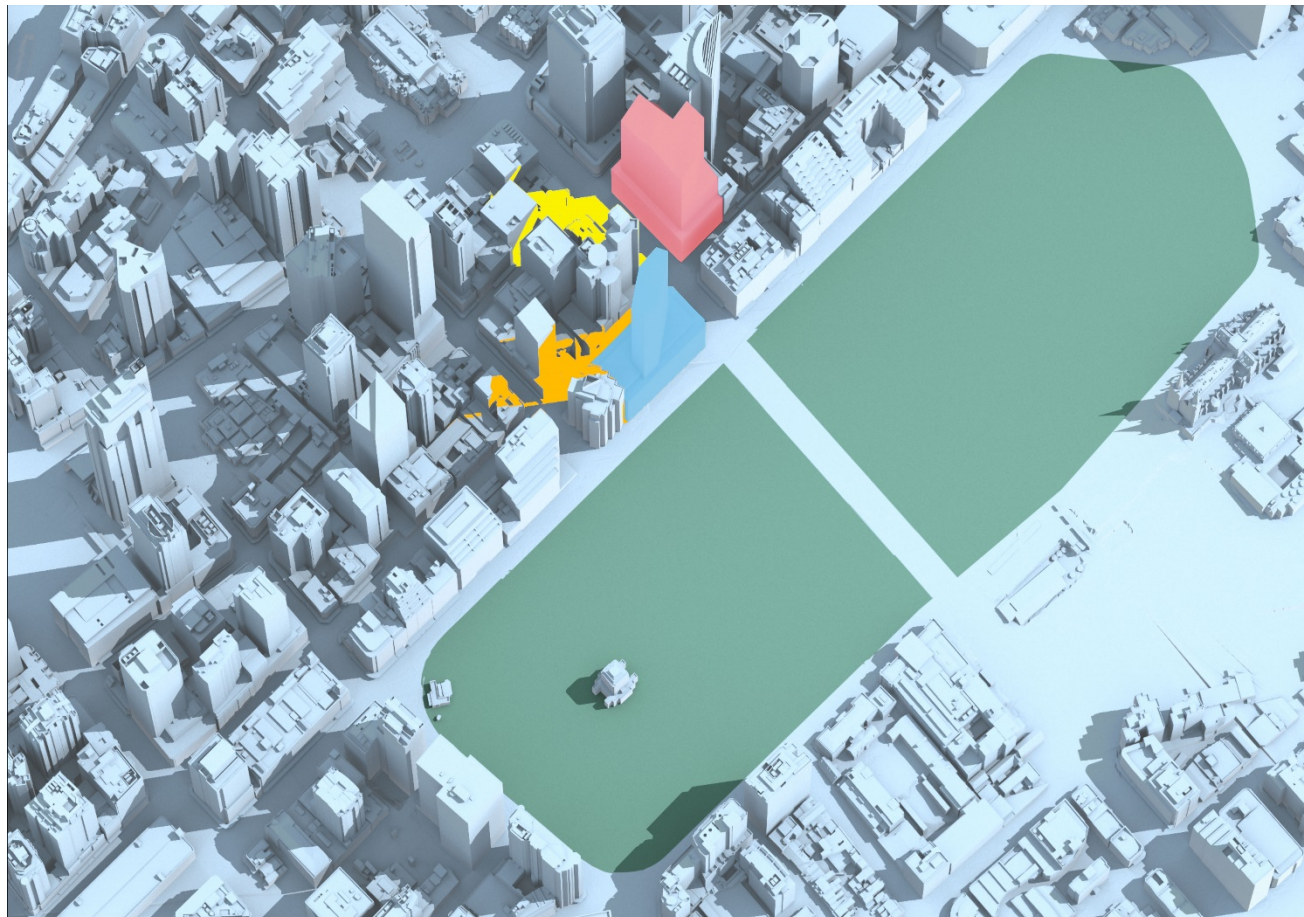
 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 9:30AM

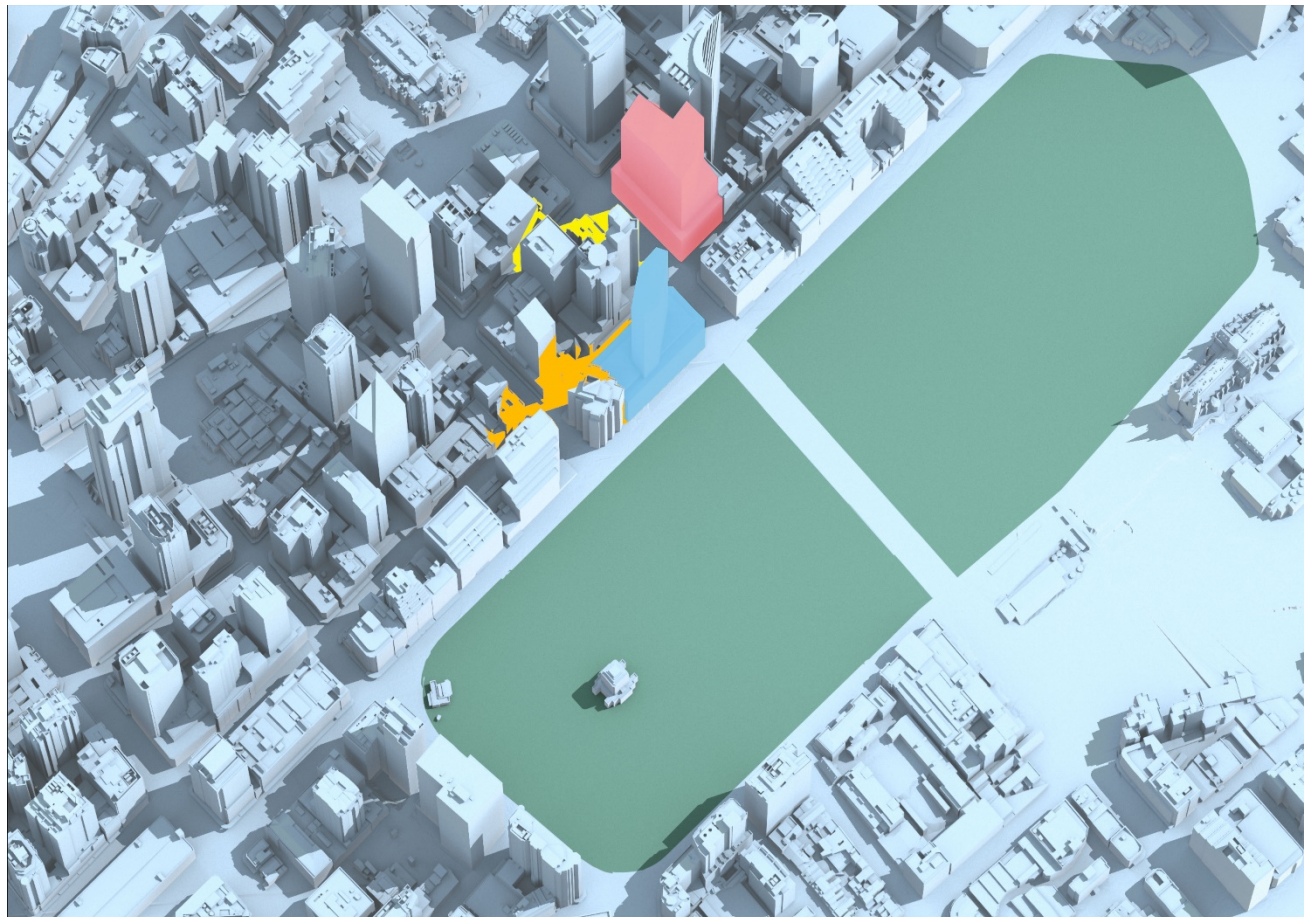
■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 10:00AM

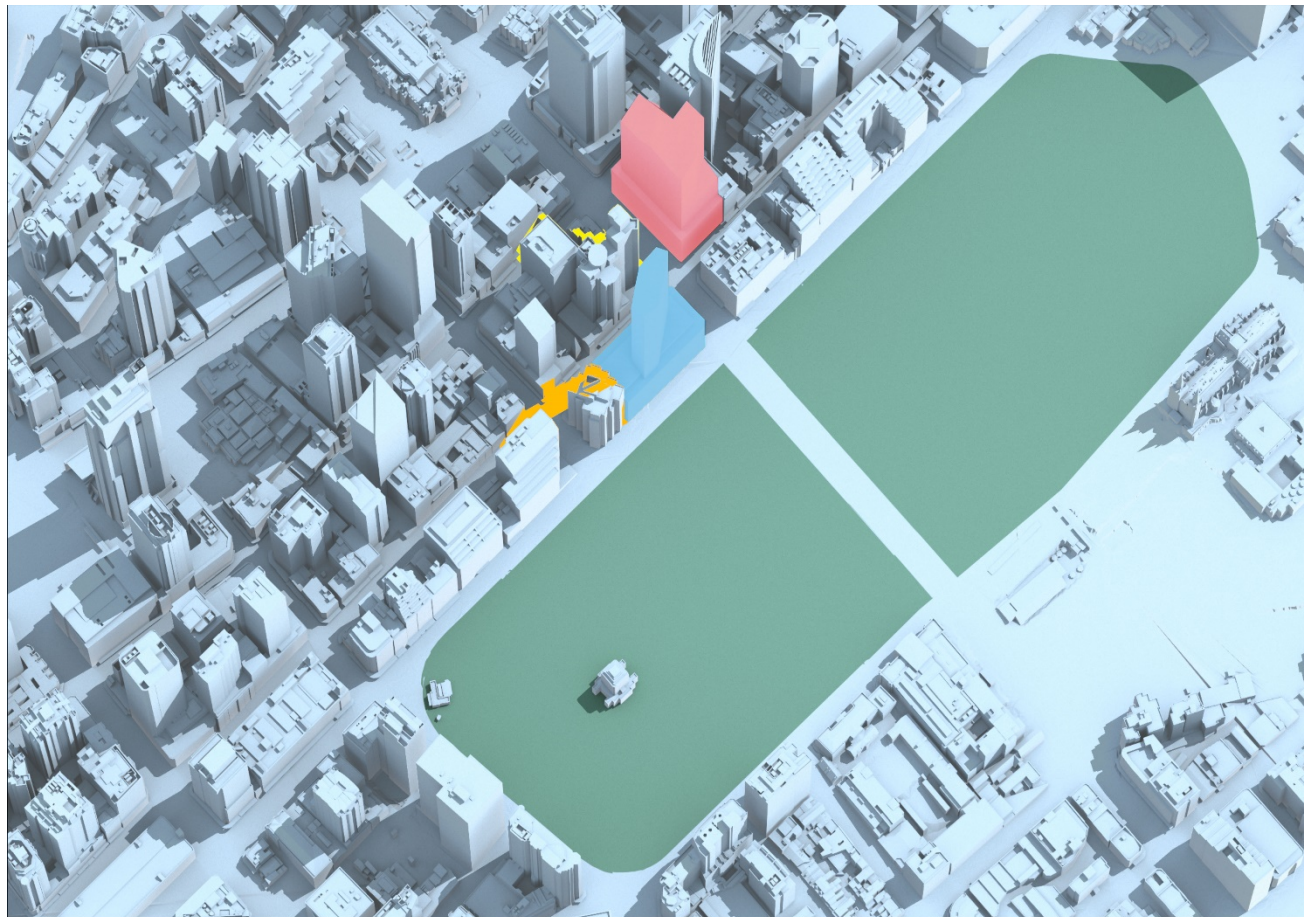
 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 10:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 11:00AM

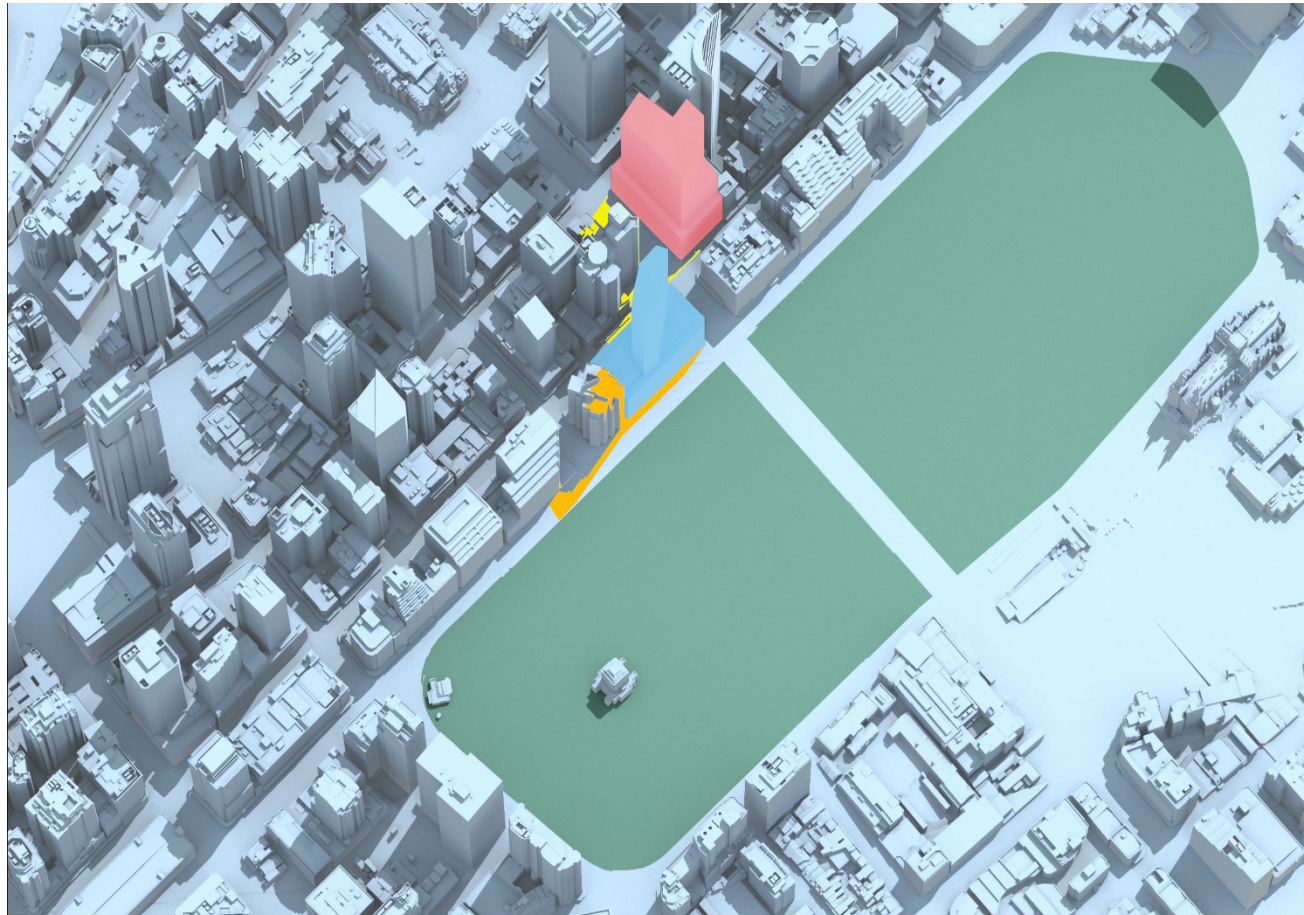
 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 11:30AM

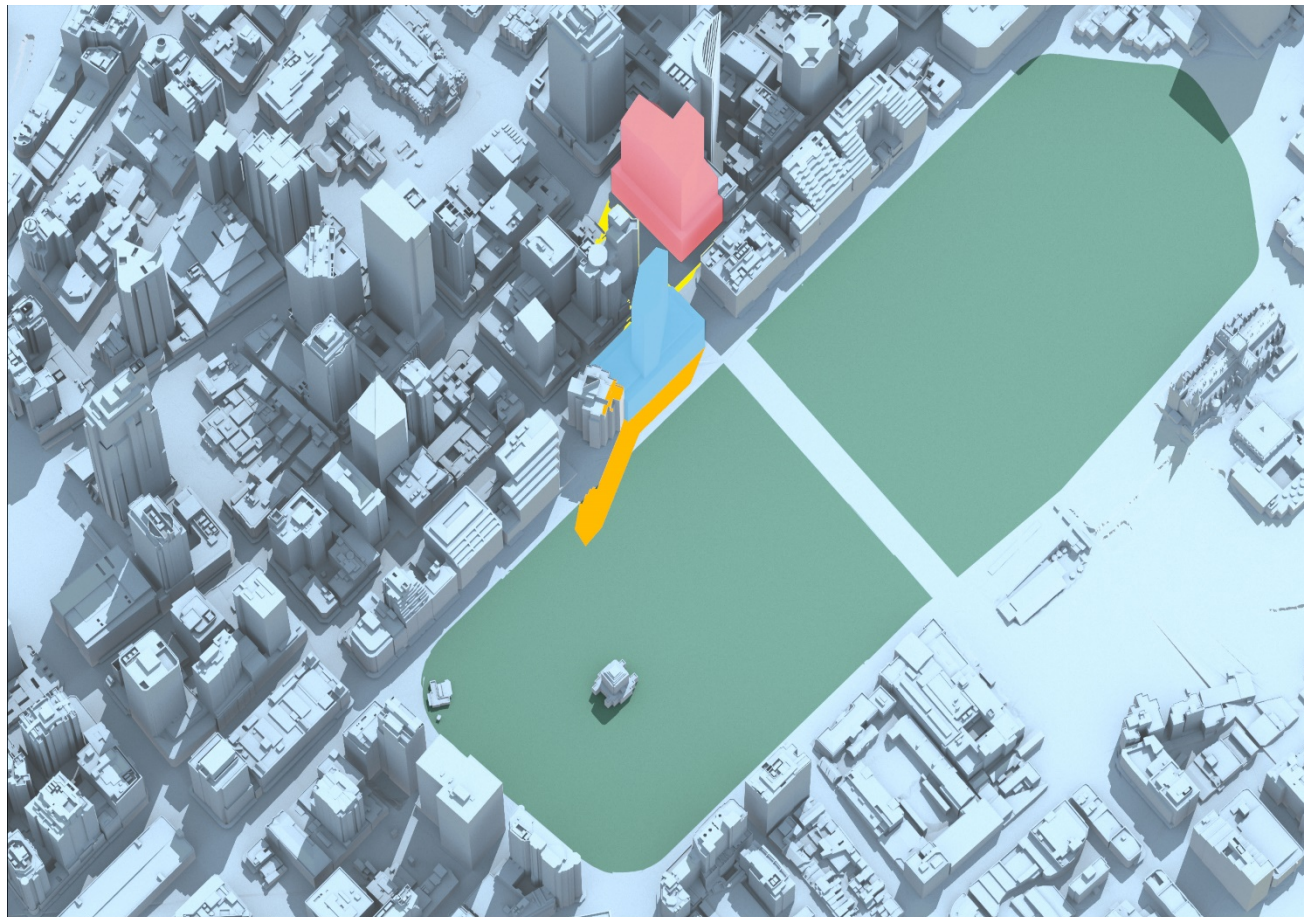
 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 12:00PM

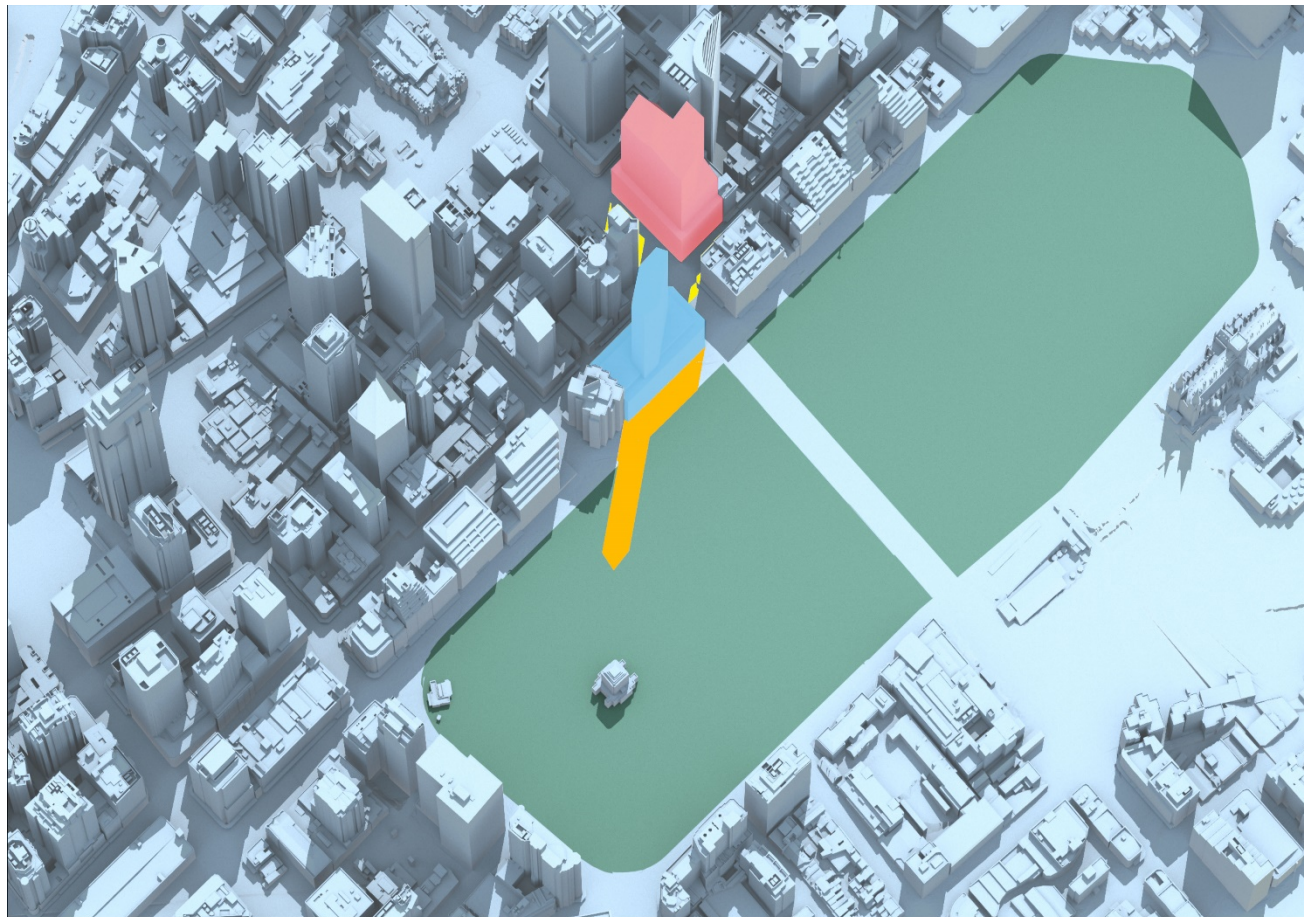
■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 12:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

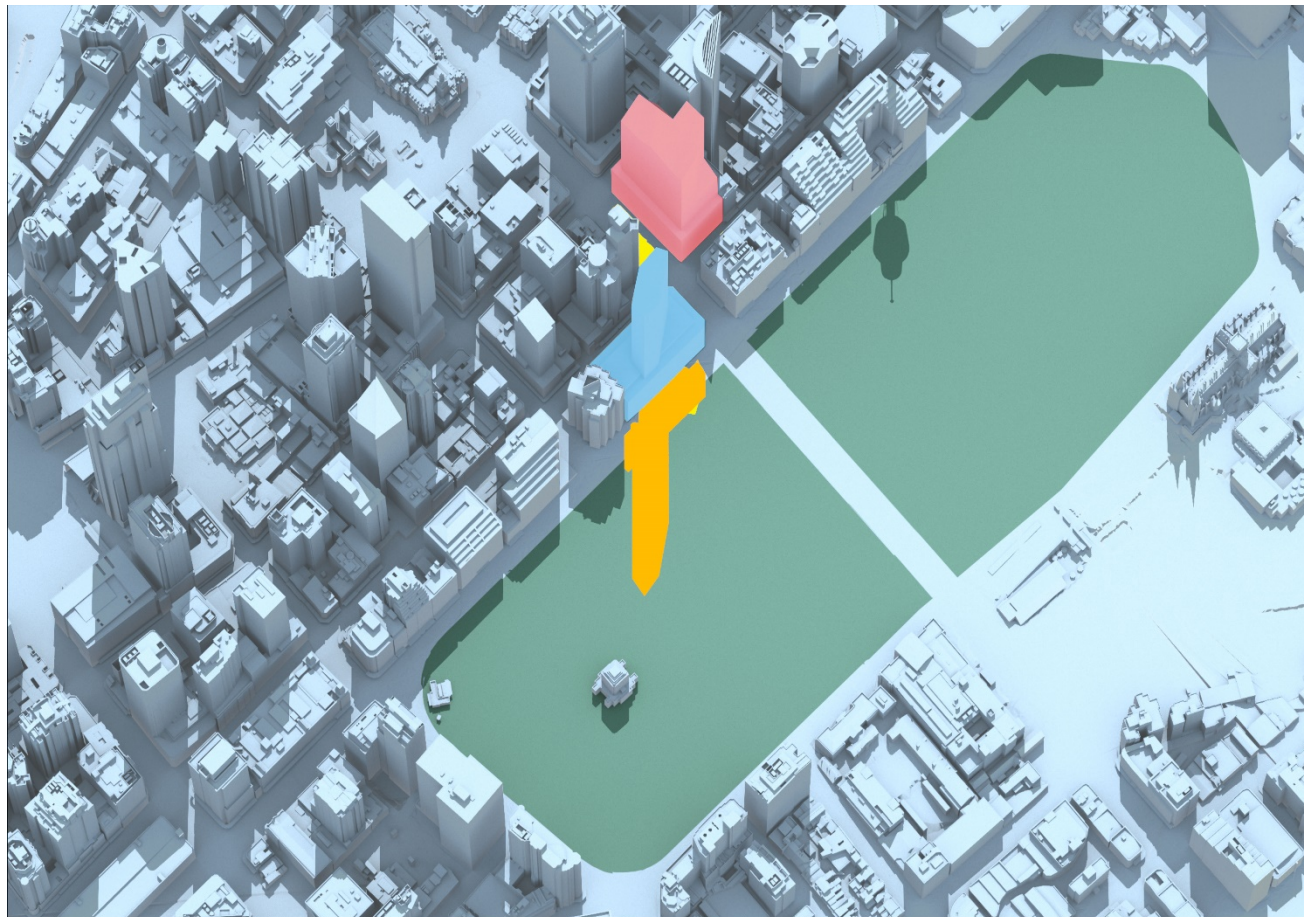


Pitt Street North OSD Shadow Study

September 21

13:00PM

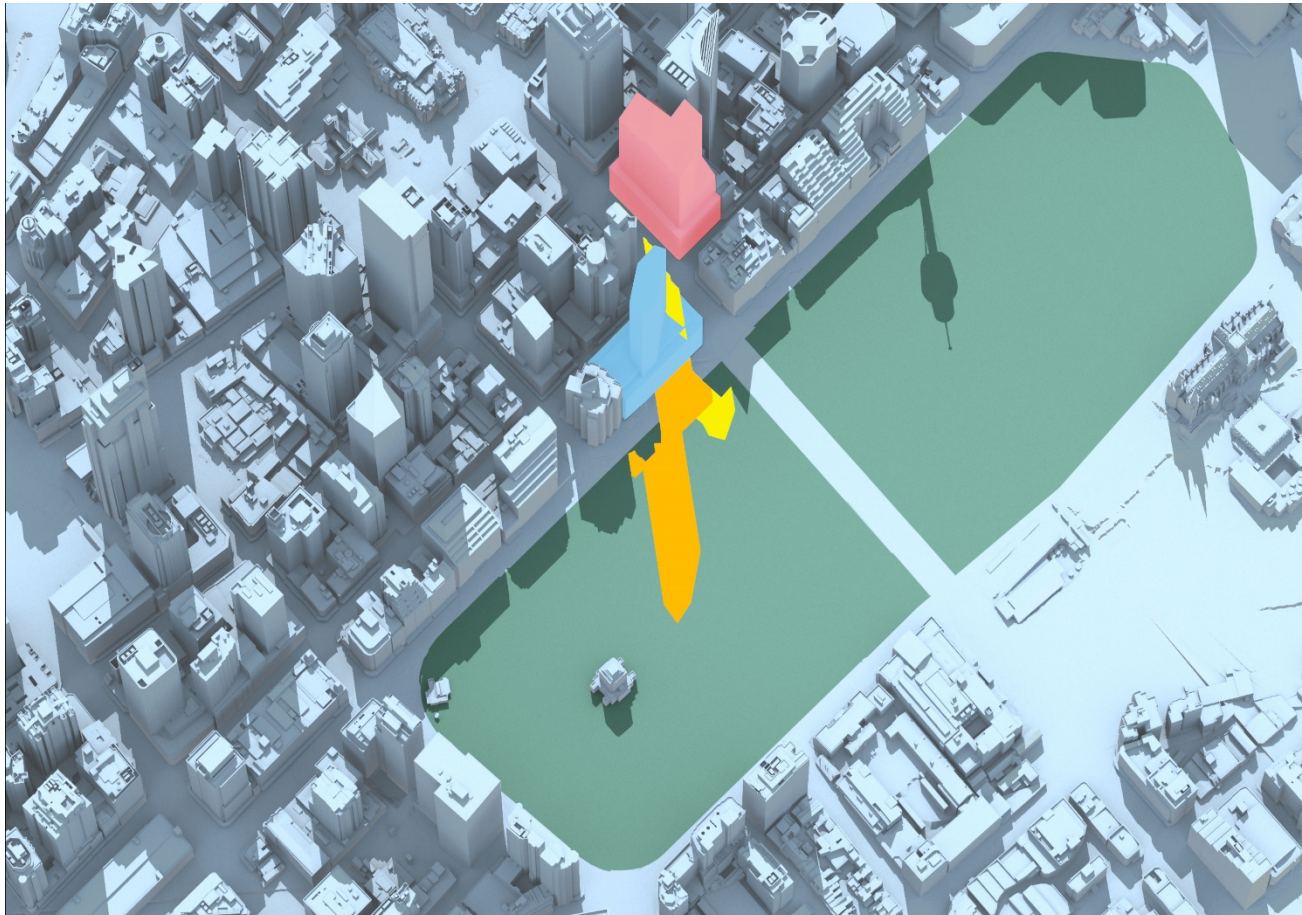
 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21 13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

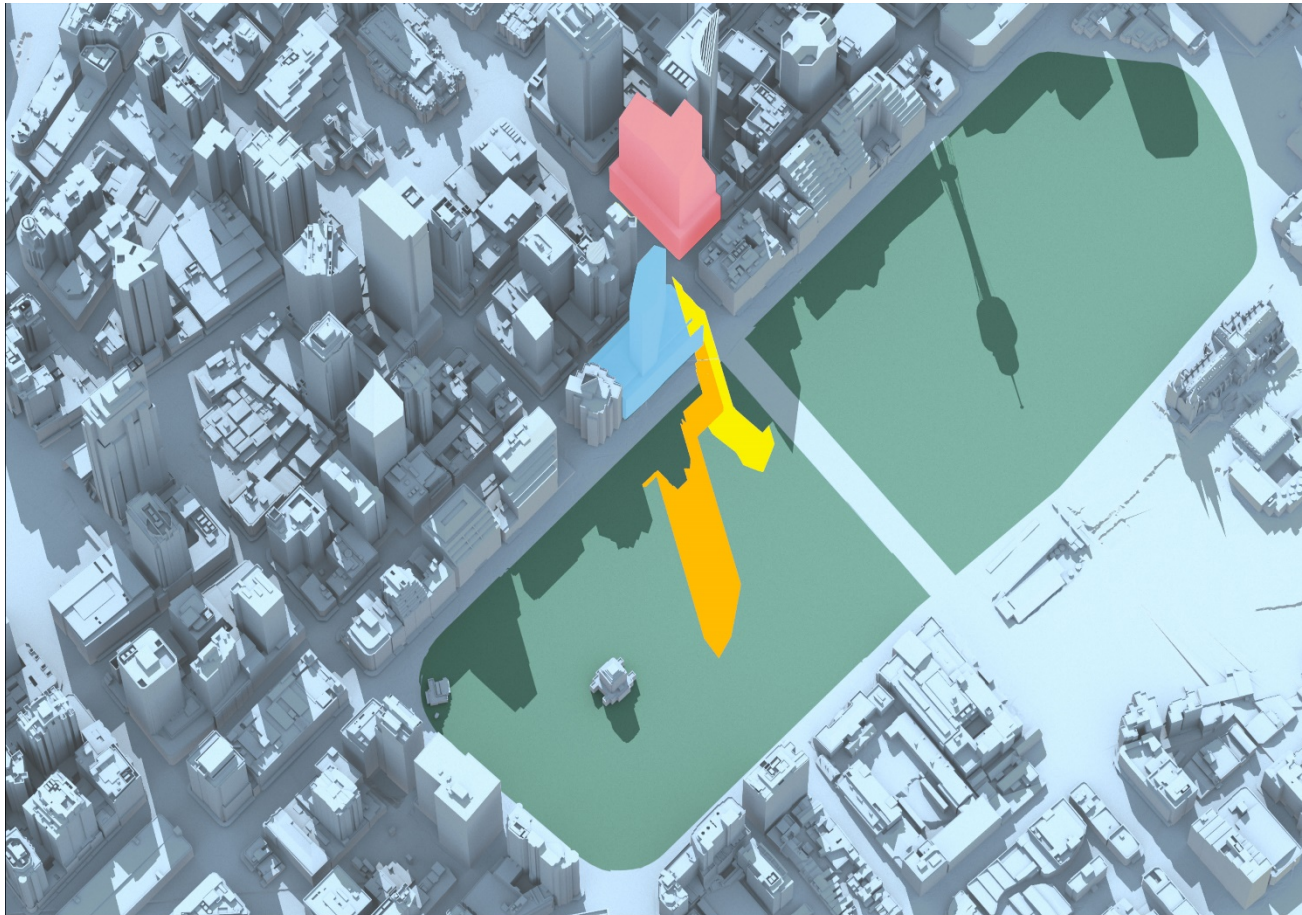


Pitt Street North OSD Shadow Study

September 21

14:00PM

█ Pitt Street North OSD Envelope	█ 201 Elizabeth Street Envelope	█ Hyde Park
█ Additional Shadow cast by Pitt Street North OSD Envelope	█ Additional Shadow cast by 201 Elizabeth Street Envelope	█ Shadow cast by existing City of Sydney buildings

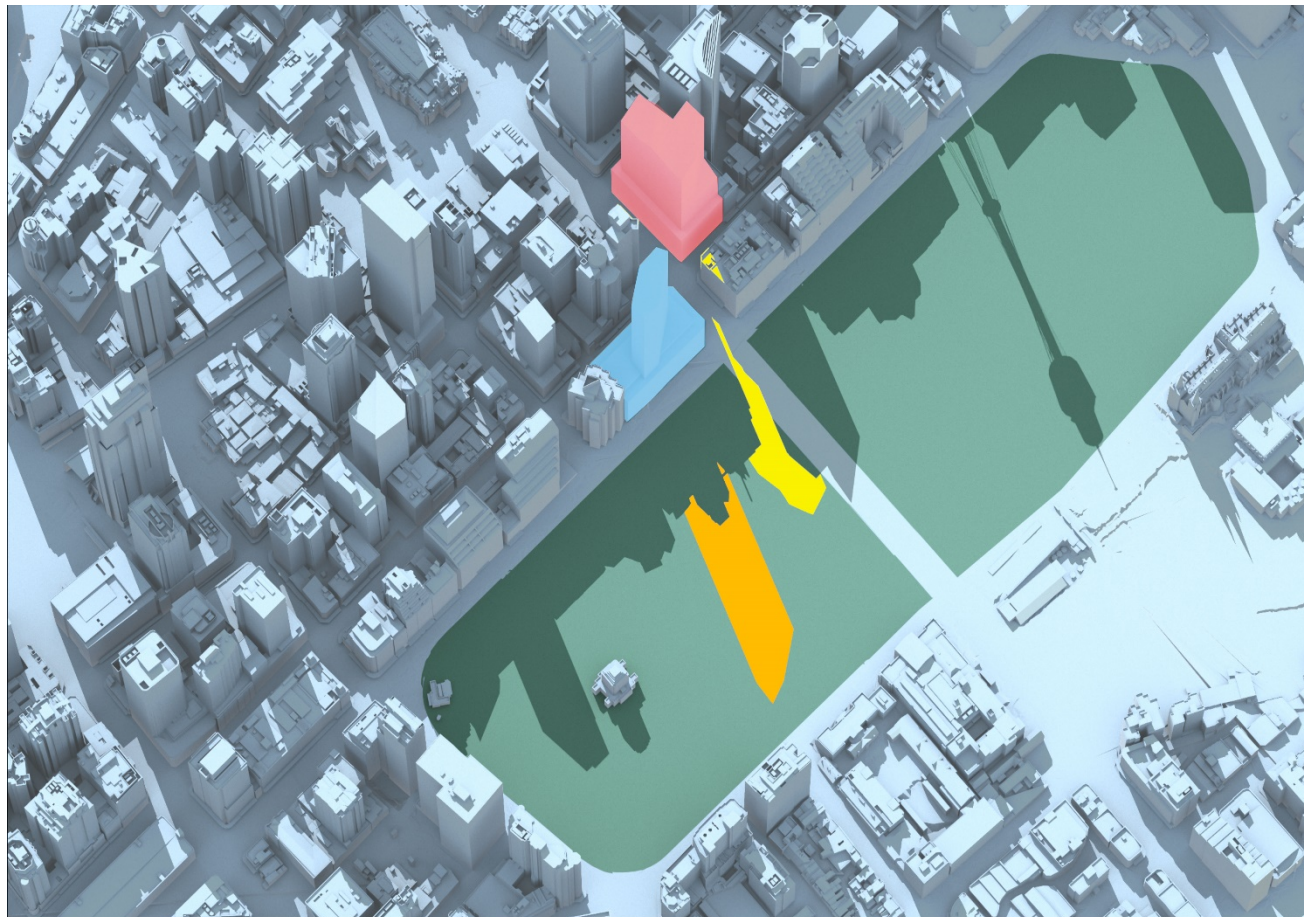


Pitt Street North OSD Shadow Study

September 21

14:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

September 21

15:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

October 21

9:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

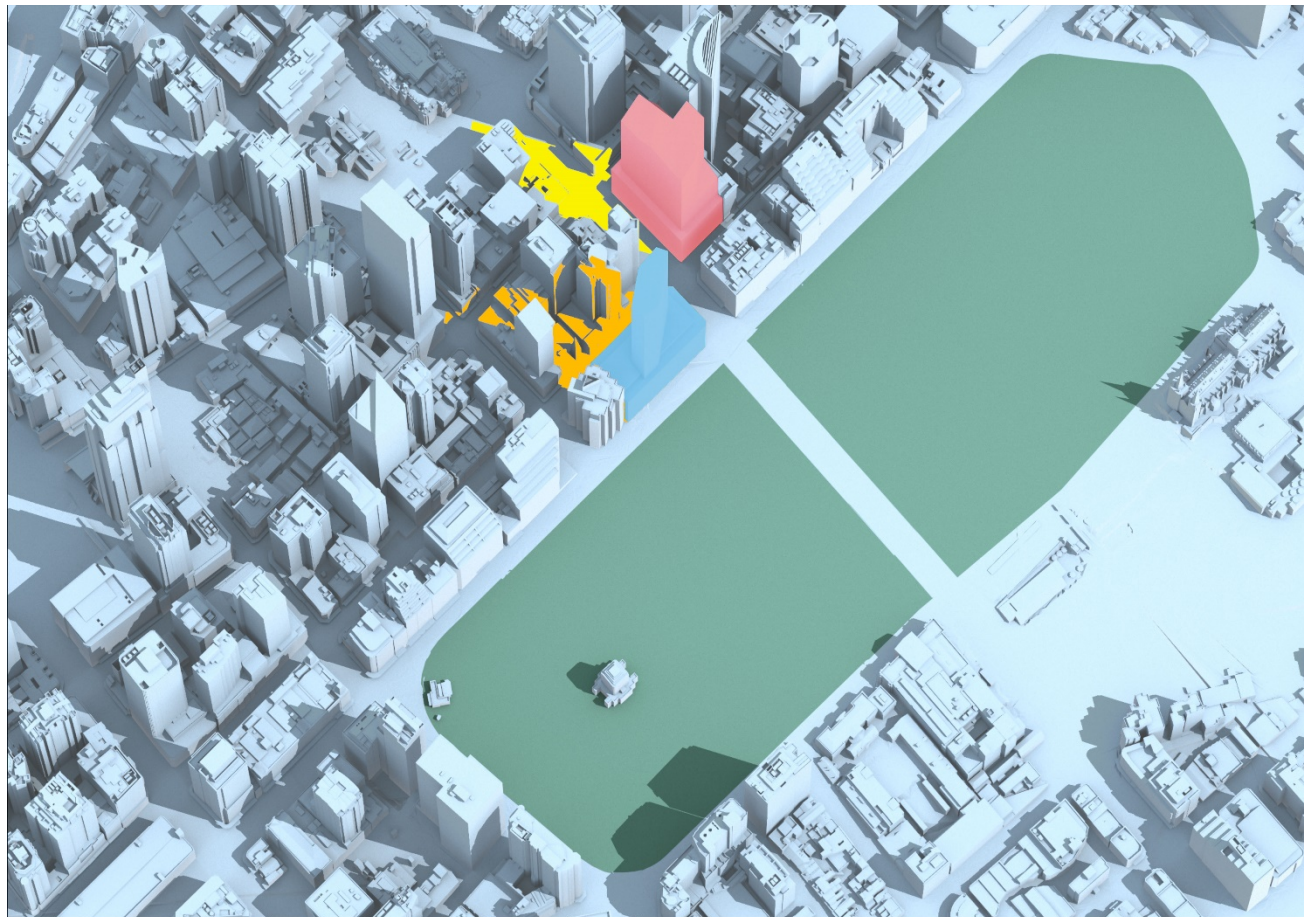


Pitt Street North OSD Shadow Study

October 21

9:30AM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

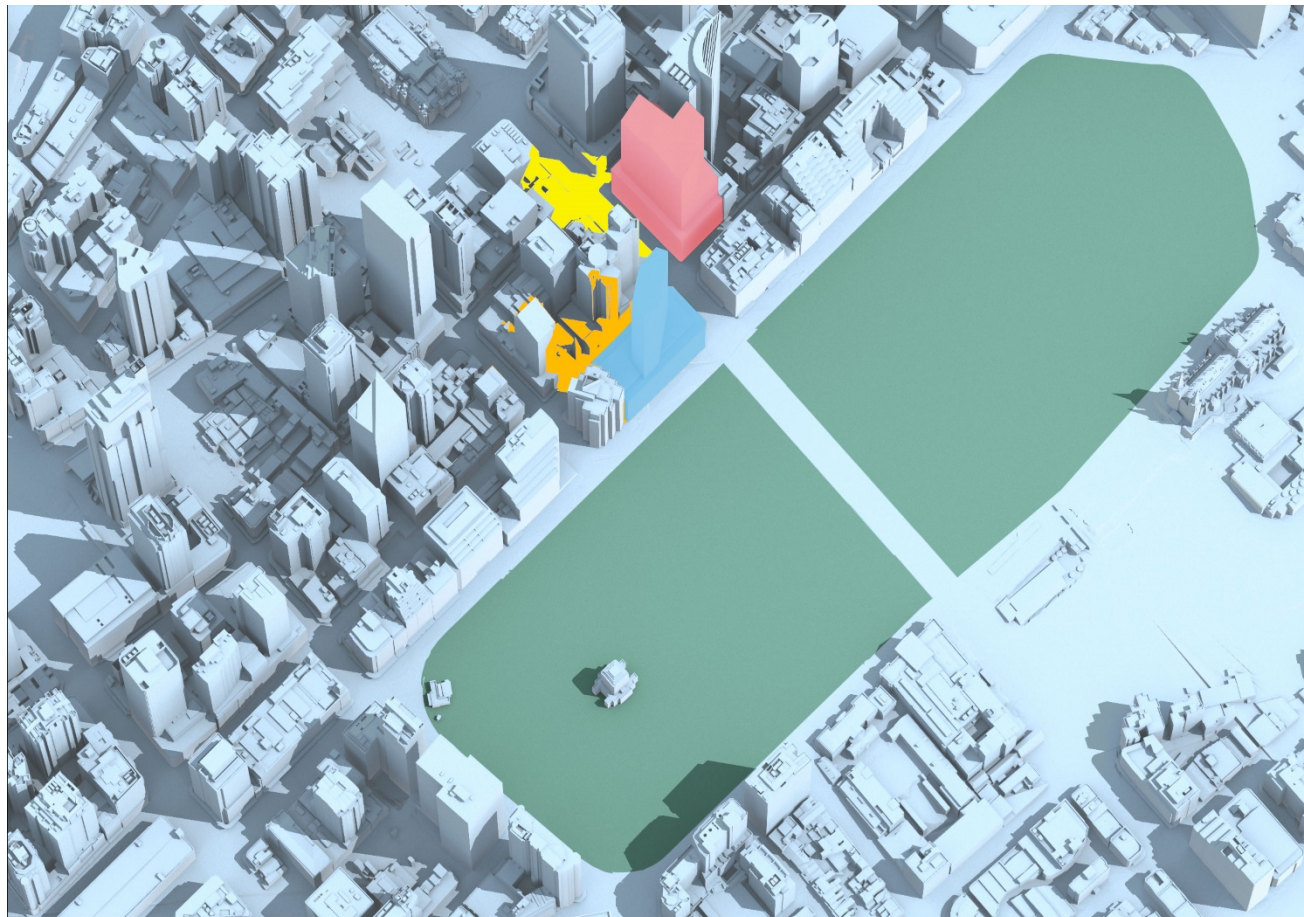


Pitt Street North OSD Shadow Study

October 21

10:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

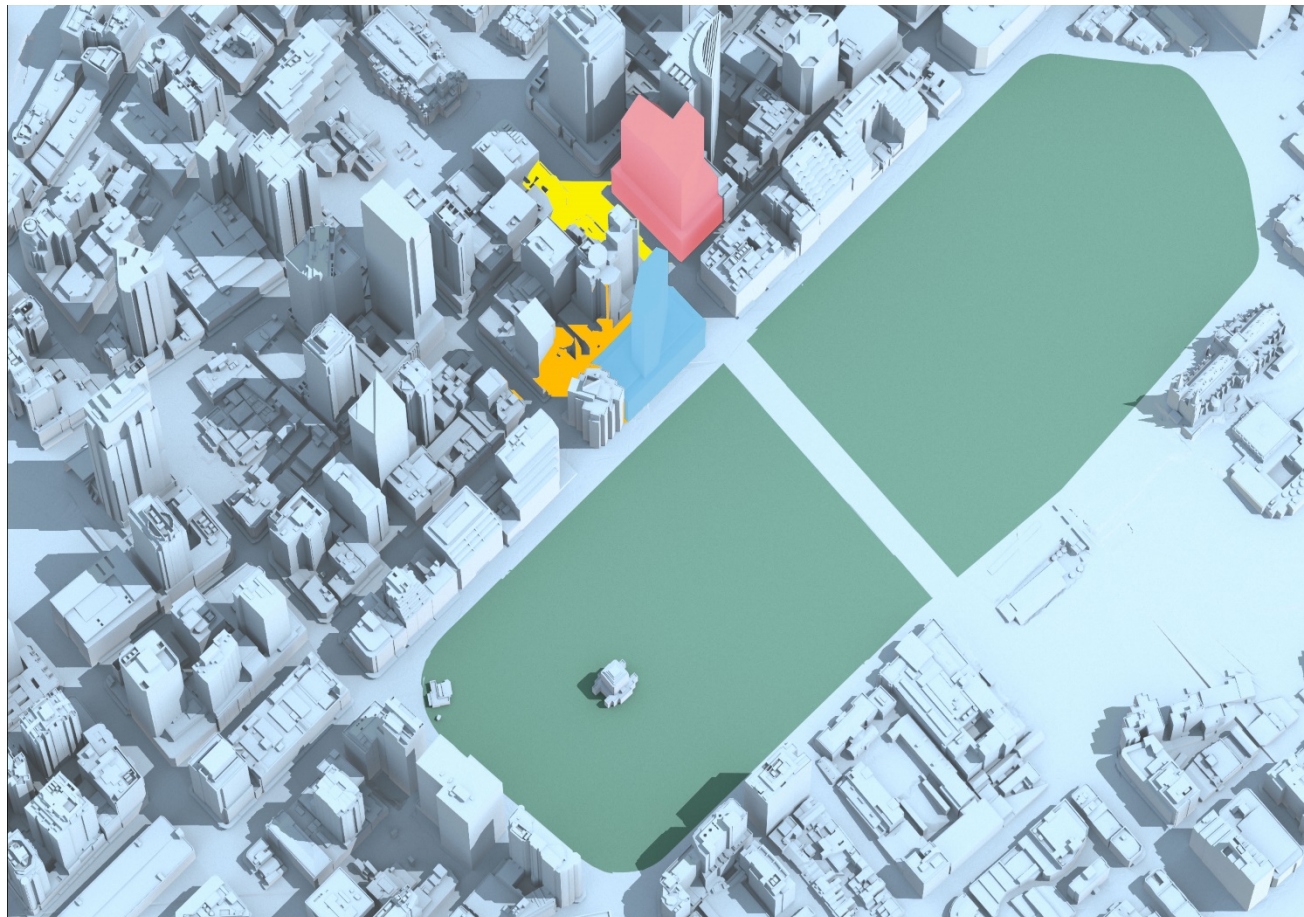


Pitt Street North OSD Shadow Study

October 21

10:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

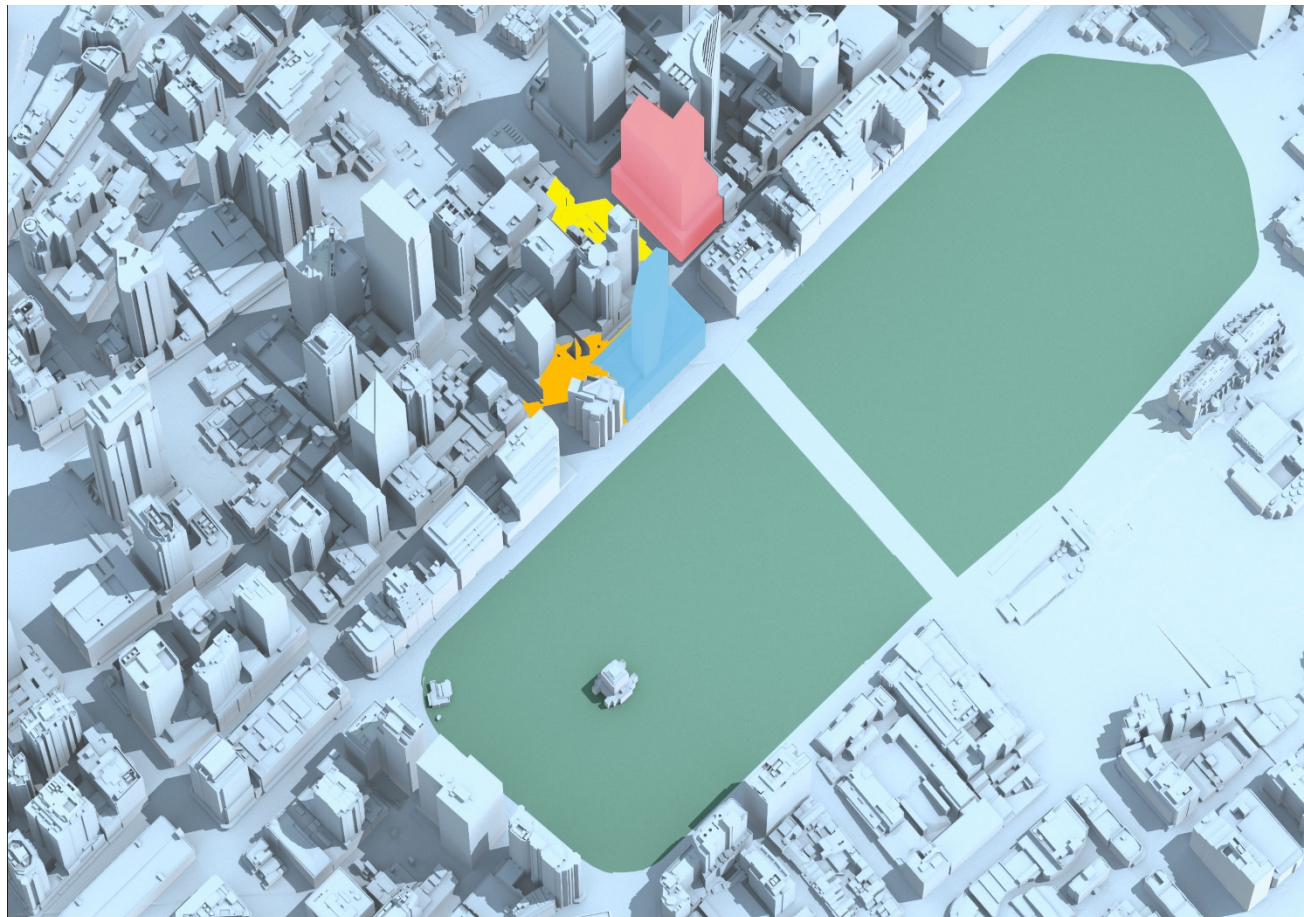


Pitt Street North OSD Shadow Study

October 21

11:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

October 21

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 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

October 21

12:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

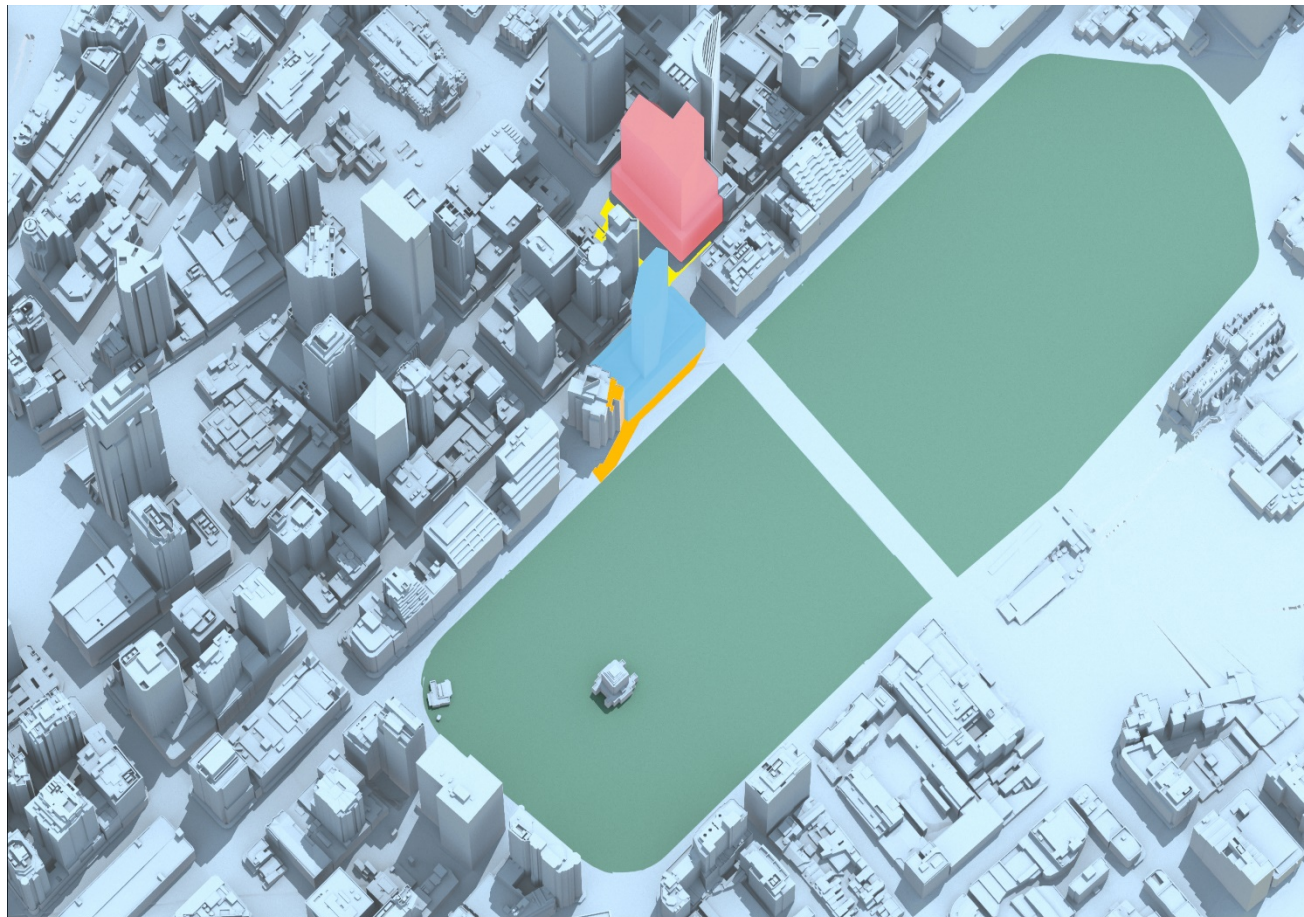


Pitt Street North OSD Shadow Study

October 21

12:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

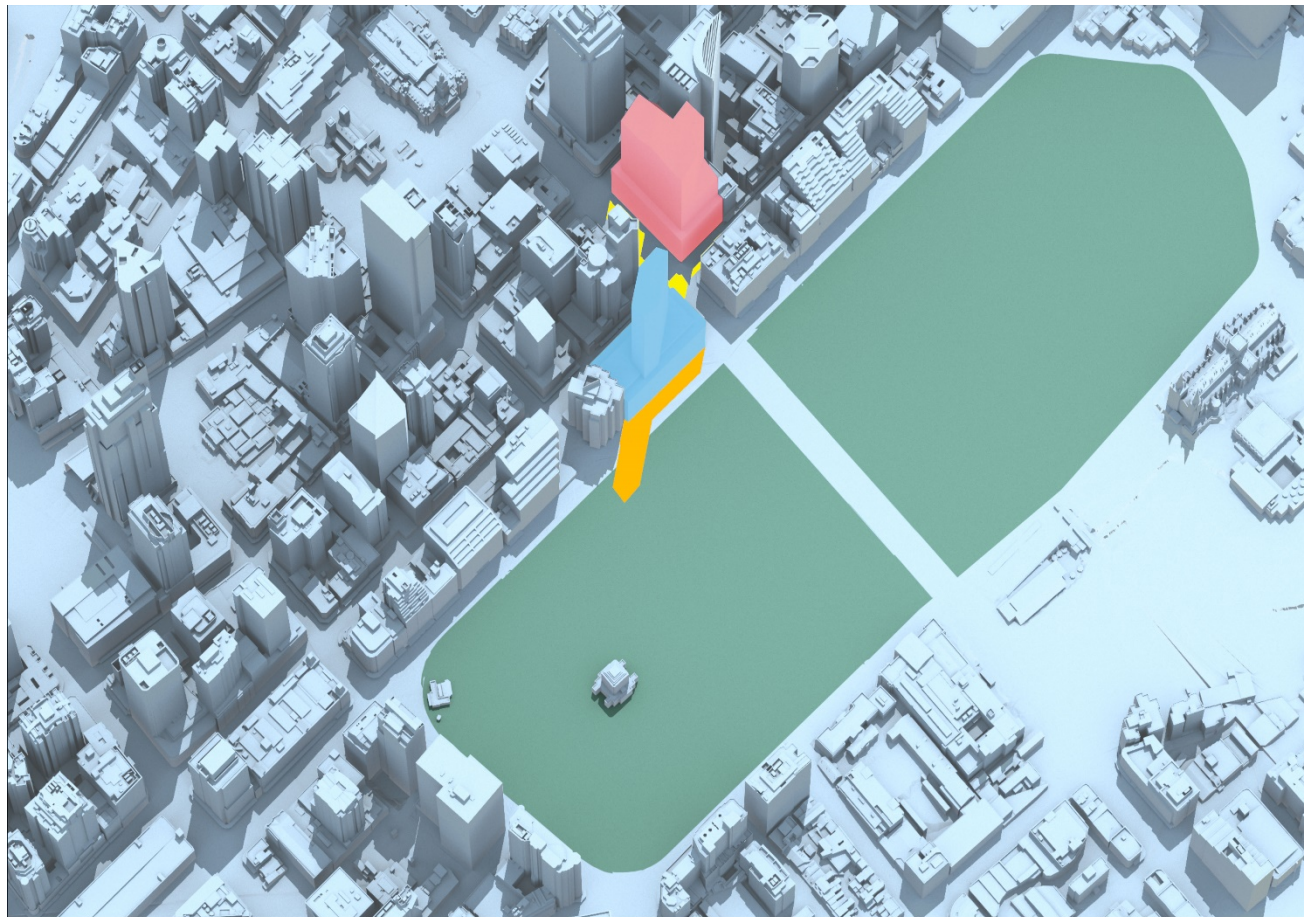


Pitt Street North OSD Shadow Study

October 21

13:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

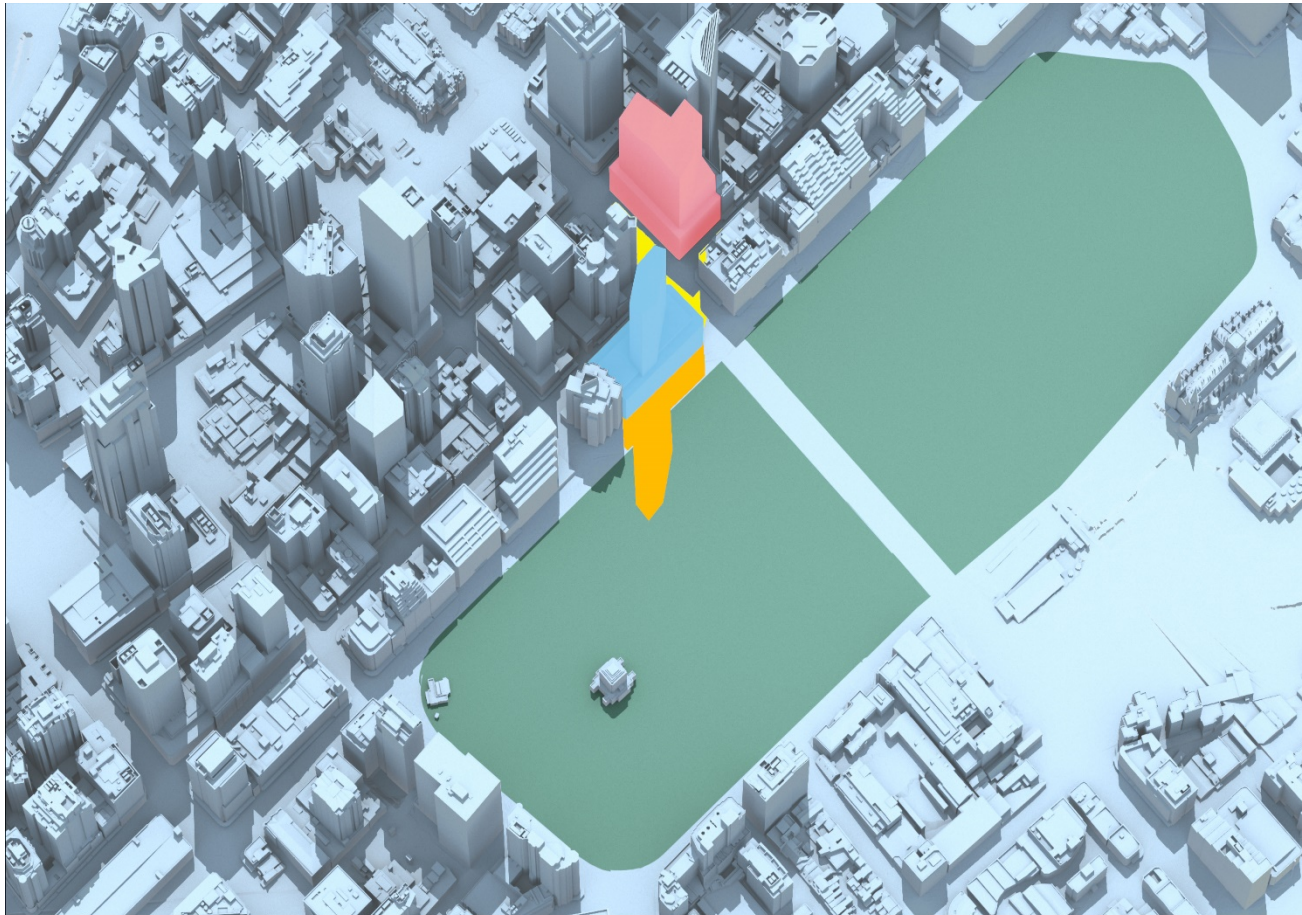


Pitt Street North OSD Shadow Study

October 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

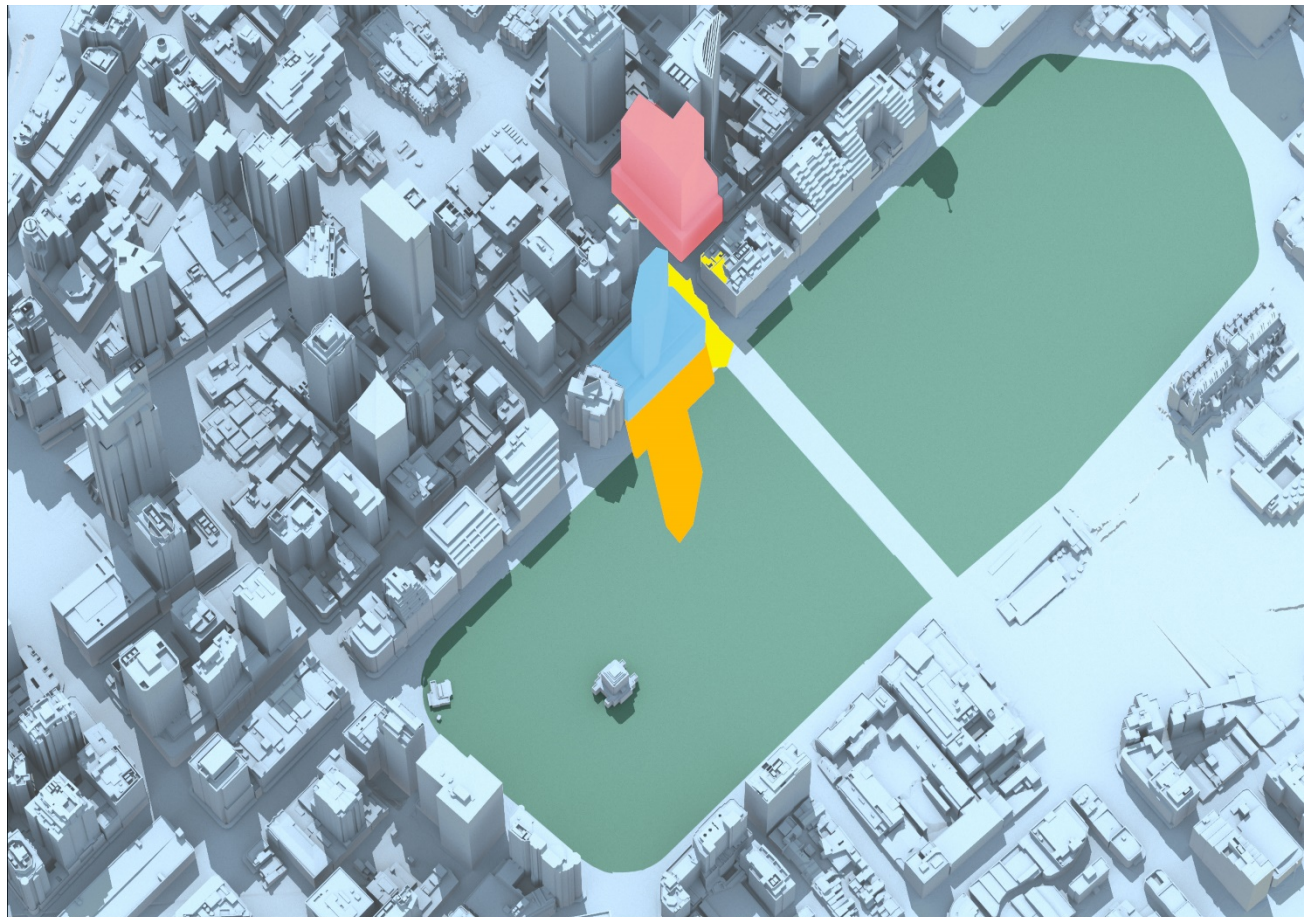


Pitt Street North OSD Shadow Study

October 21

14:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

October 21

14:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

October 21

15:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

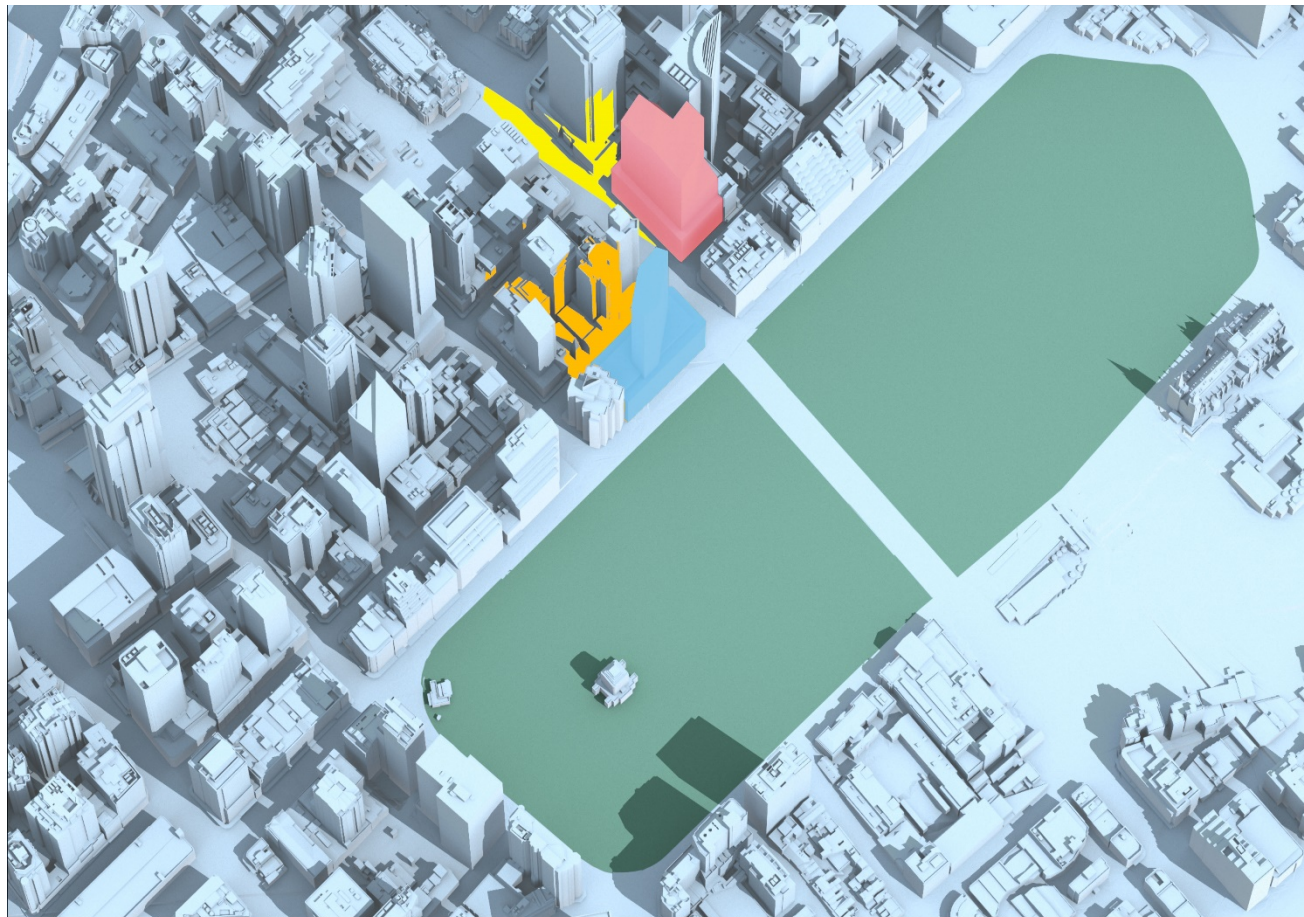


Pitt Street North OSD Shadow Study

November 21

9:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

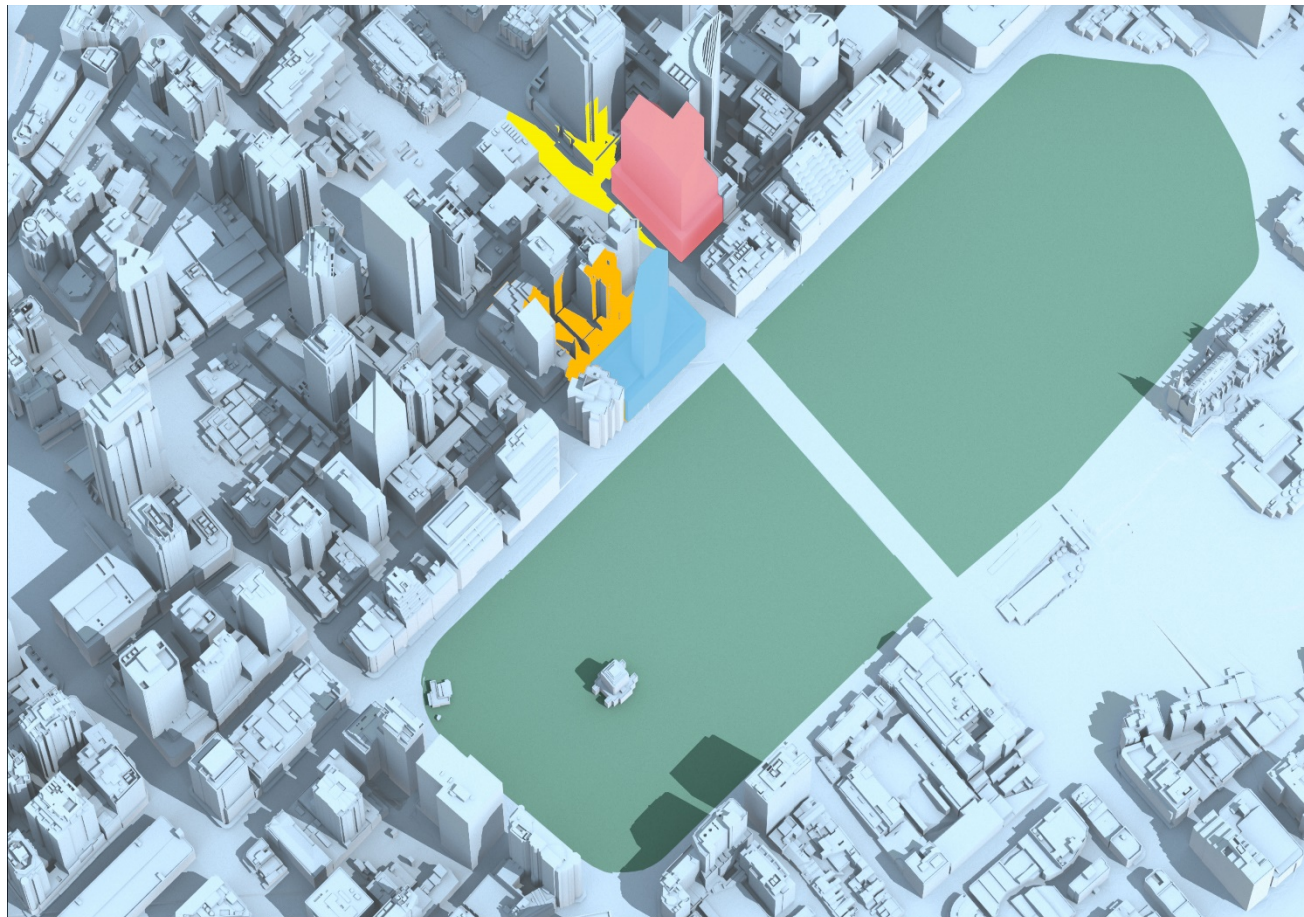


Pitt Street North OSD Shadow Study

November 21

9:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

November 21

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 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
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Pitt Street North OSD Shadow Study

November 21

10:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

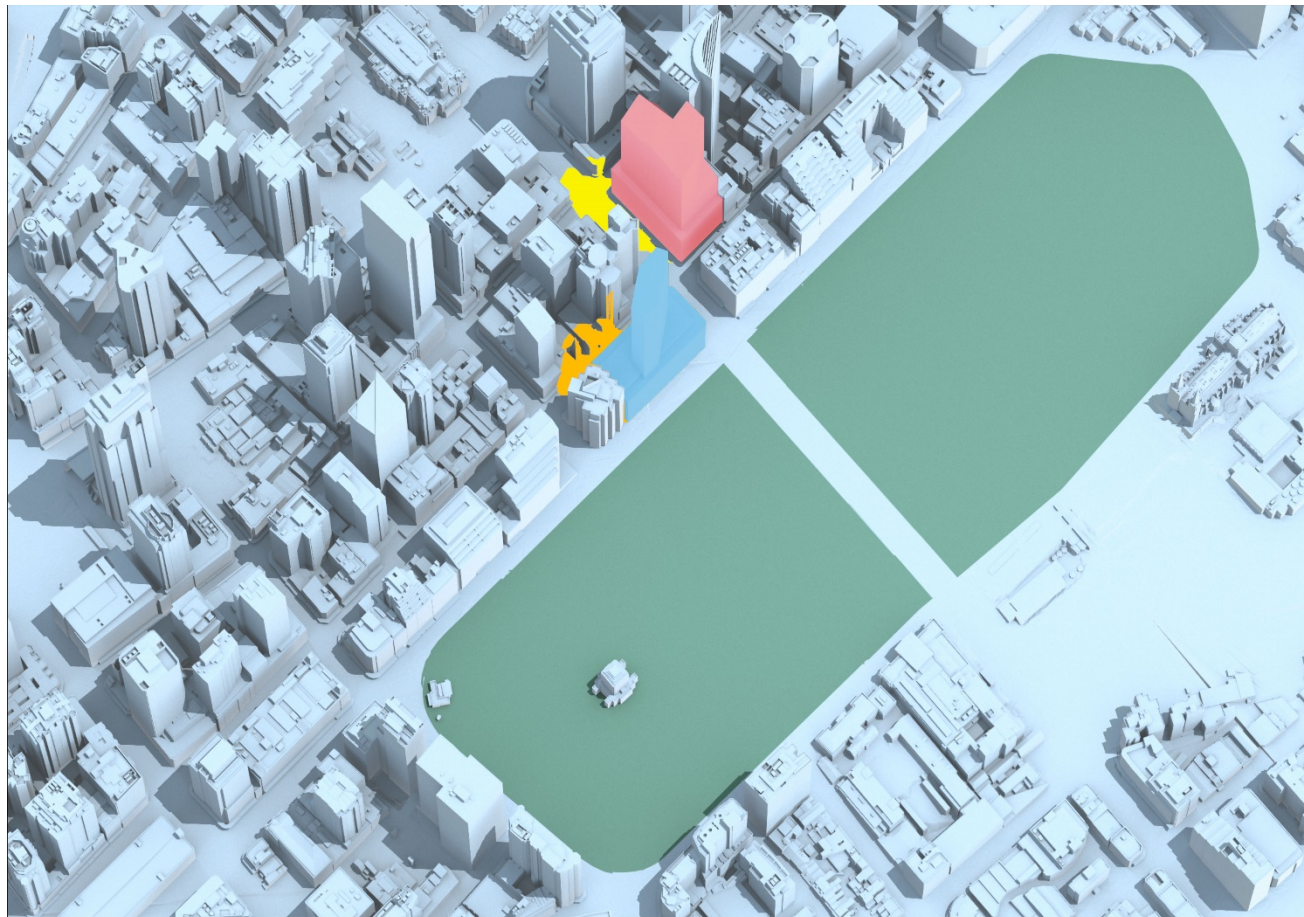


Pitt Street North OSD Shadow Study

November 21

11:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

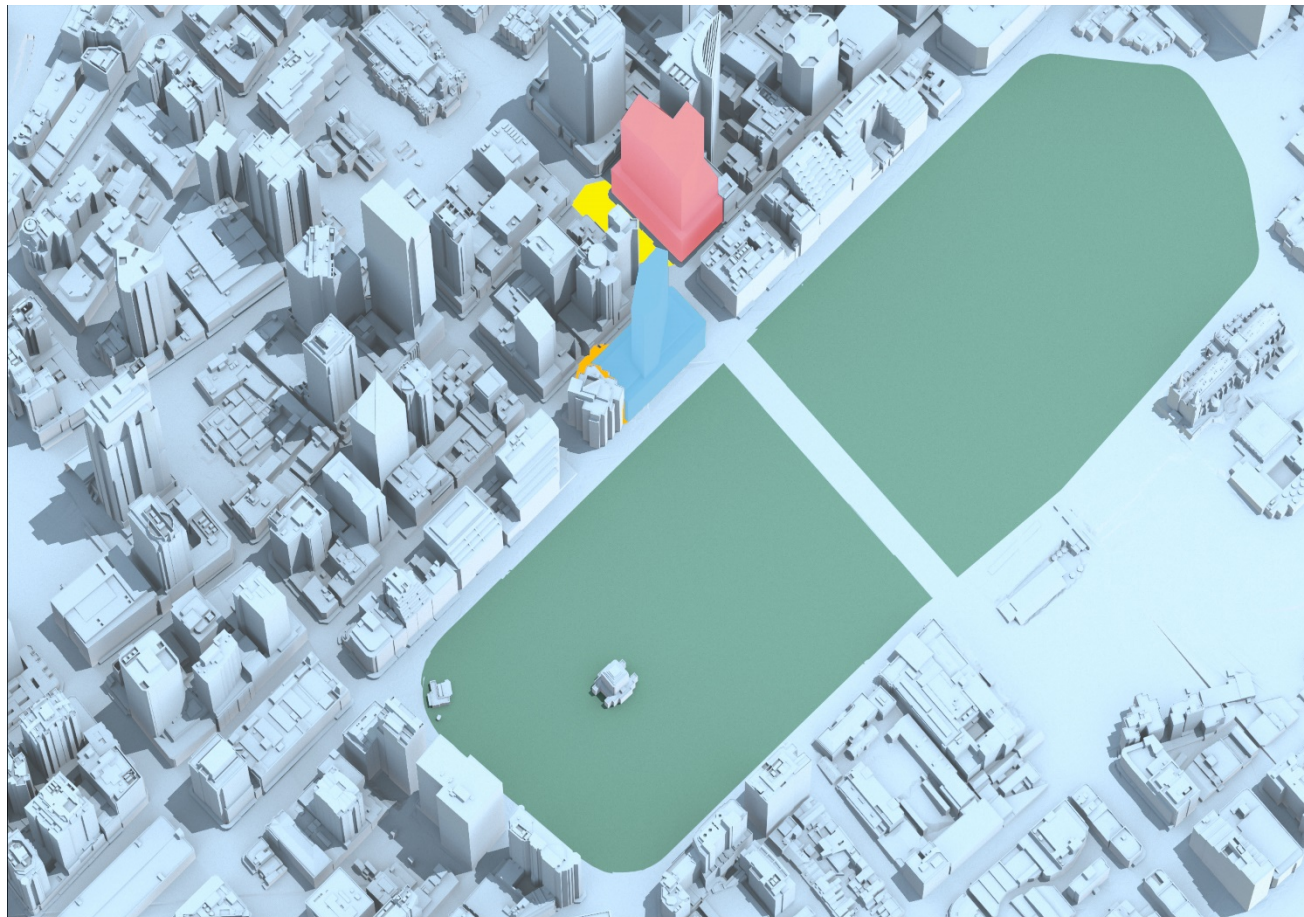


Pitt Street North OSD Shadow Study

November 21

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 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

November 21

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 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

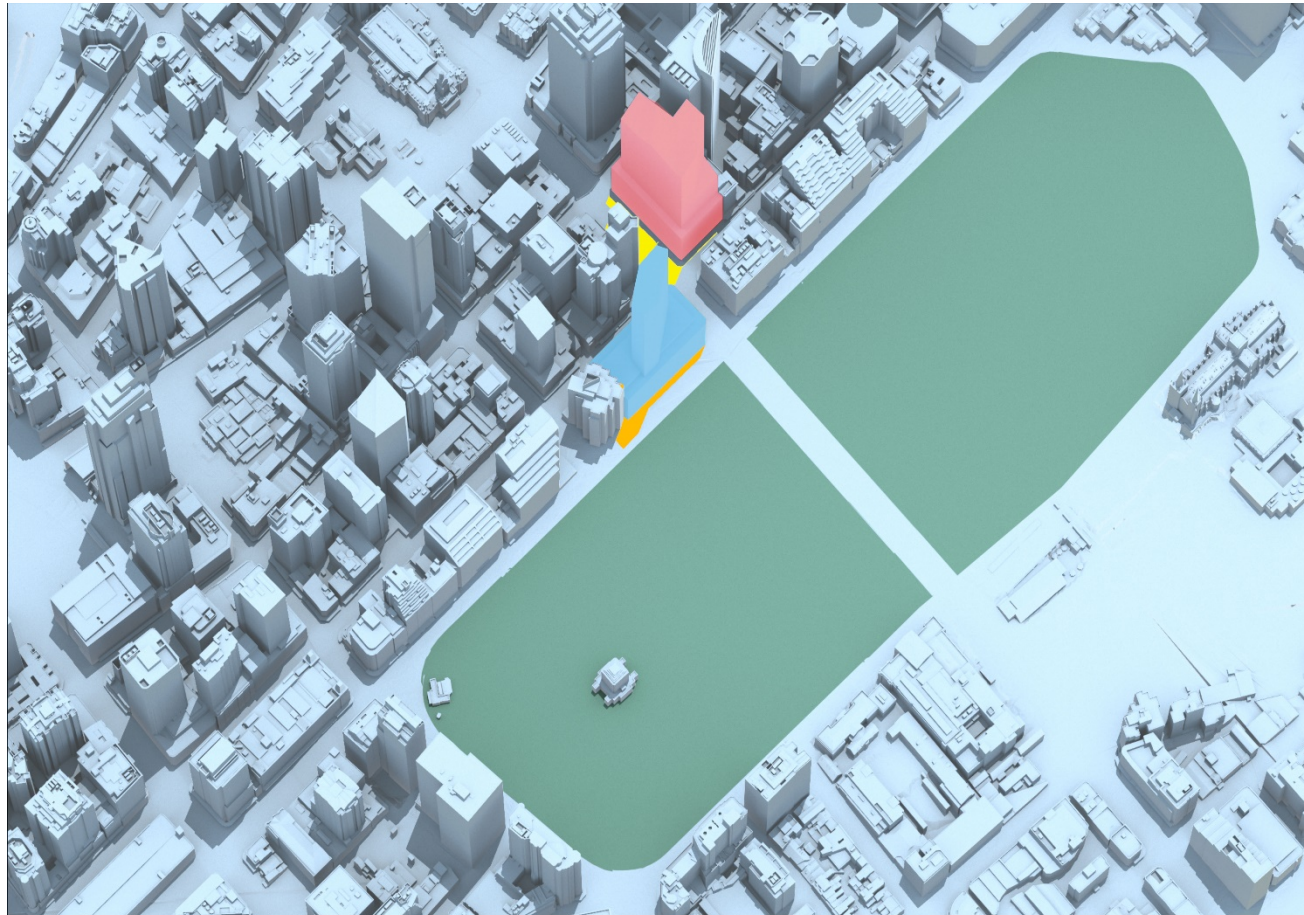


Pitt Street North OSD Shadow Study

November 21

12:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

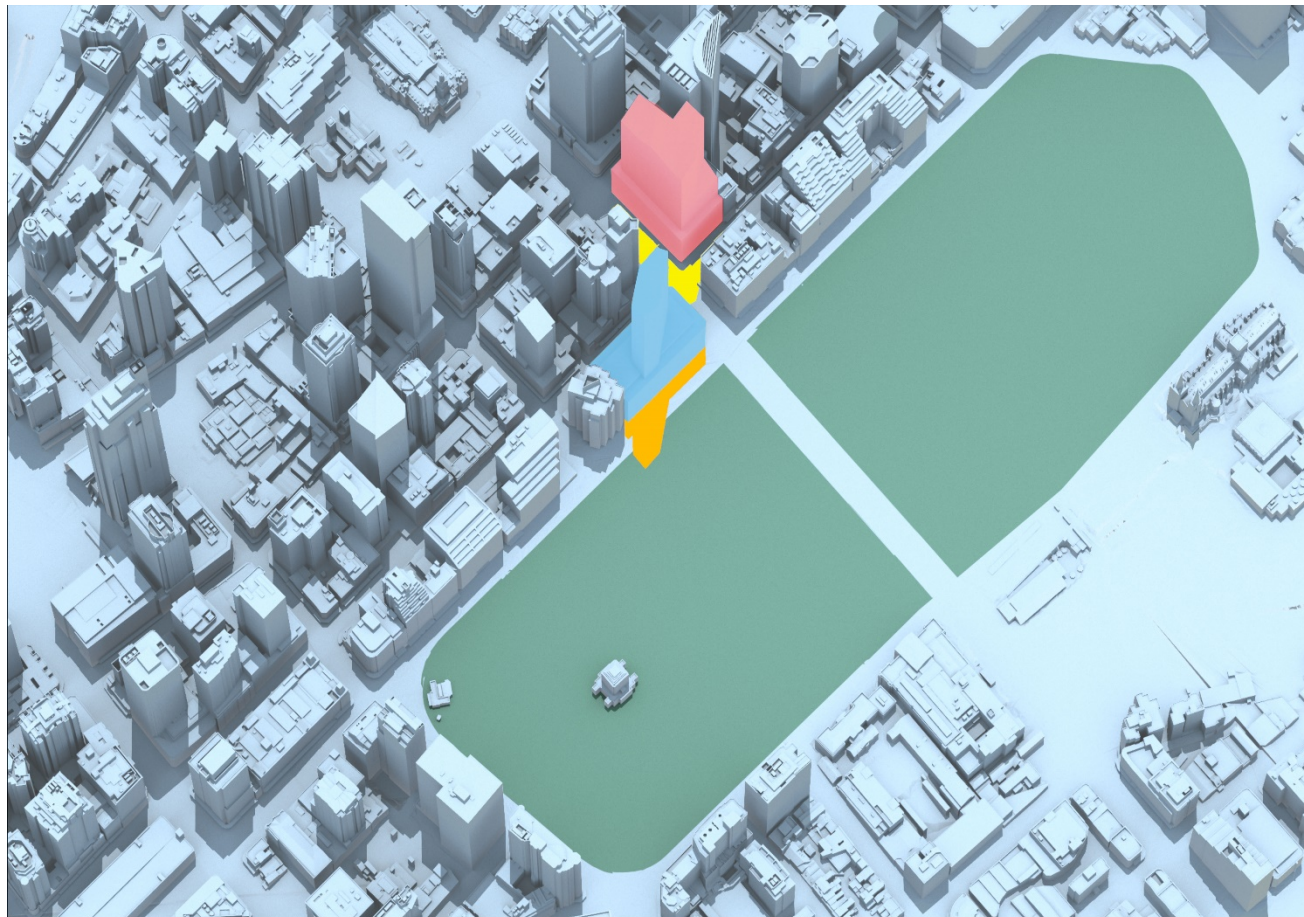


Pitt Street North OSD Shadow Study

November 21

13:00PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

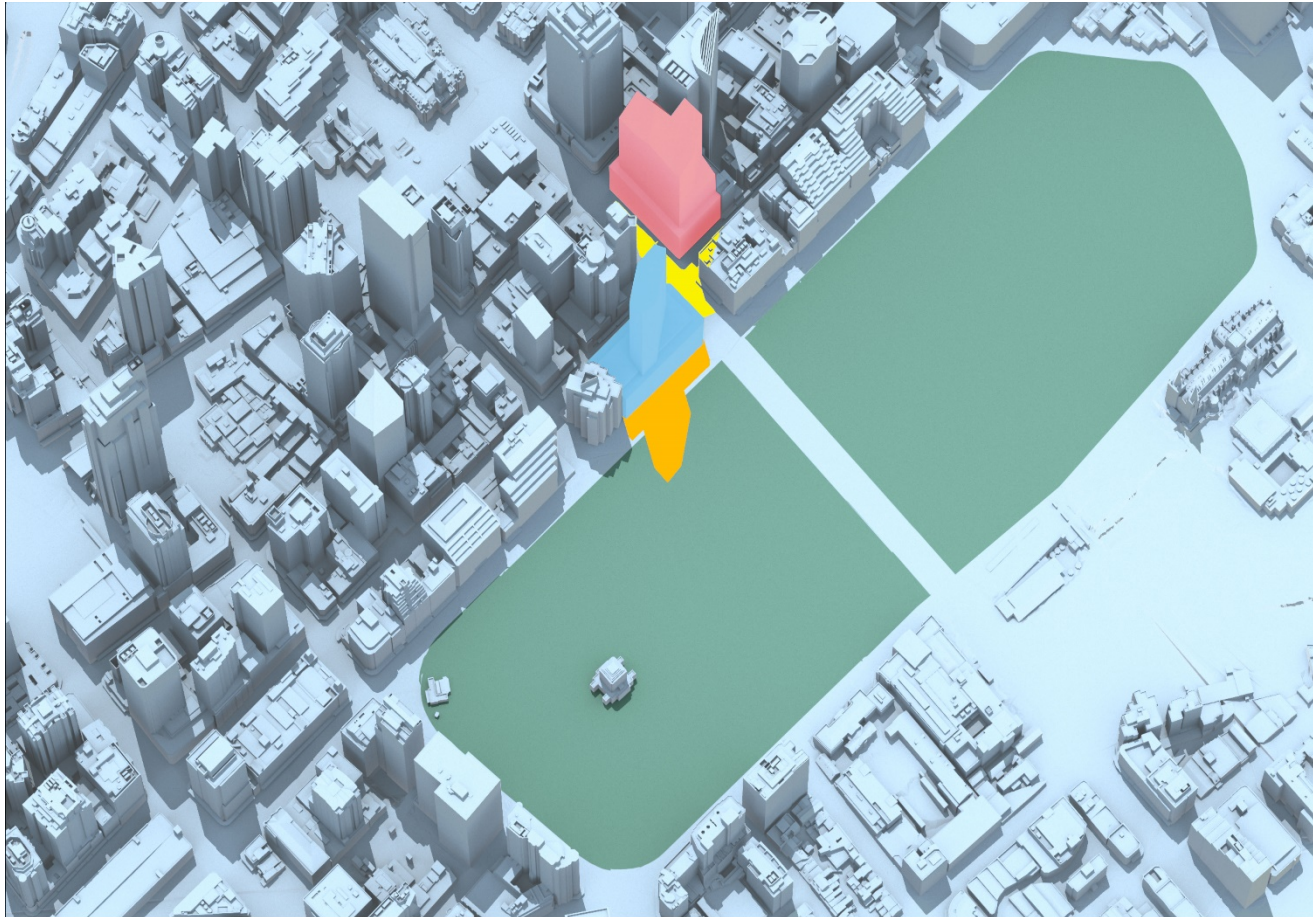


Pitt Street North OSD Shadow Study

November 21

13:30PM

■ Pitt Street North OSD Envelope	■ 201 Elizabeth Street Envelope	■ Hyde Park
■ Additional Shadow cast by Pitt Street North OSD Envelope	■ Additional Shadow cast by 201 Elizabeth Street Envelope	■ Shadow cast by existing City of Sydney buildings

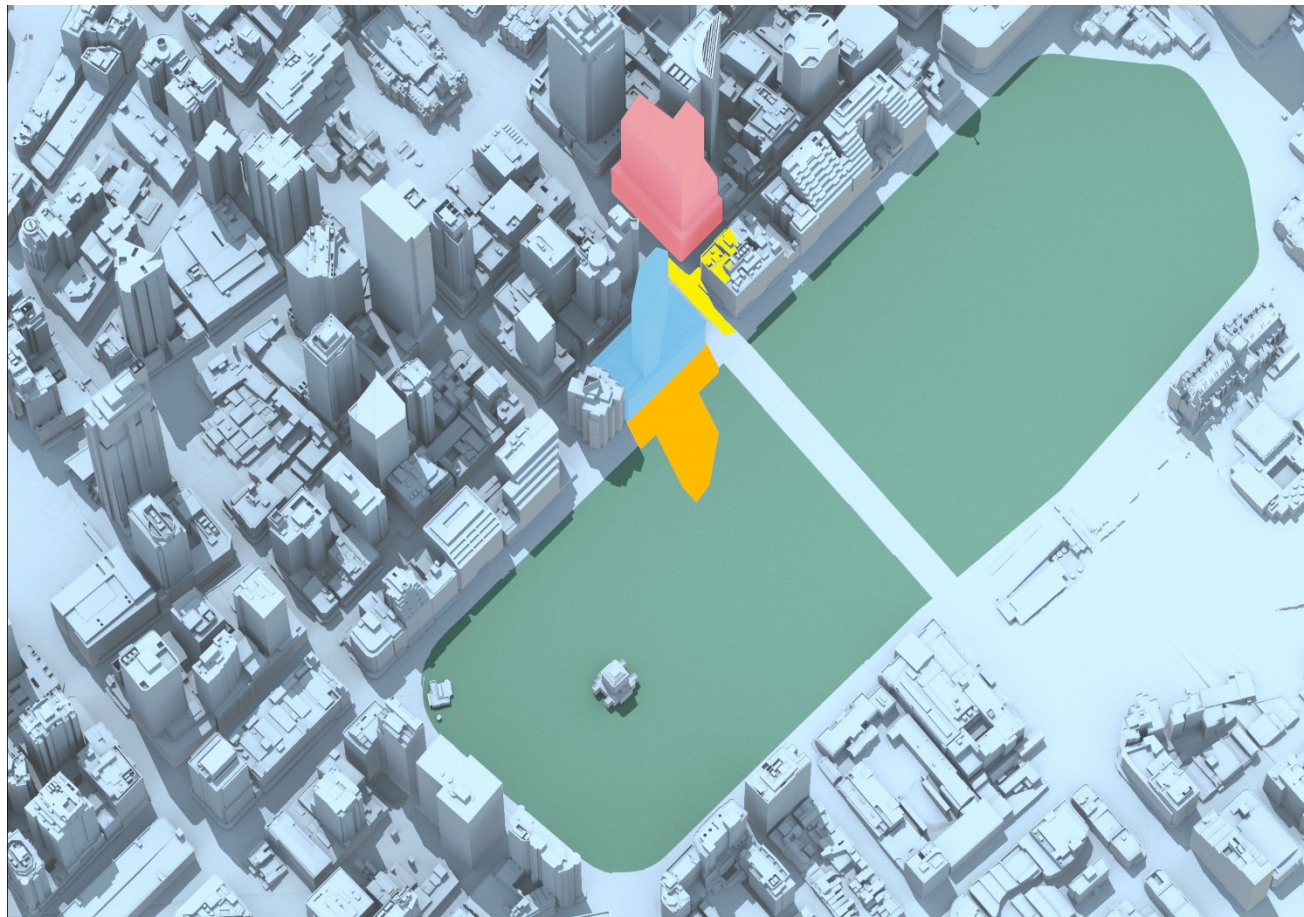


Pitt Street North OSD Shadow Study

November 21

14:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

November 21

14:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

November 21

15:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

December 21

9:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

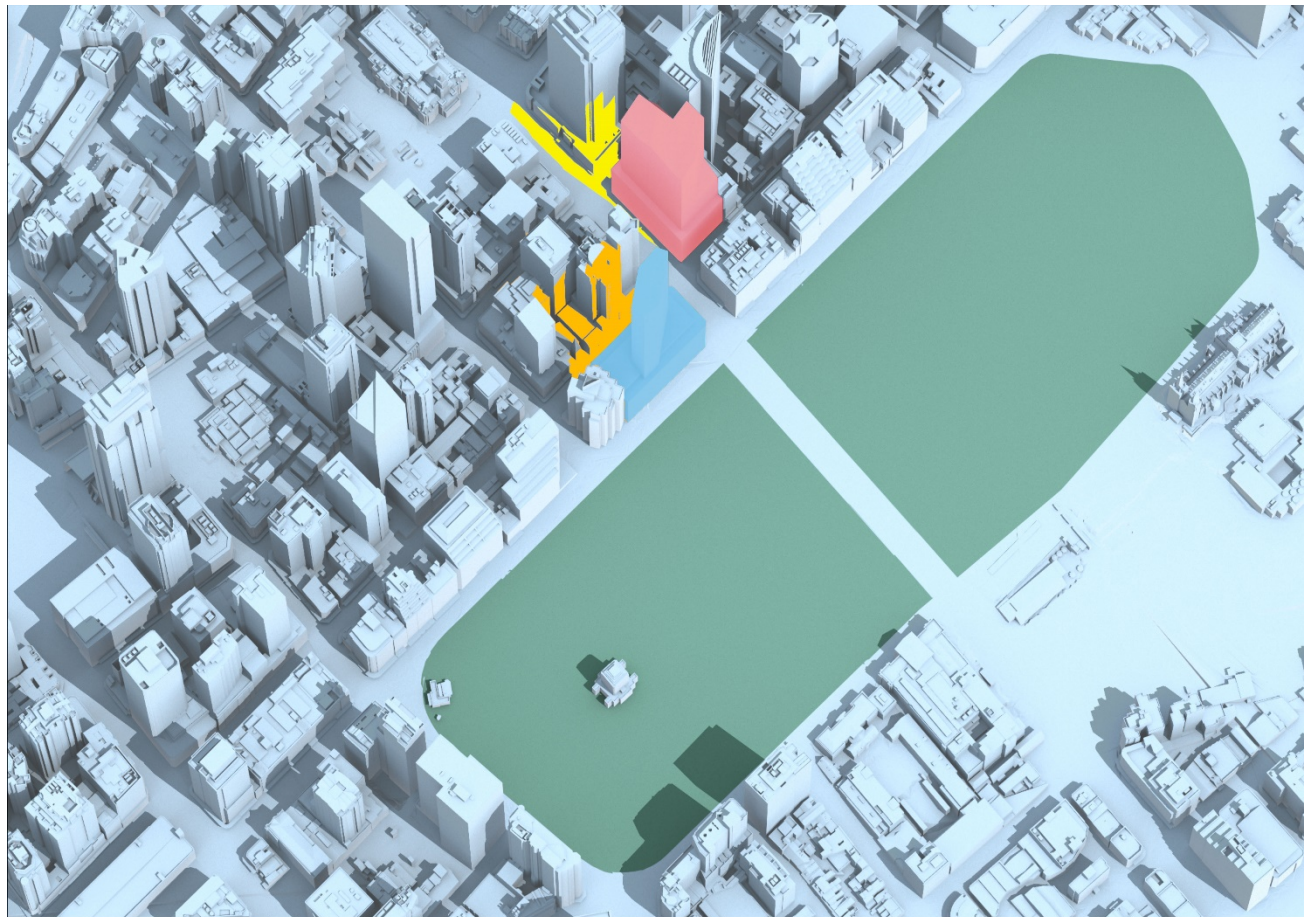


Pitt Street North OSD Shadow Study

December 21

9:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

December 21

10:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

December 21

10:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

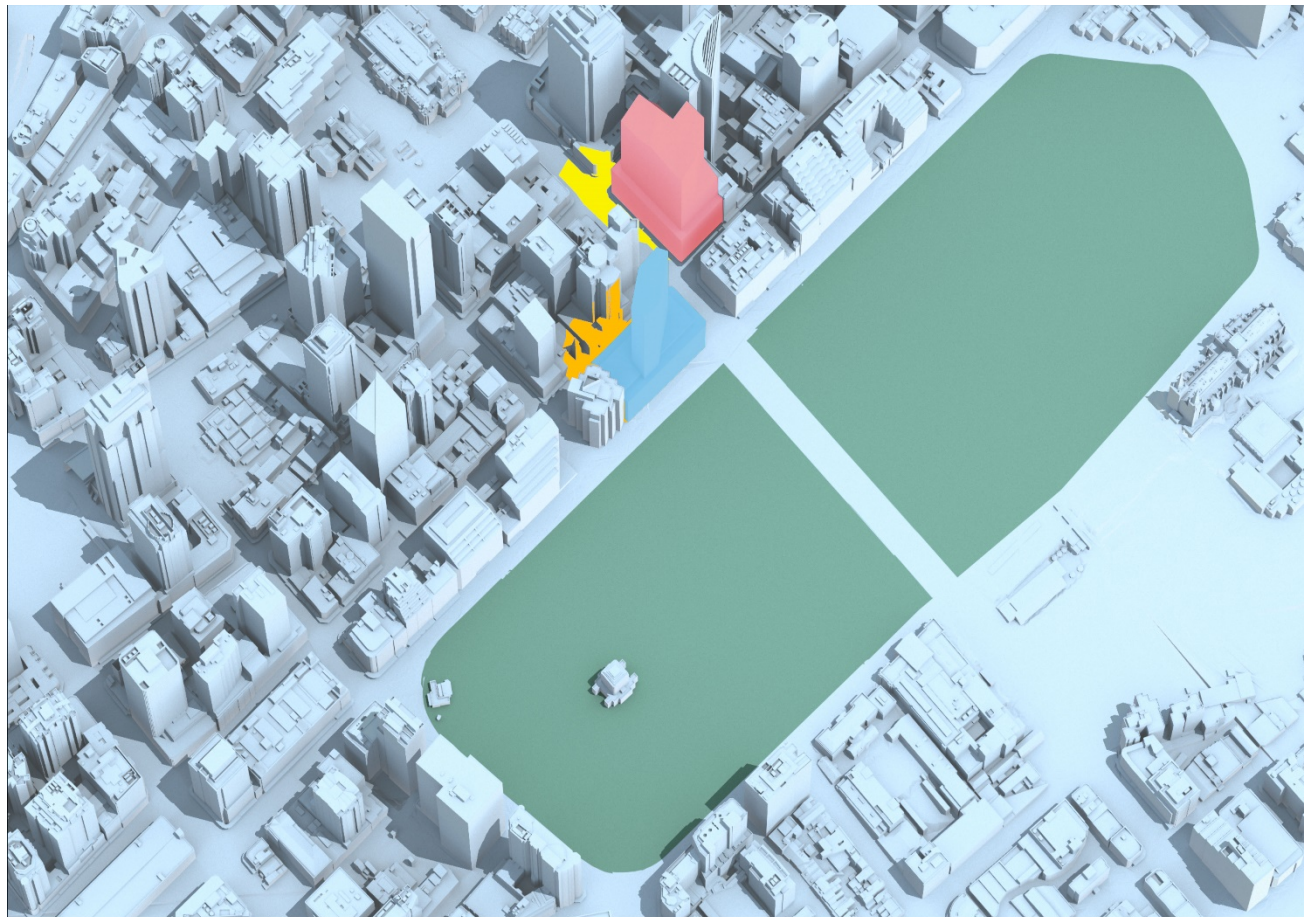


Pitt Street North OSD Shadow Study

December 21

11:00AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

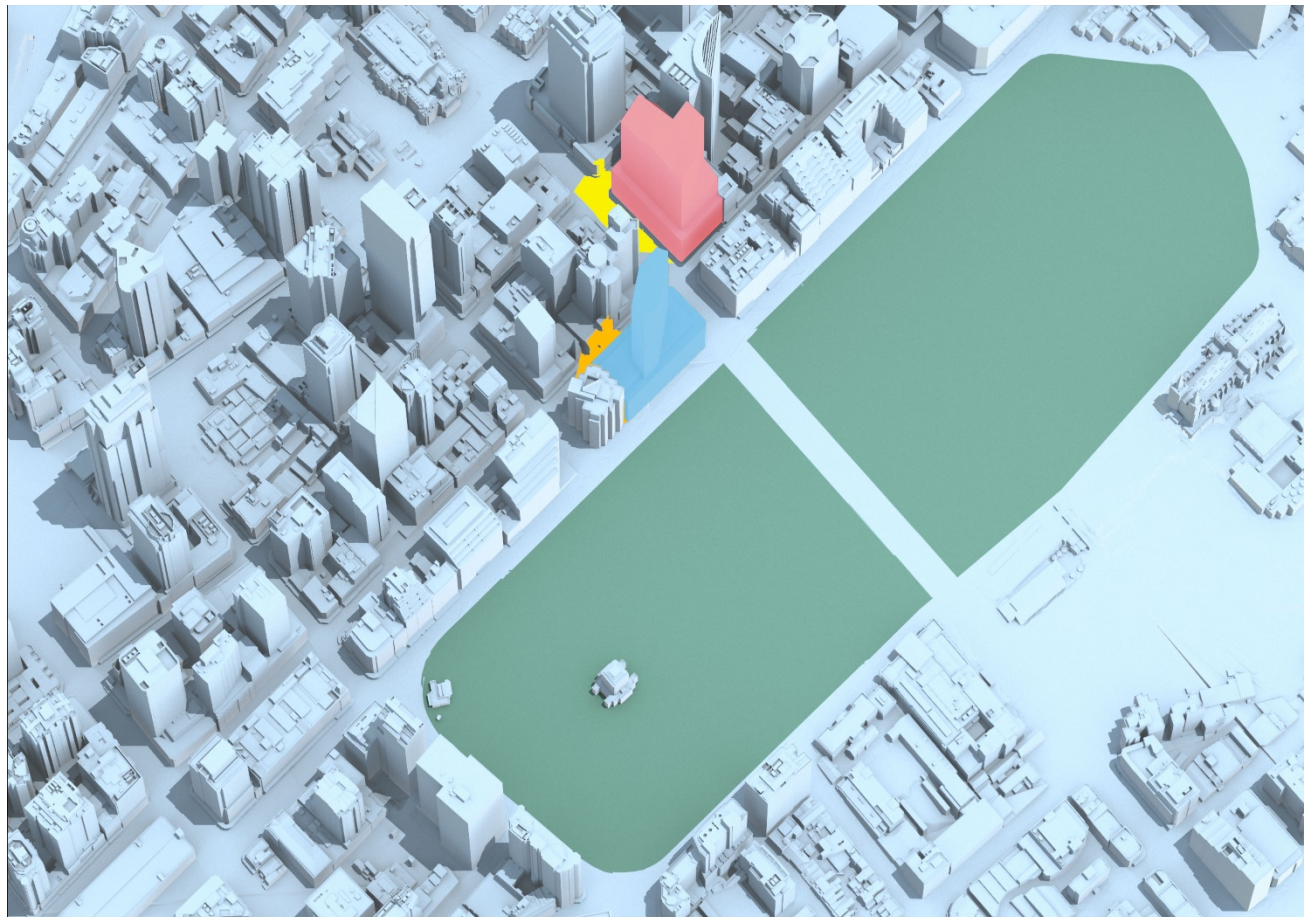


Pitt Street North OSD Shadow Study

December 21

11:30AM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

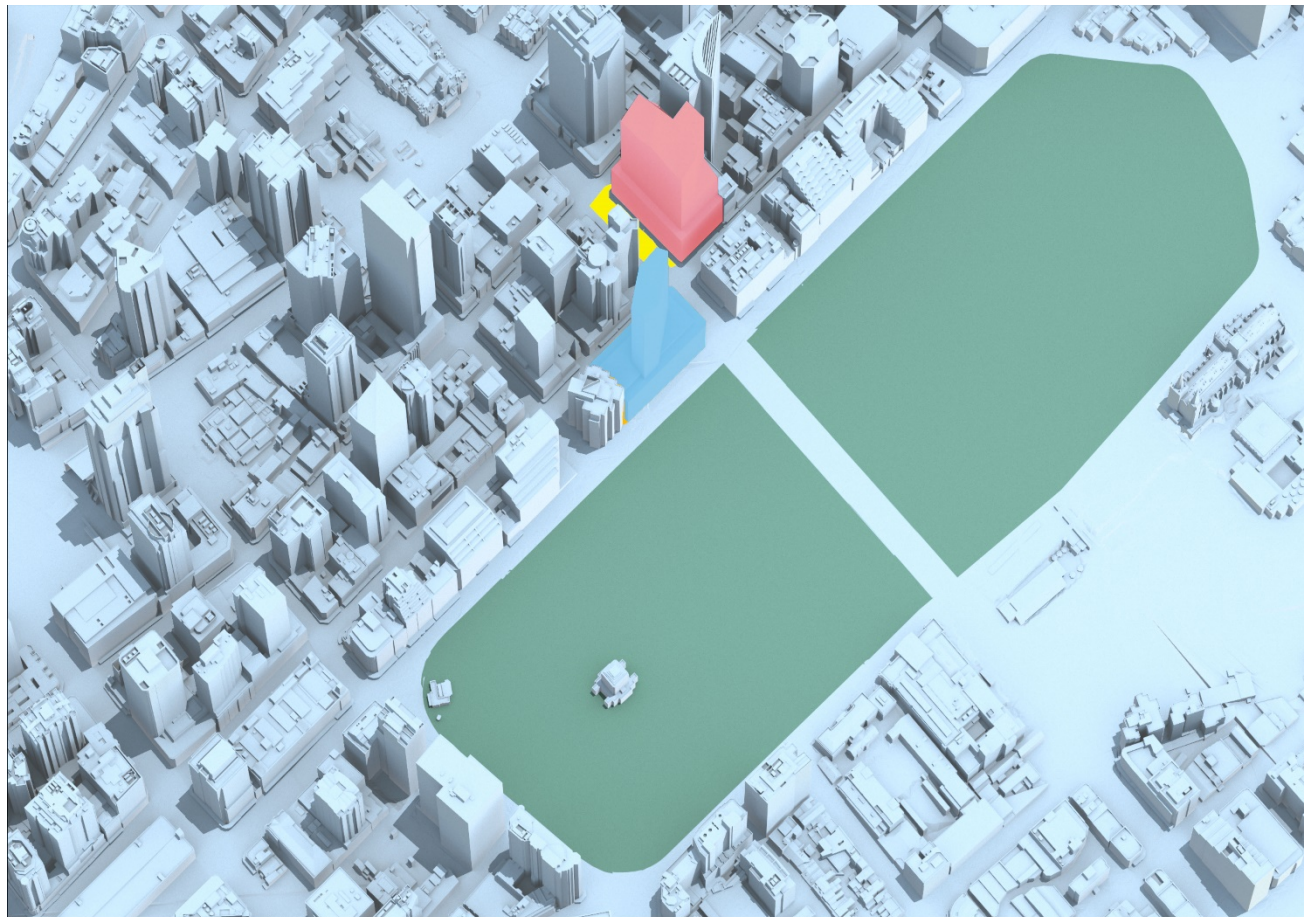


Pitt Street North OSD Shadow Study

December 21

12:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

December 21

12:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

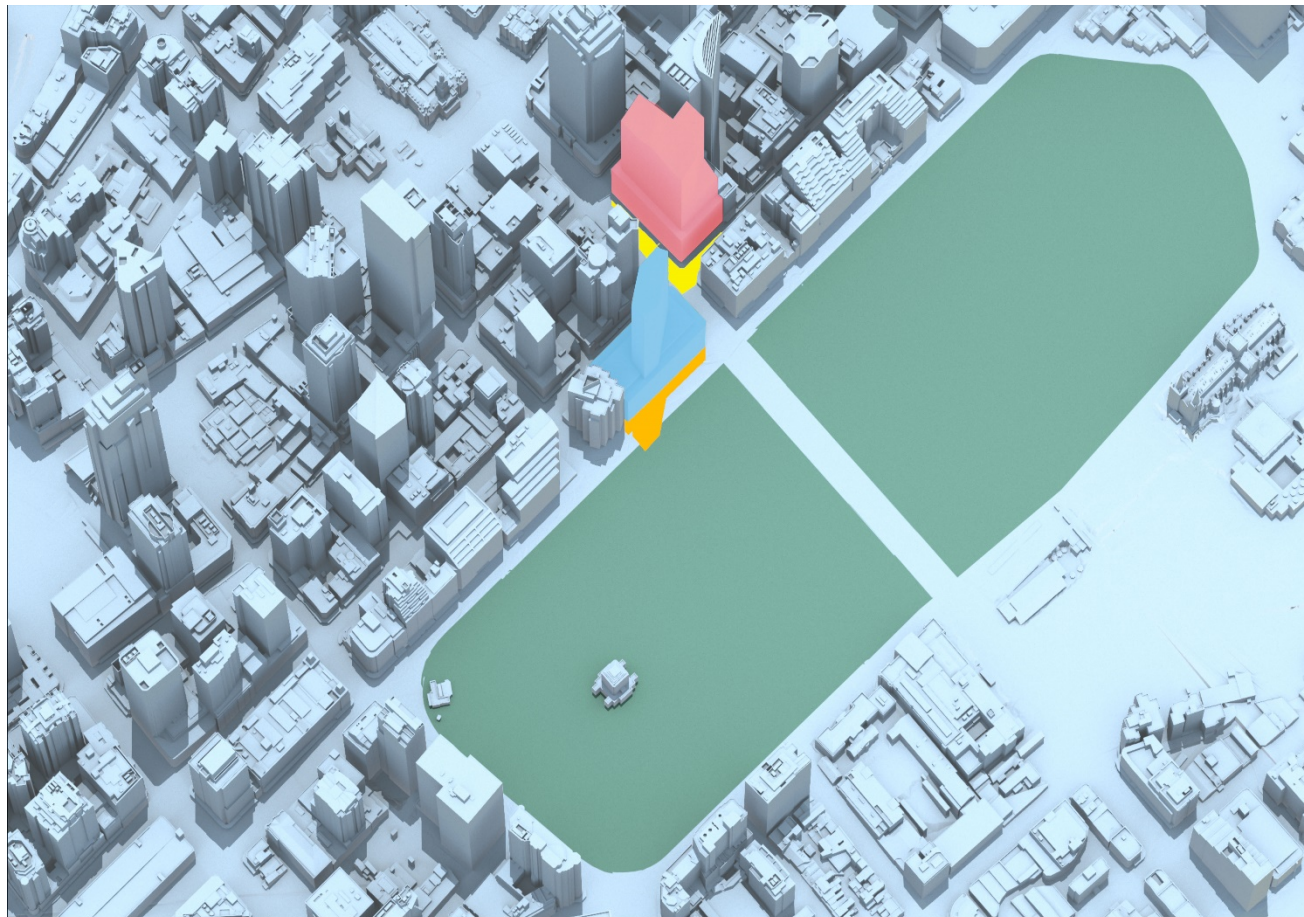


Pitt Street North OSD Shadow Study

December 21

13:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

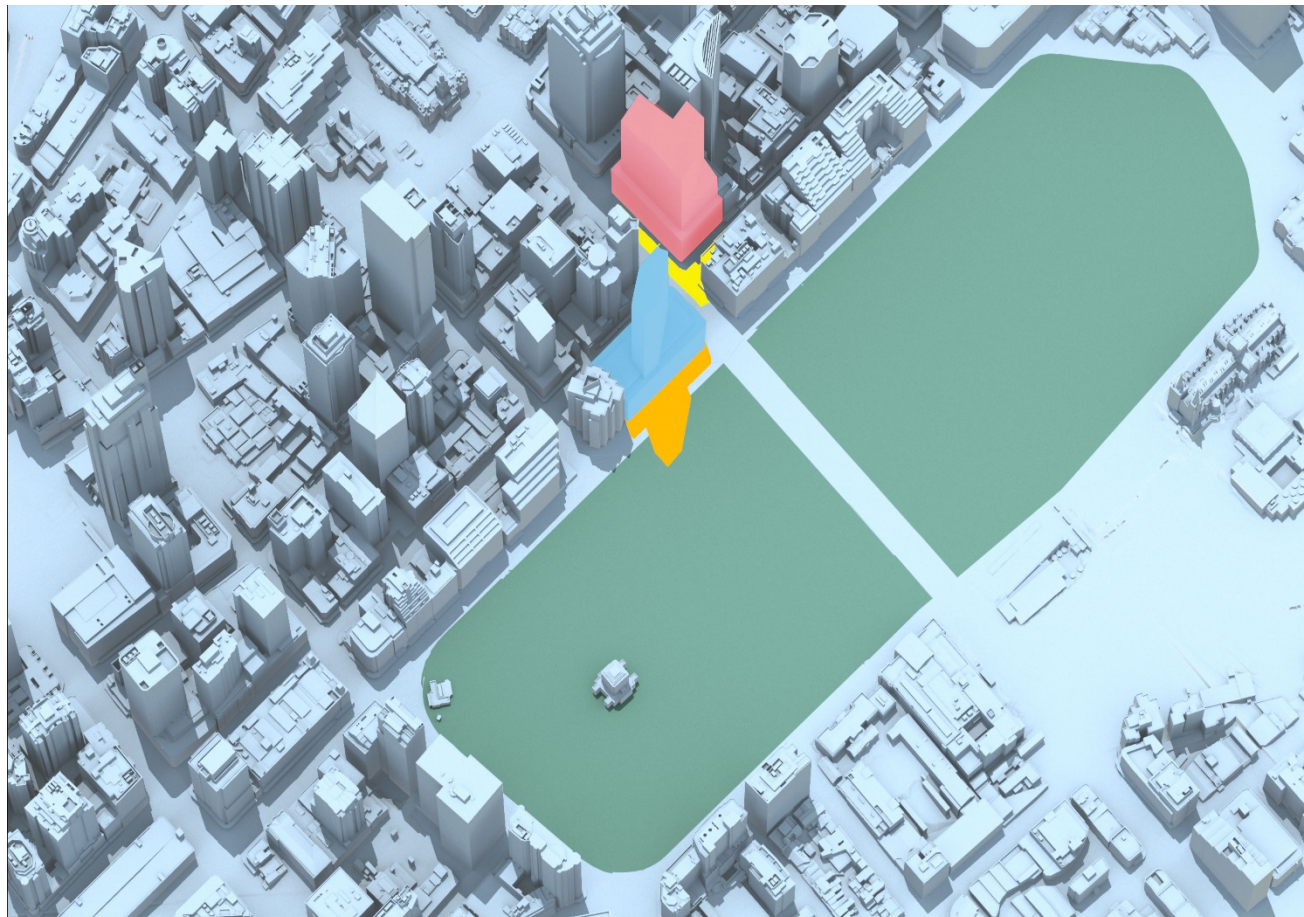


Pitt Street North OSD Shadow Study

December 21

13:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings

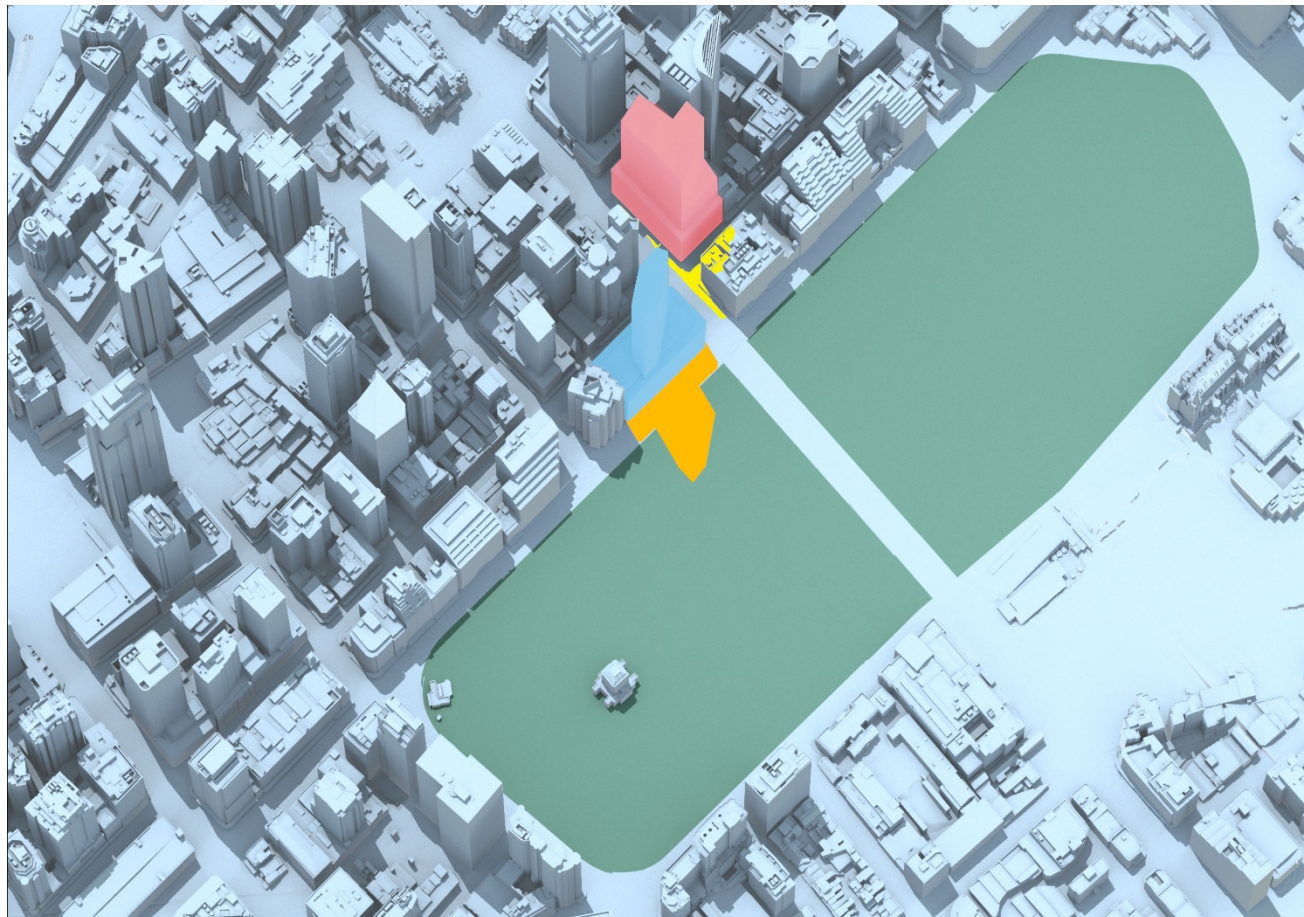


Pitt Street North OSD Shadow Study

December 21

14:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

December 21

14:30PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings



Pitt Street North OSD Shadow Study

December 21

15:00PM

 Pitt Street North OSD Envelope	 201 Elizabeth Street Envelope	 Hyde Park
 Additional Shadow cast by Pitt Street North OSD Envelope	 Additional Shadow cast by 201 Elizabeth Street Envelope	 Shadow cast by existing City of Sydney buildings