

# Downtown Carpark Site Development

Fast-Track Approval Application  
Visual Study

Prepared for:  
Isthmus

Document Revision Status:  
Fast-Track Approval Application, Revision A

21 October 2025

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Date:  
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# Overview



1.1 Overview

The purpose of this study is to provide a visual impression of the proposed building massing in the wider city context.

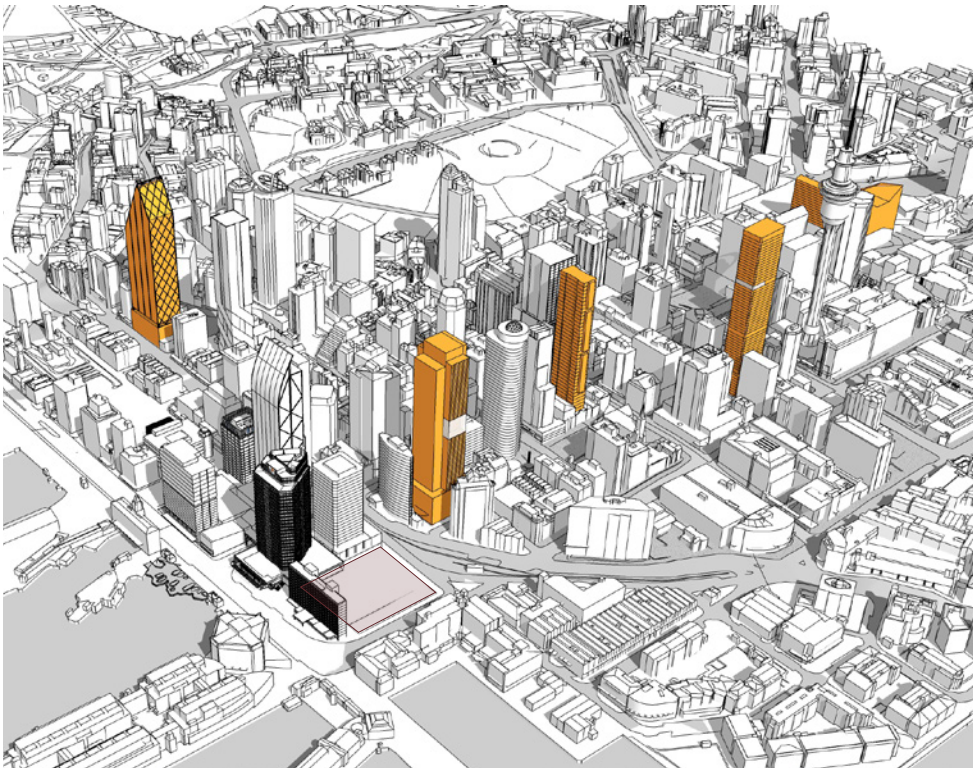
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.

The renderings are in the ‘white-card’ visual style with materials removed to provide a clear impression of scale, shadow, and form. For material representations of the proposal and context, refer to the simulated views included in the Landscape Visual Assessment Report.

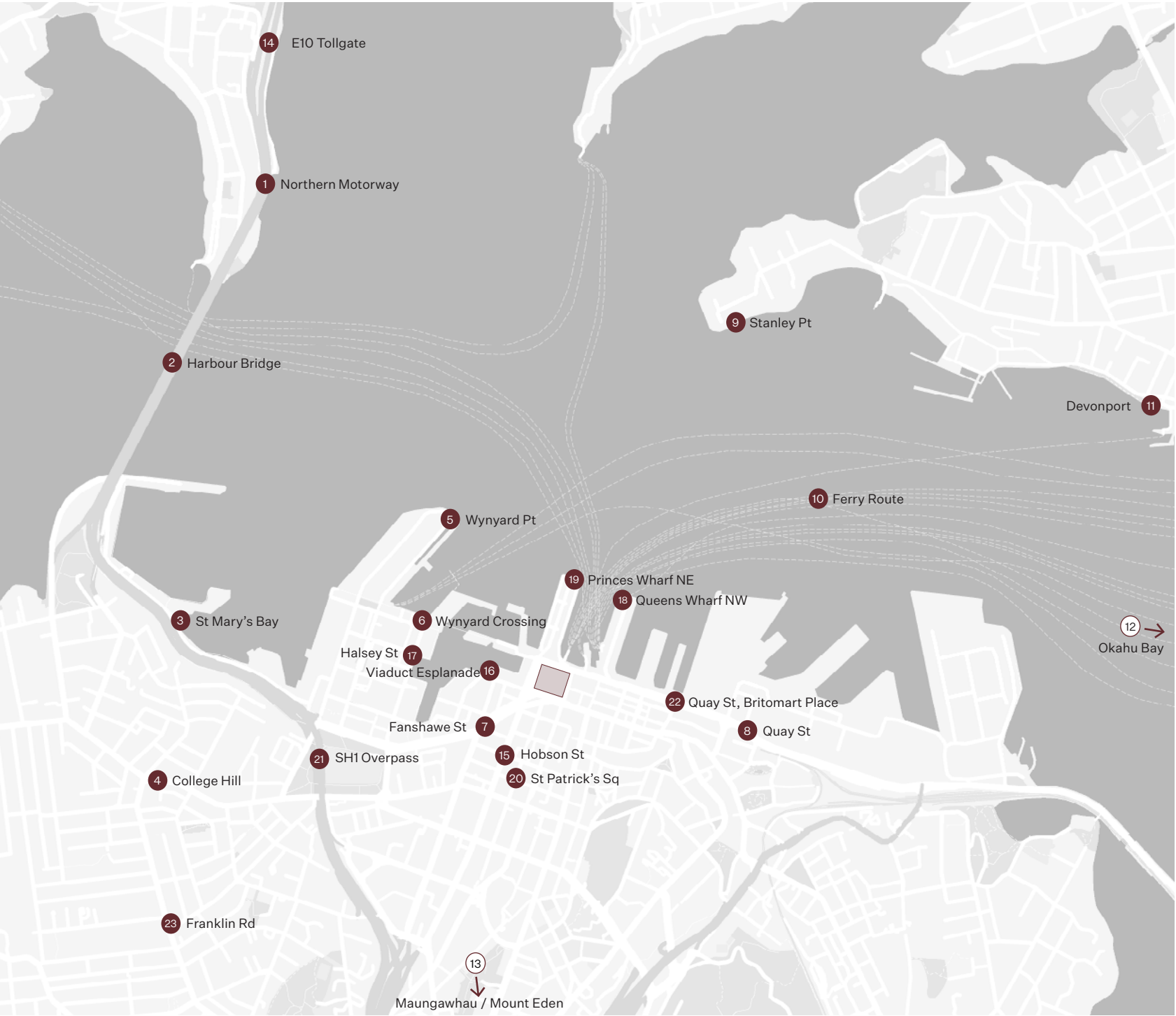
The 3D model utilised in this study is an in-house city model derived from various public sources.

Consented projects and buildings under construction are included to provide an impression of both current and future contexts. These future buildings are highlighted as orange in the adjacent diagram and are slightly ghosted in the following rendered views.

City Context Model:



Viewpoint Locations:





# Visual Studies



Northern Motorway

Current View

1pm, January

Viewpoint:



Reference Image:



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Proposed Scheme

1pm, January

Viewpoint:



Reference Image:



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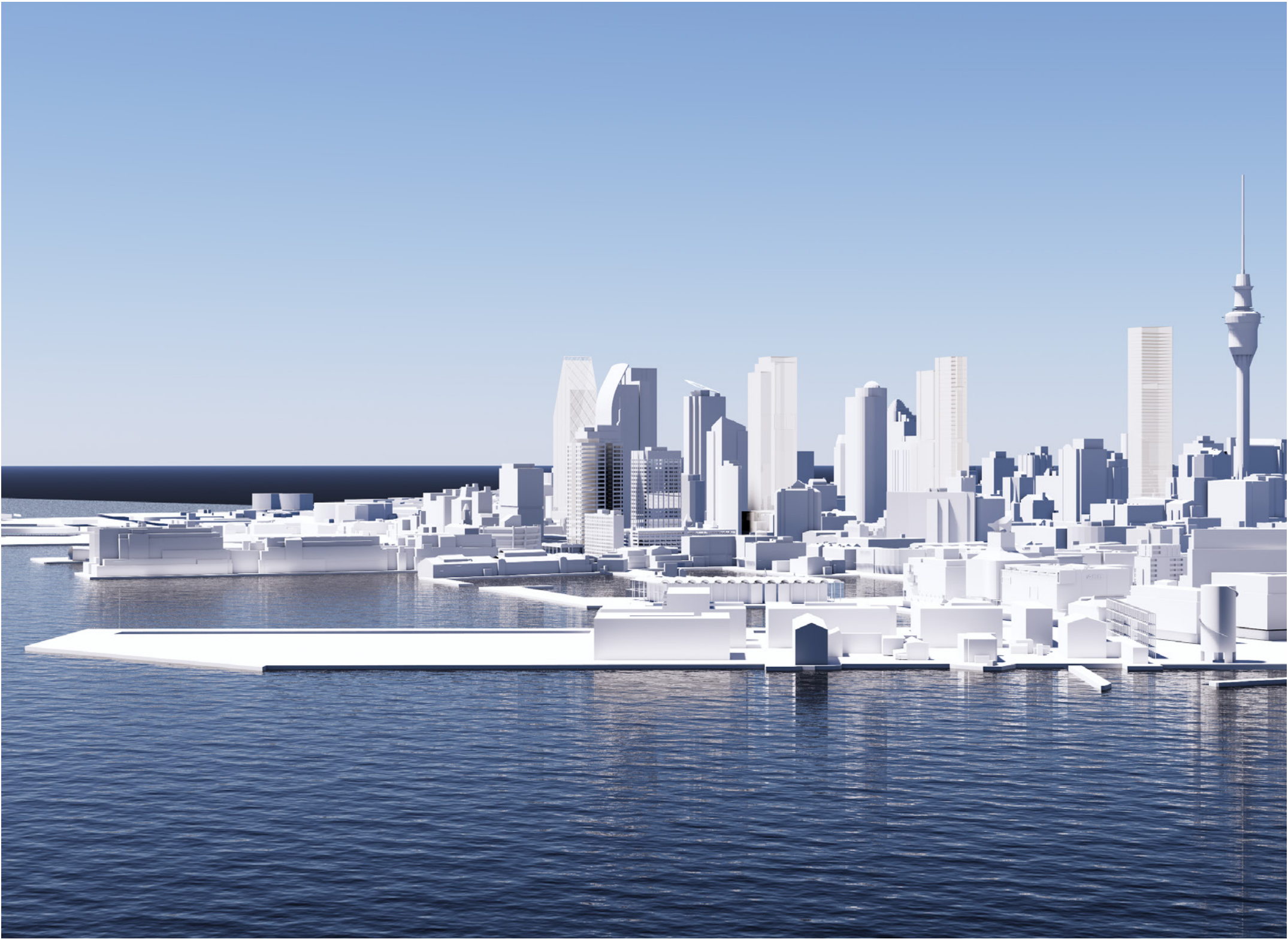
Current View

12pm, January

Viewpoint:



Reference Image:



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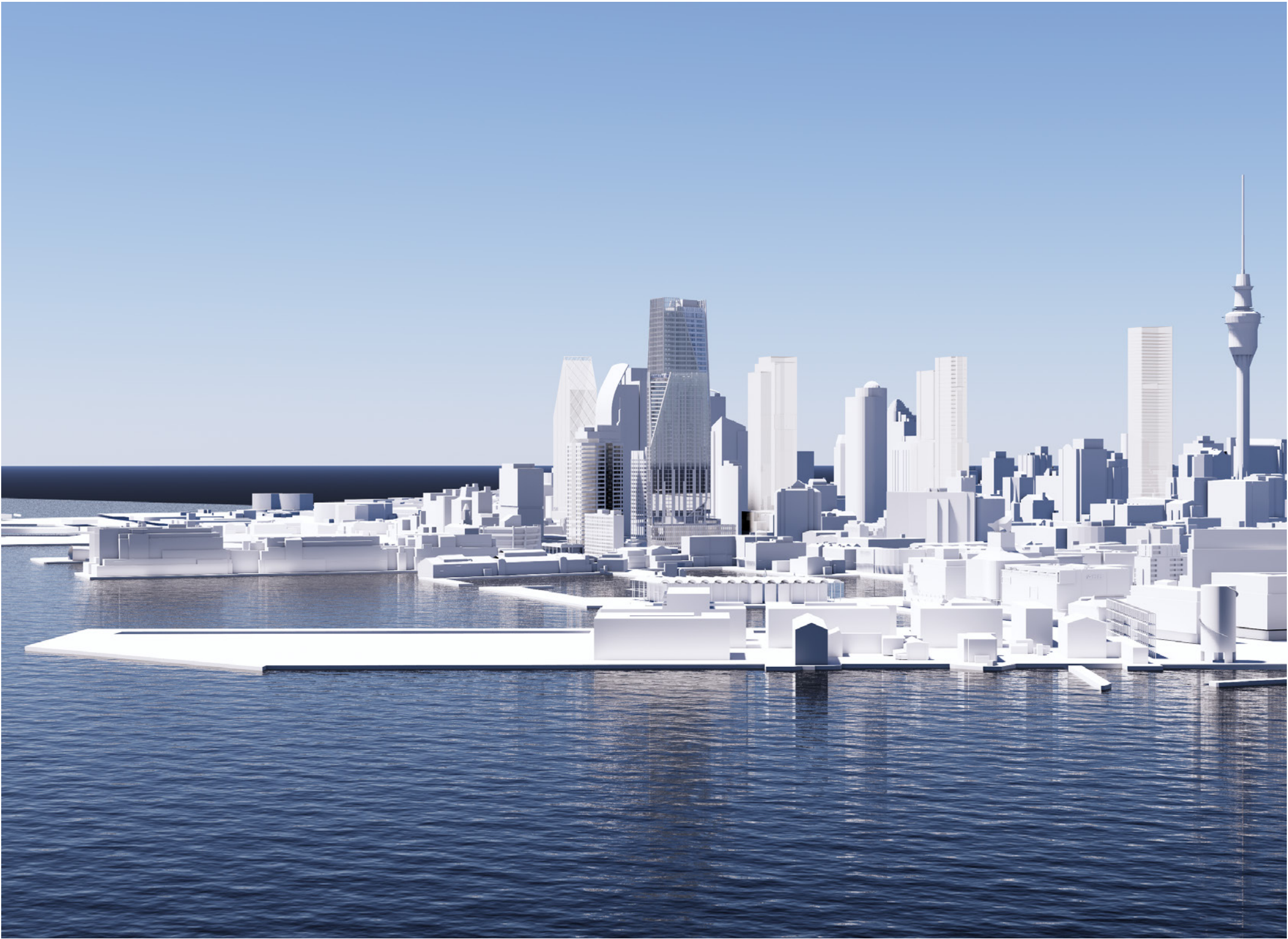
Proposed Scheme

12pm, January

Viewpoint:



Reference Image:



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Current View

2pm, January

Viewpoint:



Reference Image:



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Proposed Scheme

2pm, January

Viewpoint:



Reference Image:



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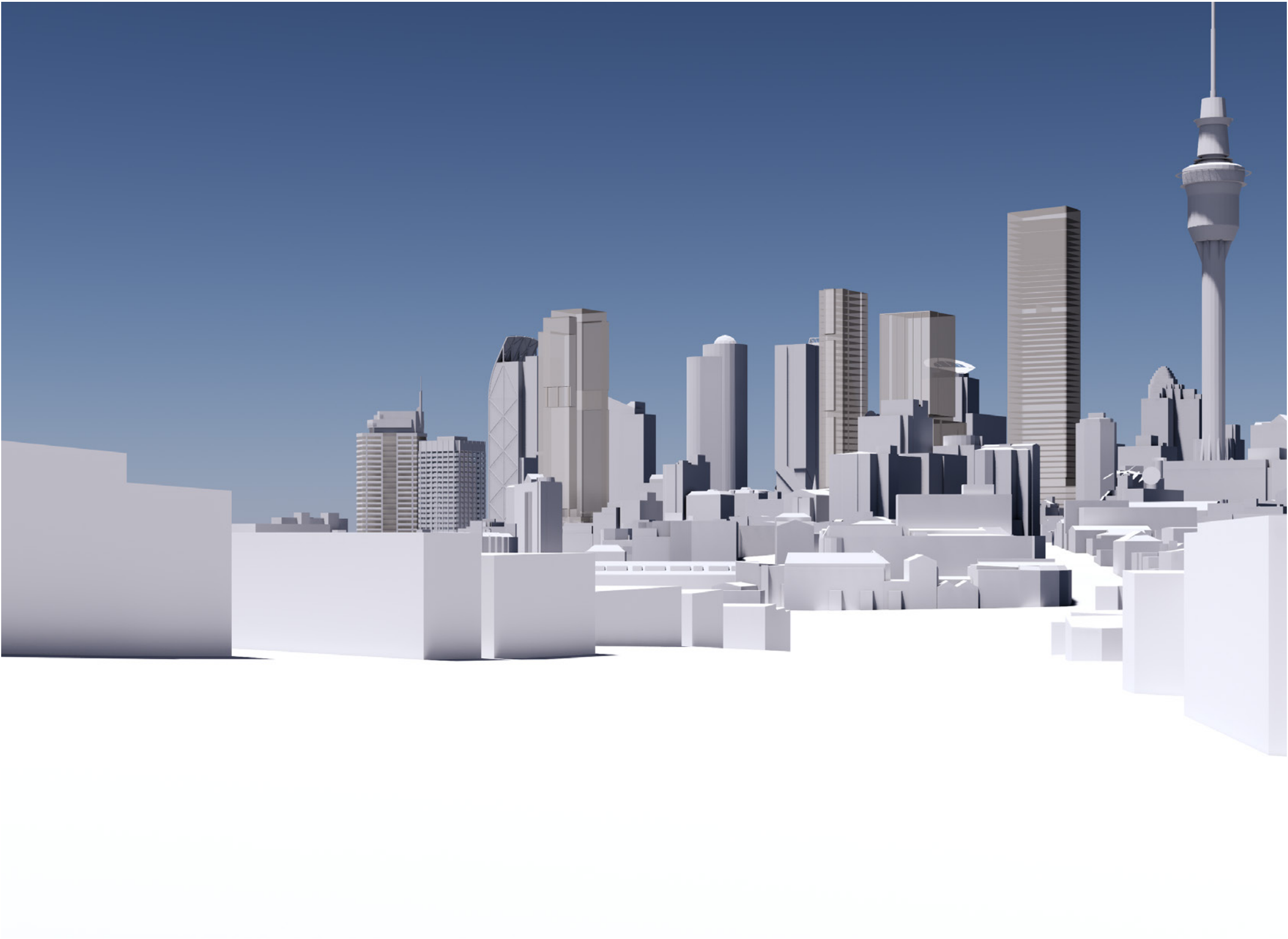
Current View

2pm, January

Viewpoint:



Reference Image:



The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



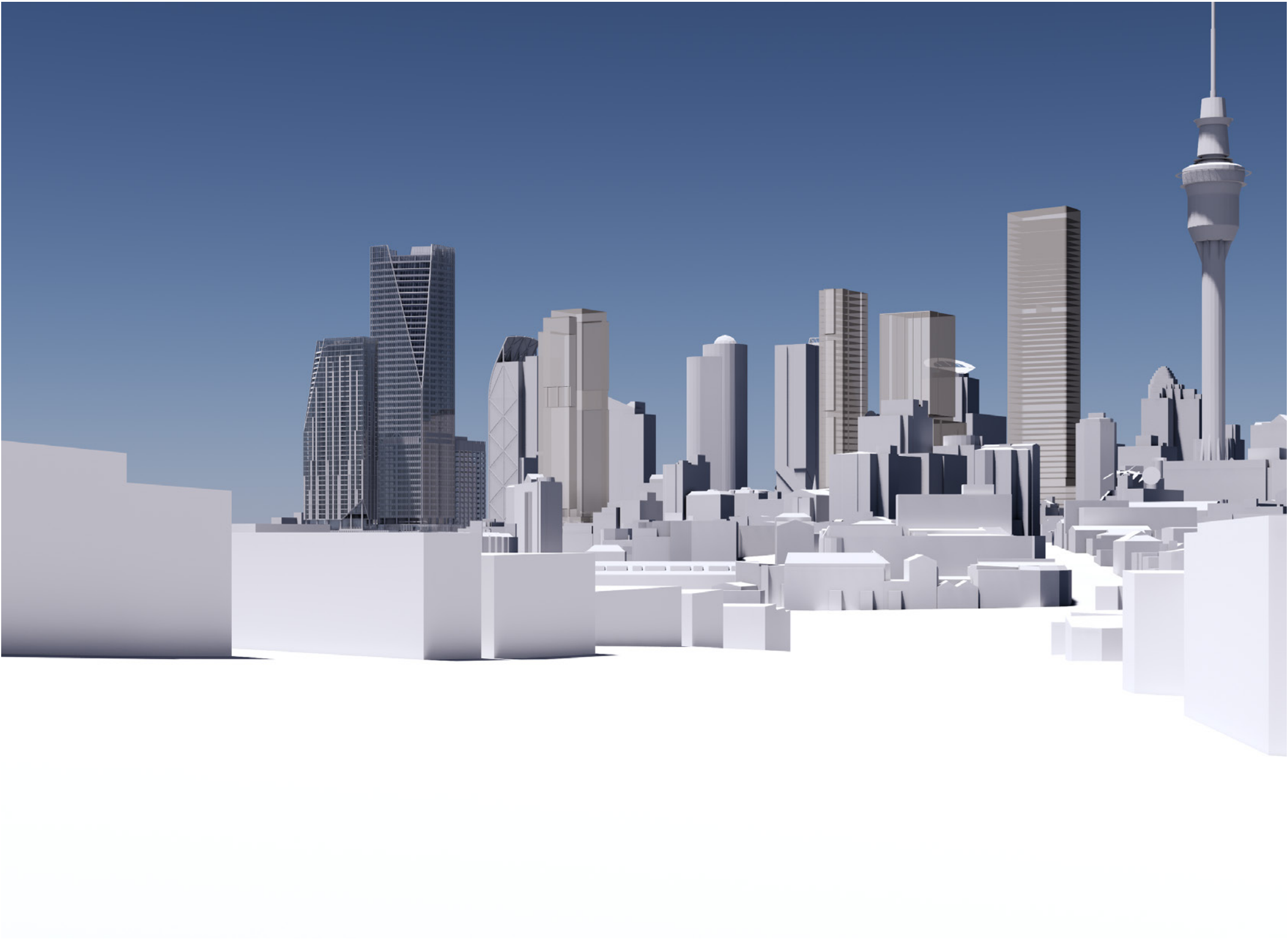
Proposed Scheme

2pm, January

Viewpoint:



Reference Image:



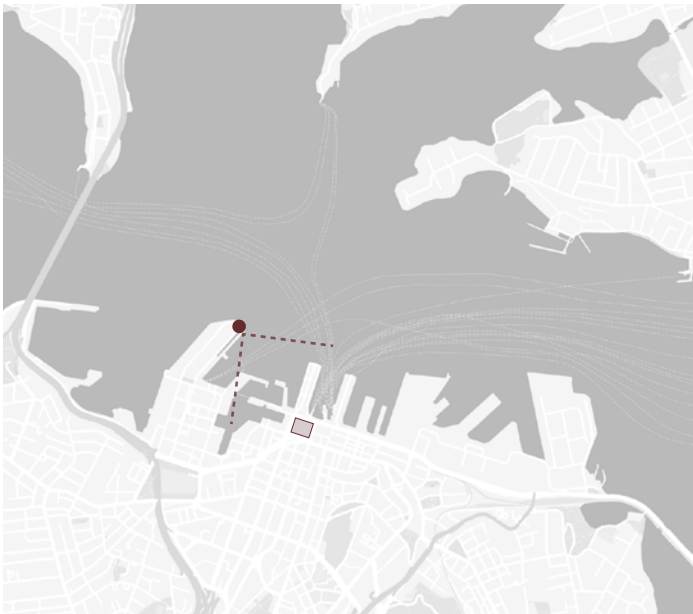
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Current View

10am, March

Viewpoint:



Reference Image:



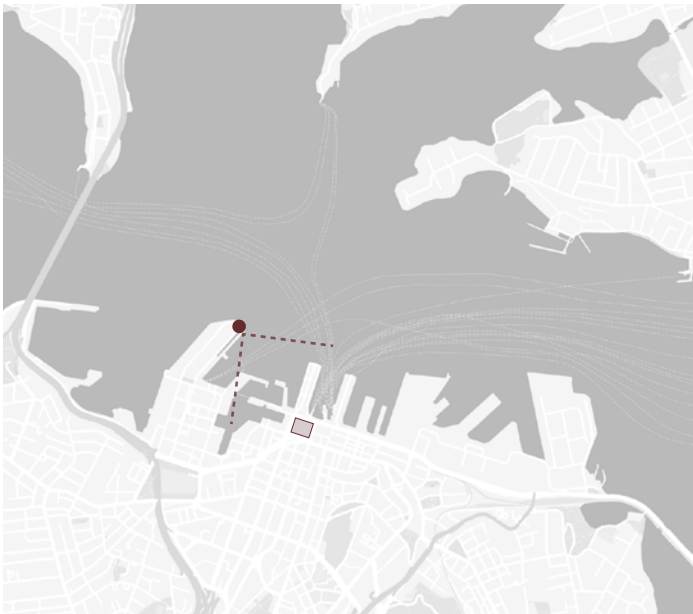
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Proposed Scheme

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Viewpoint:



Reference Image:



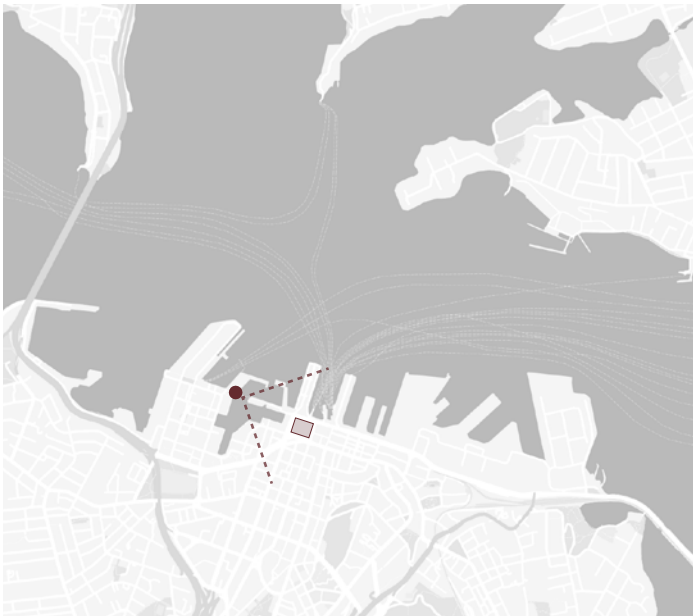
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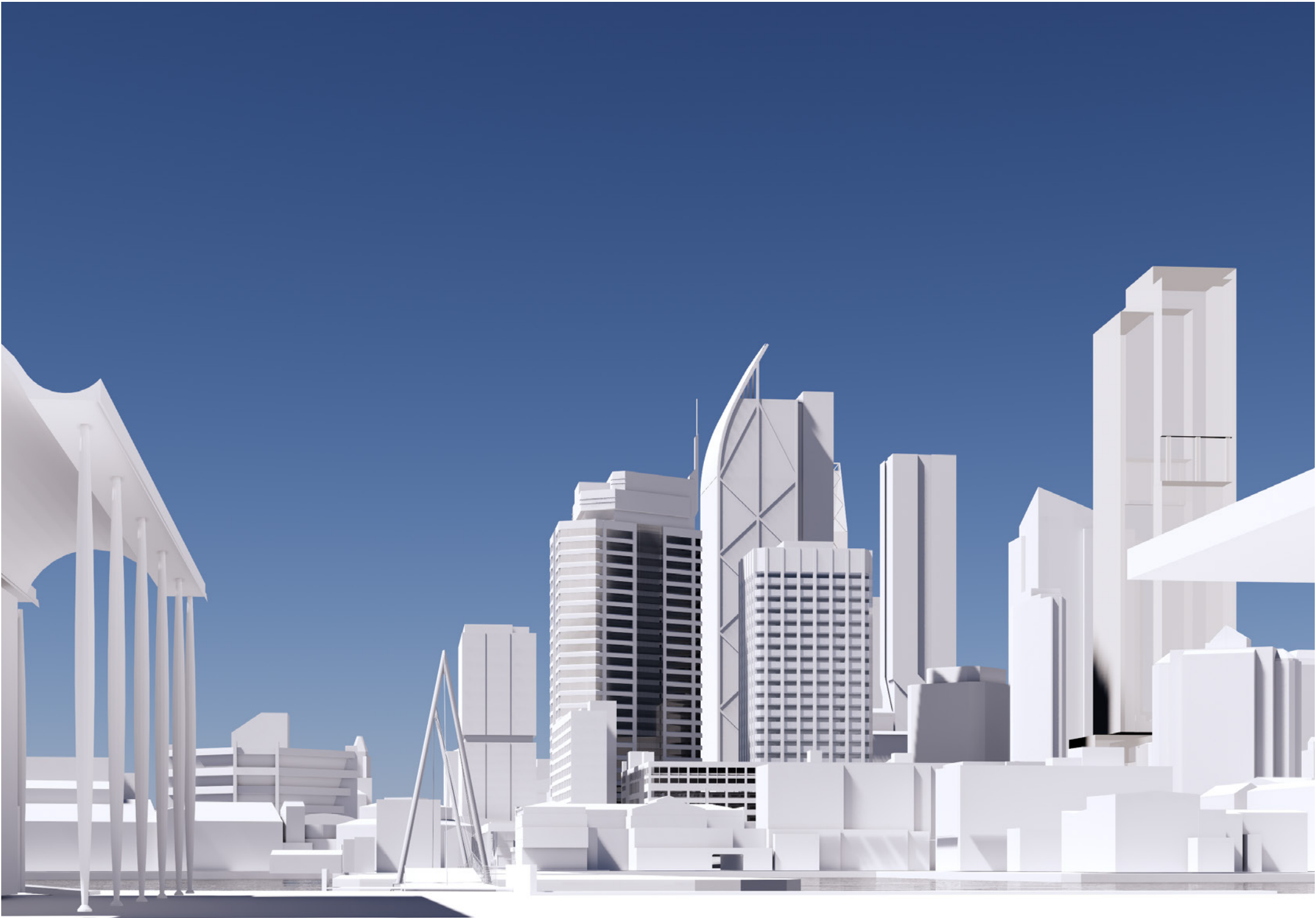
Current View

12pm, March

Viewpoint:



Reference Image:



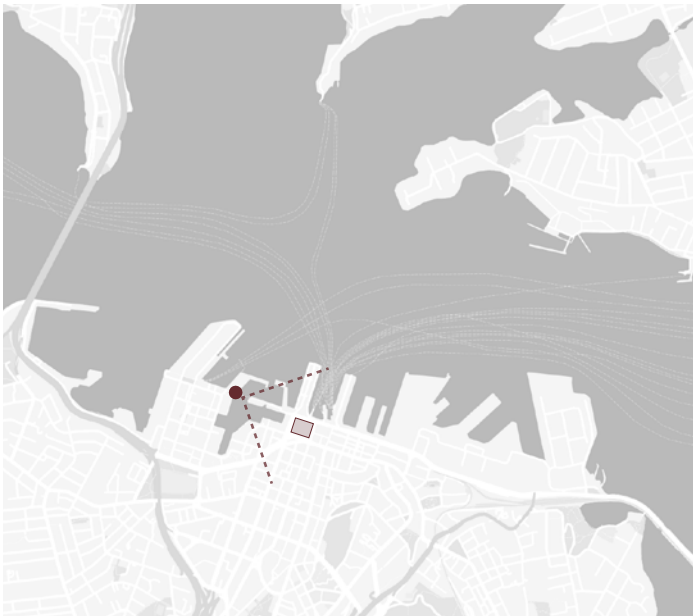
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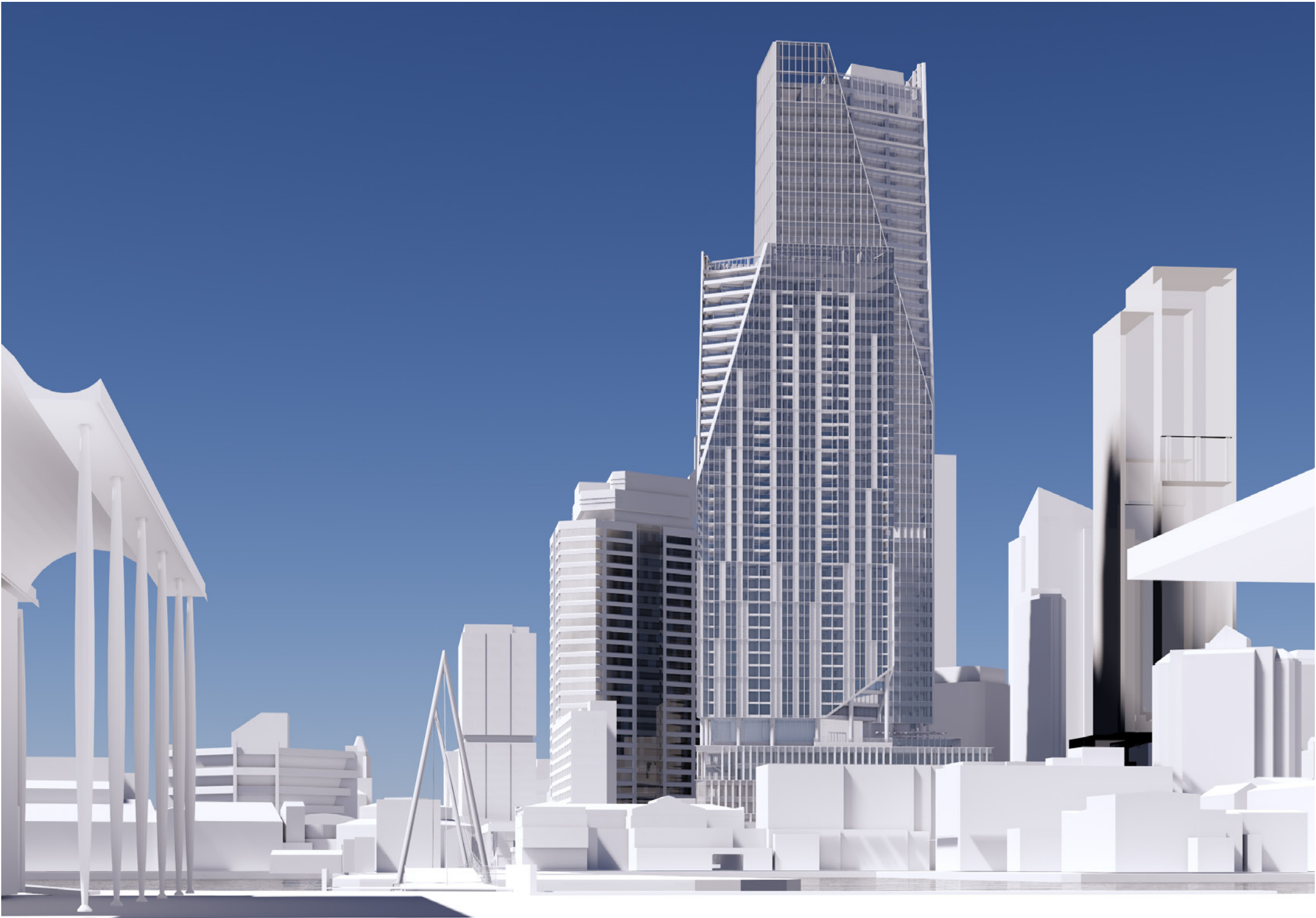
Proposed Scheme

12pm, March

Viewpoint:



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Current View

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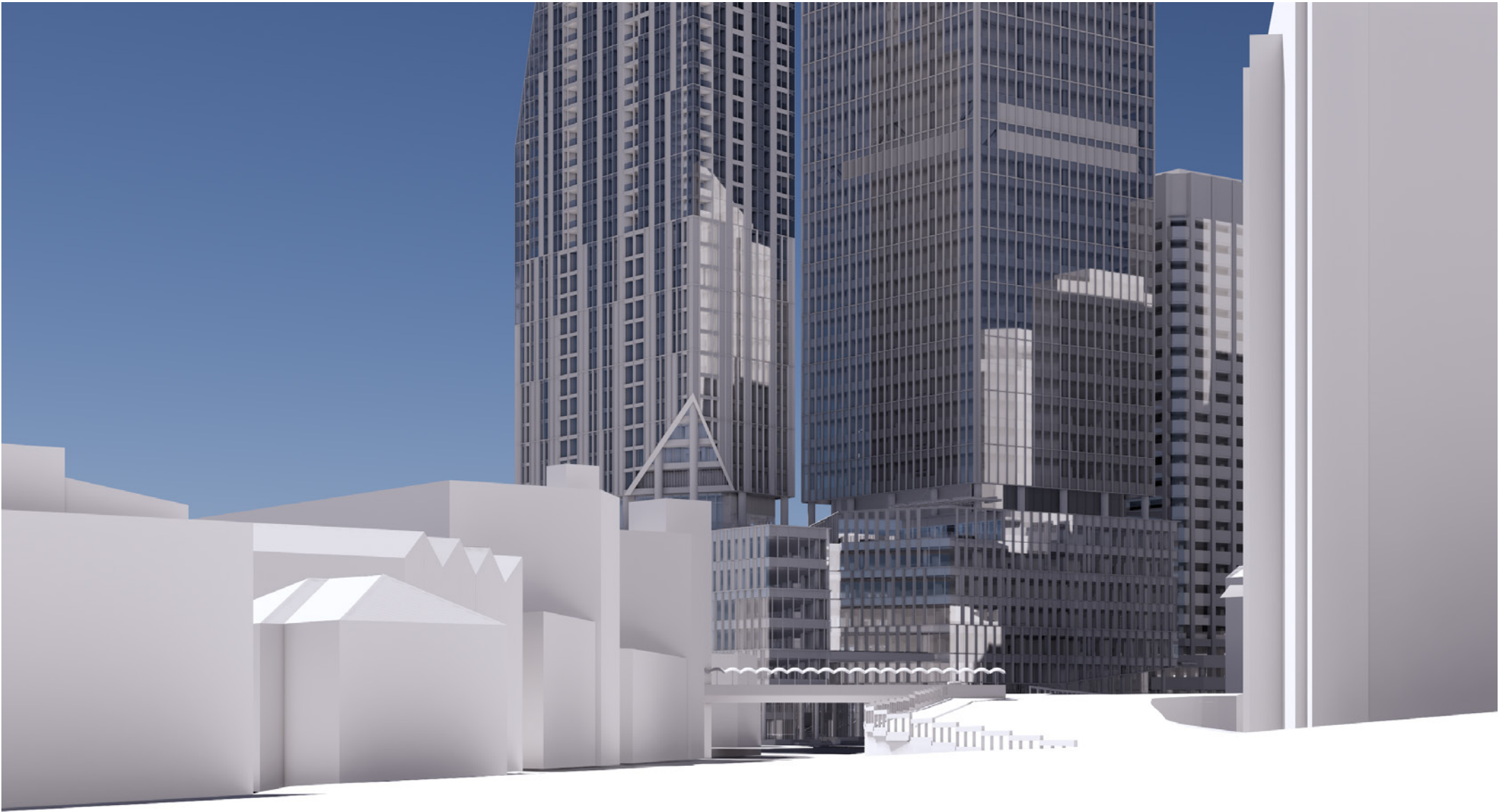
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Quay Street

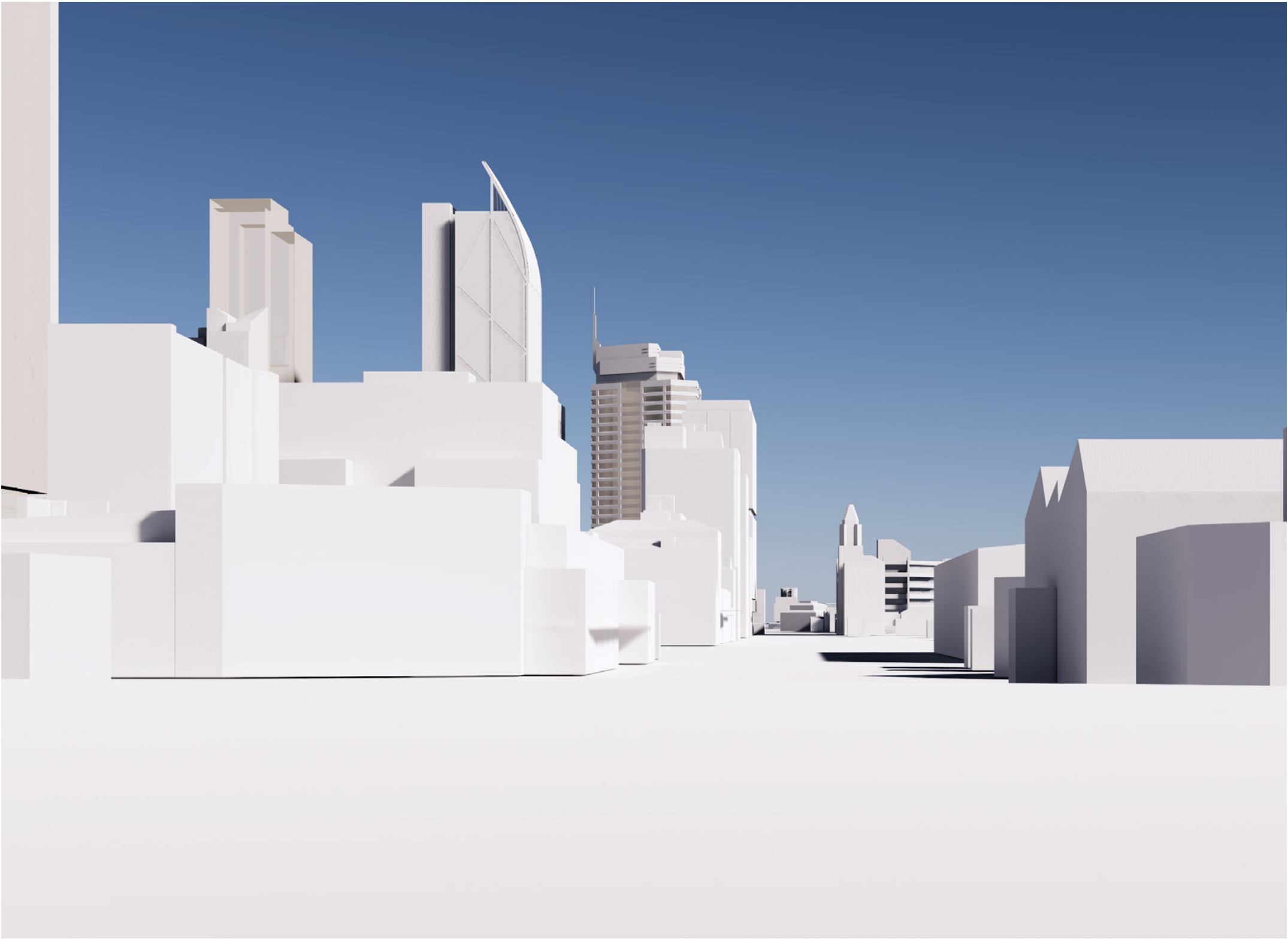
Current View

10am, March

Viewpoint:



Reference Image:



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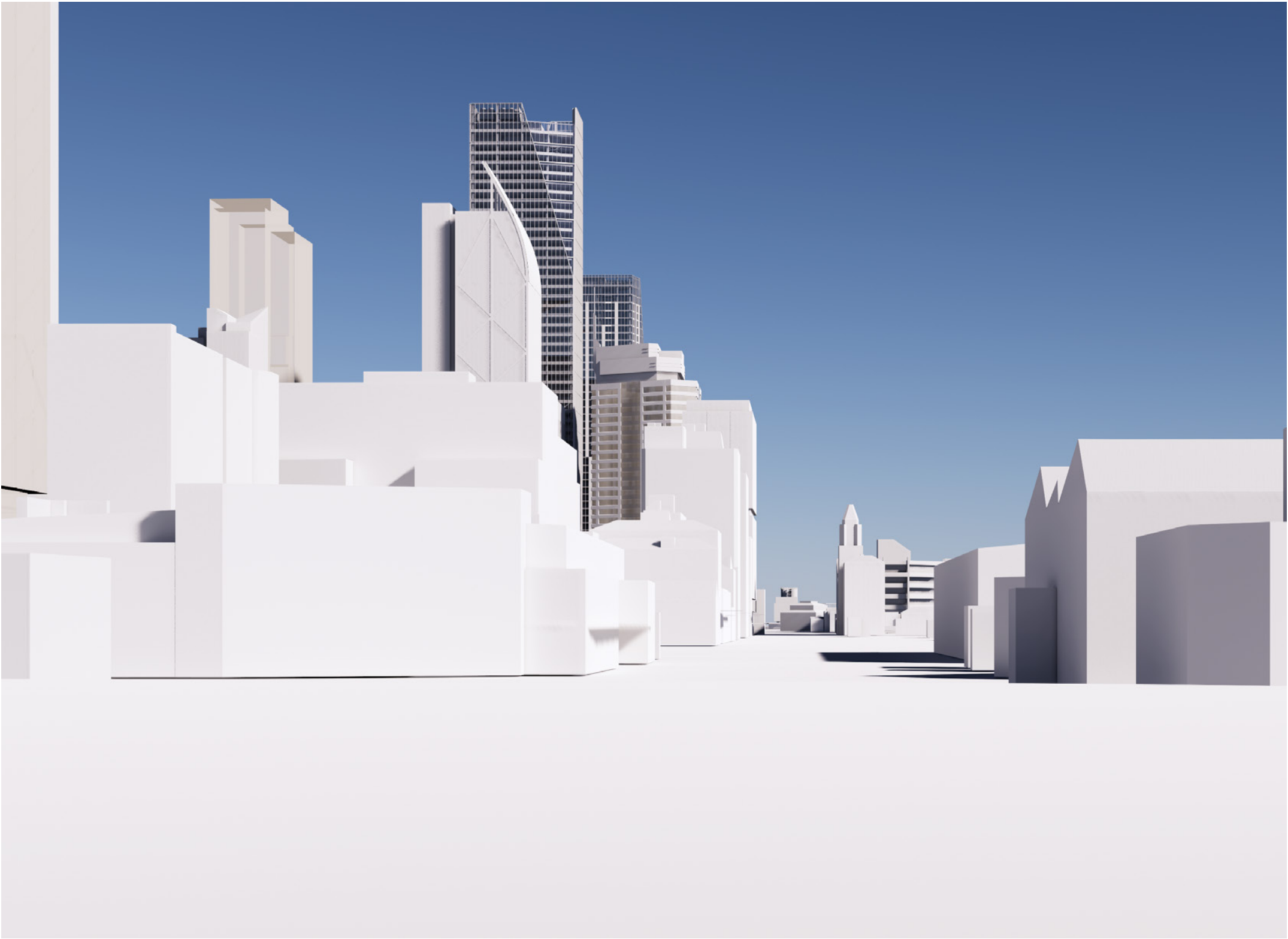
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Stanley Point

Current View

1pm, January

Viewpoint:



Reference Image:



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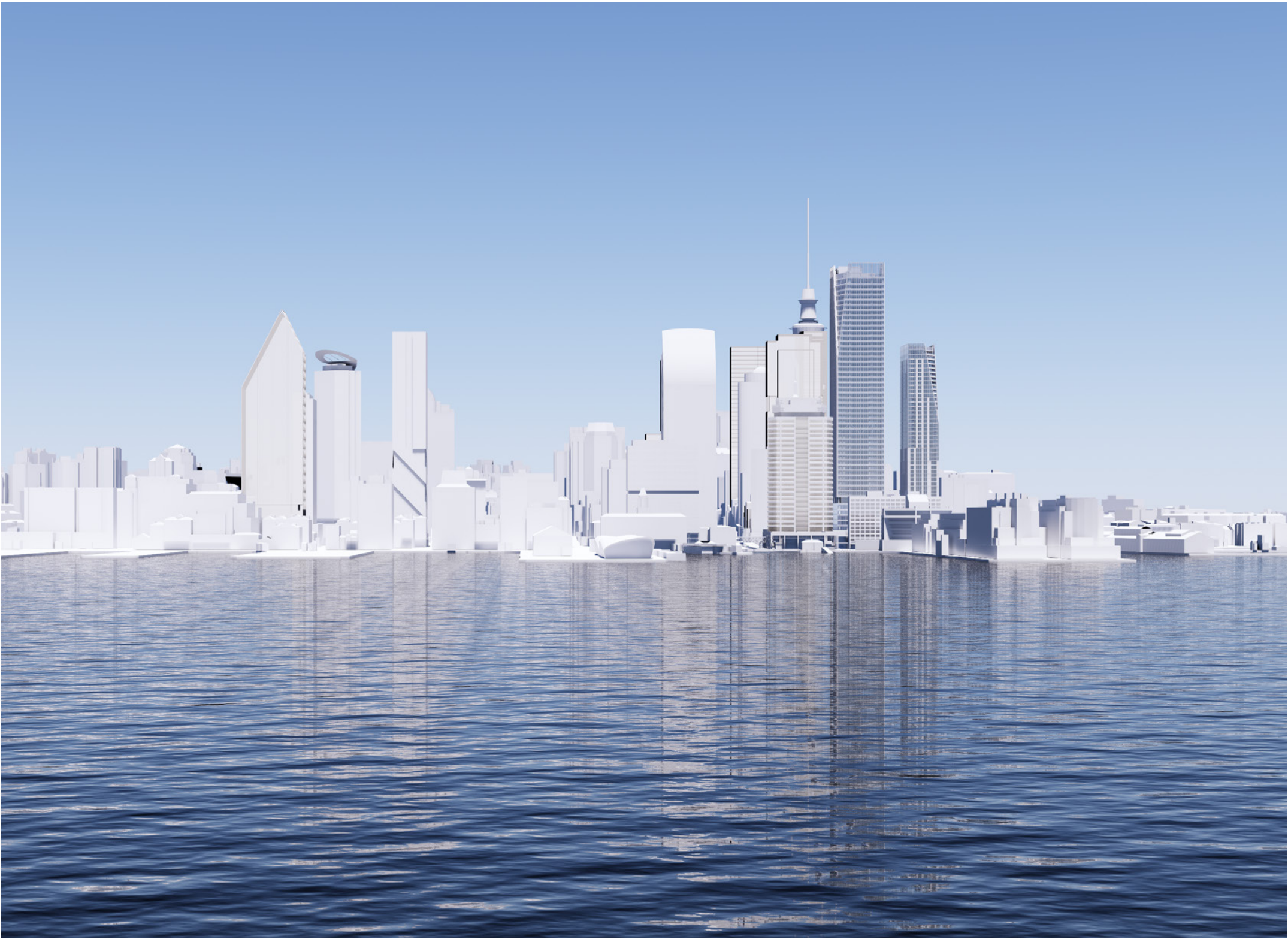
Proposed Scheme

1pm, January

Viewpoint:



Reference Image:



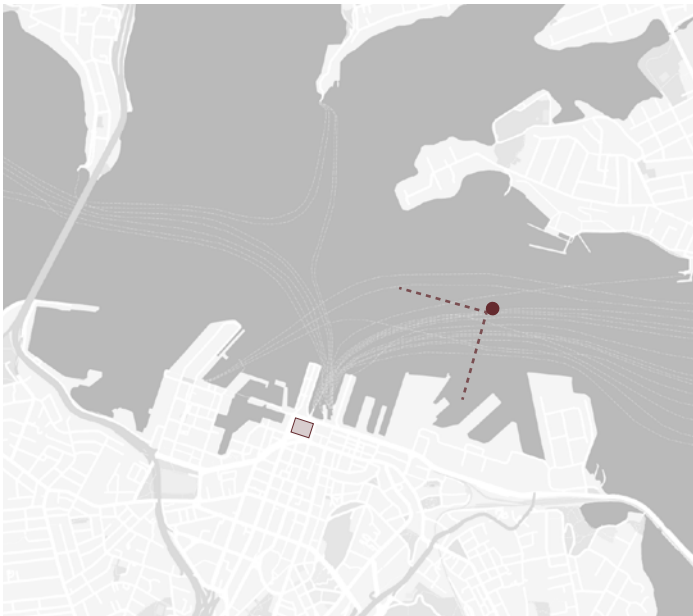
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Current View

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Reference Image:



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Proposed Scheme

1pm, January

Viewpoint:



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Current View

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Proposed Scheme

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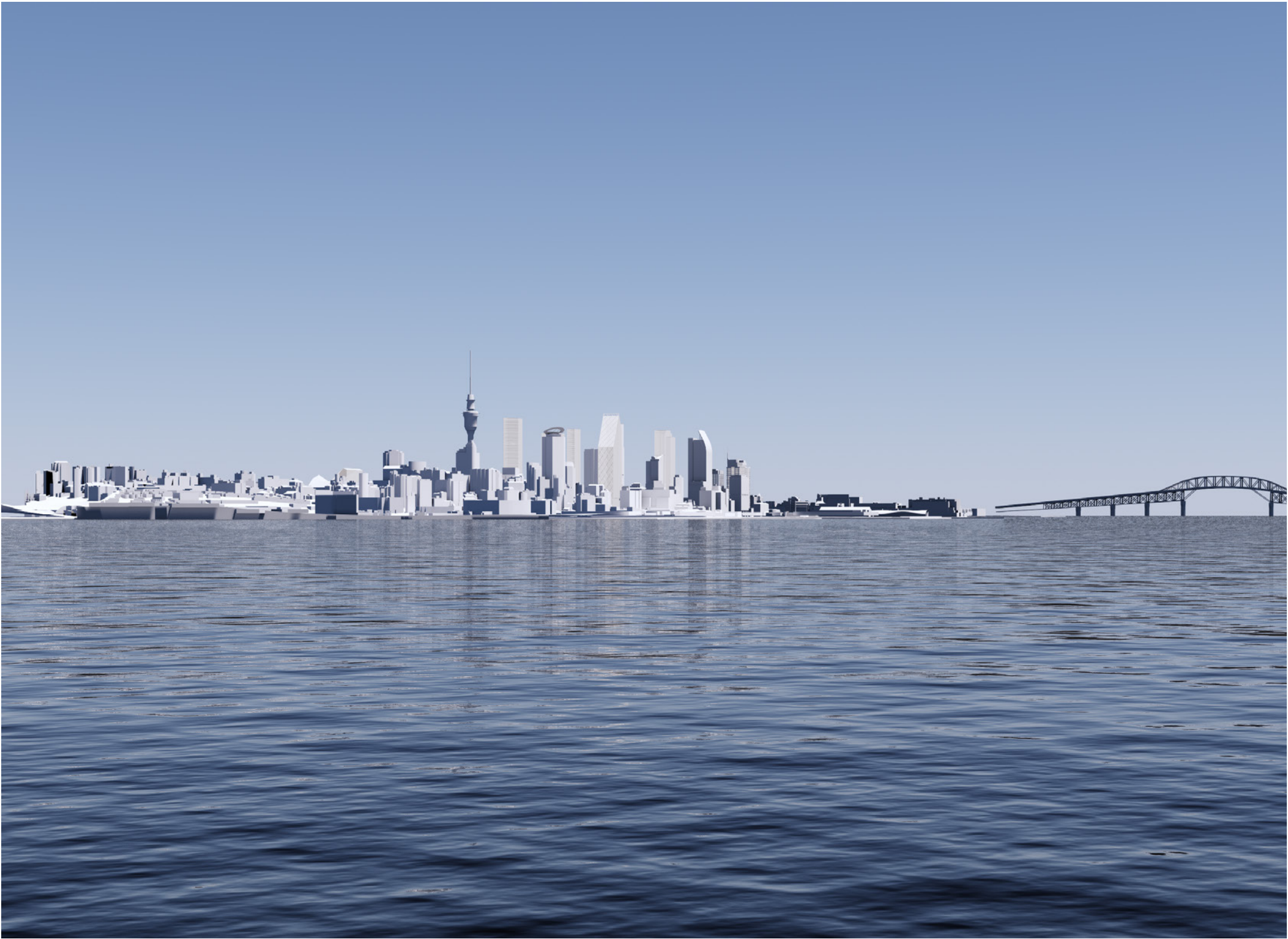
Current View

1pm, January

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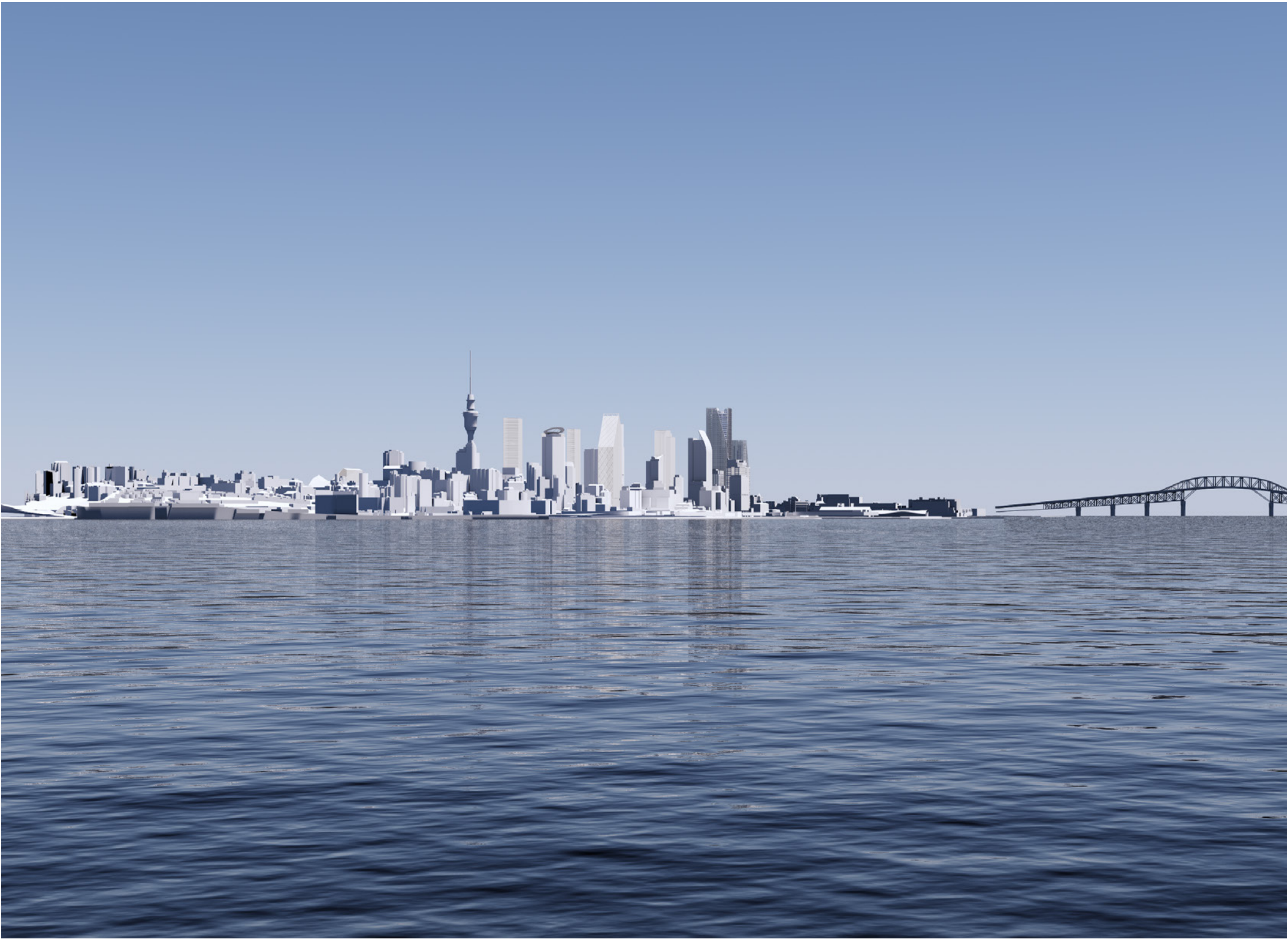
Proposed Scheme

1pm, January

Viewpoint:



Reference Image:



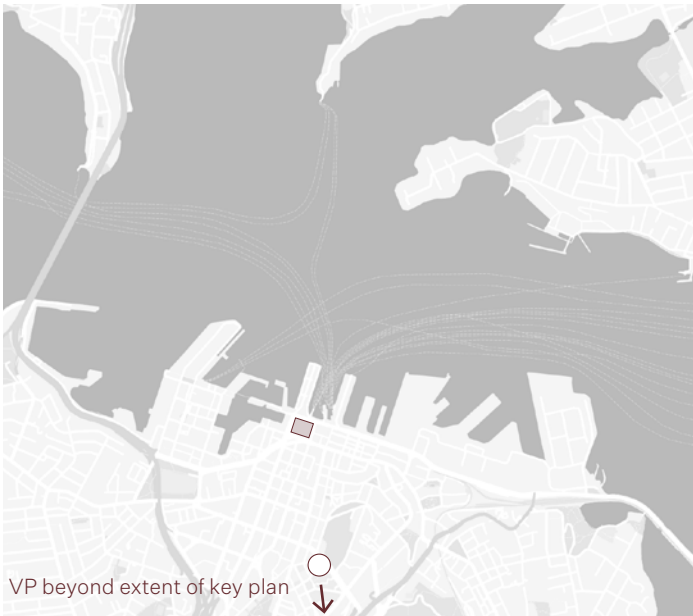
The model images do not provide an accurate representation of existing or proposed views but provides an impression of both current and future contexts.



Current View

11am, January

Viewpoint:



Reference Image:



Note: This requested viewpoint is beyond the extent of our model topography and the foreground has been masked as a result.

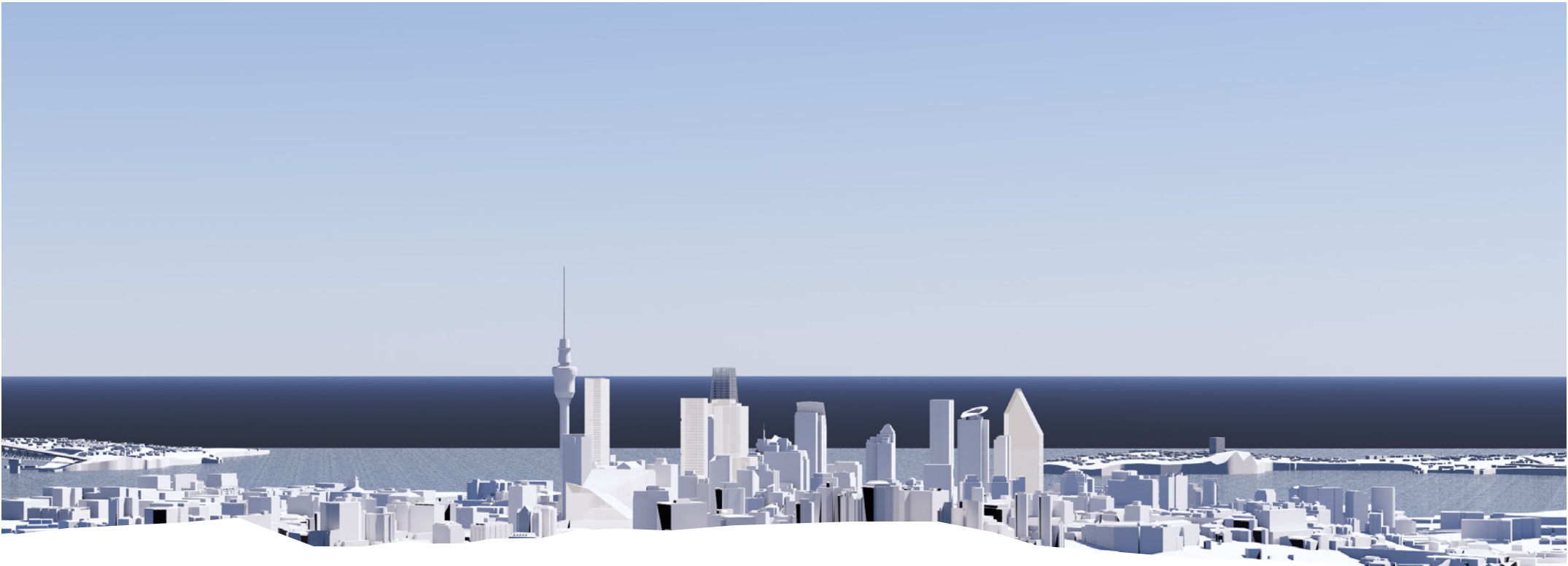
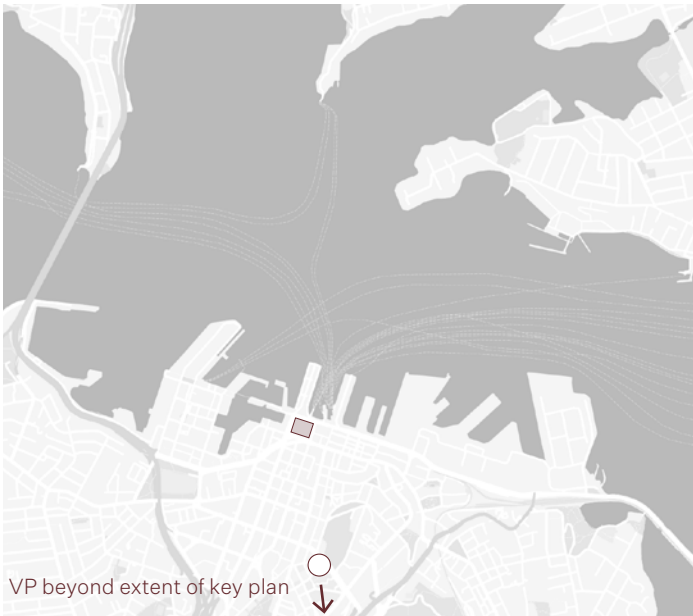
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Reference Image:



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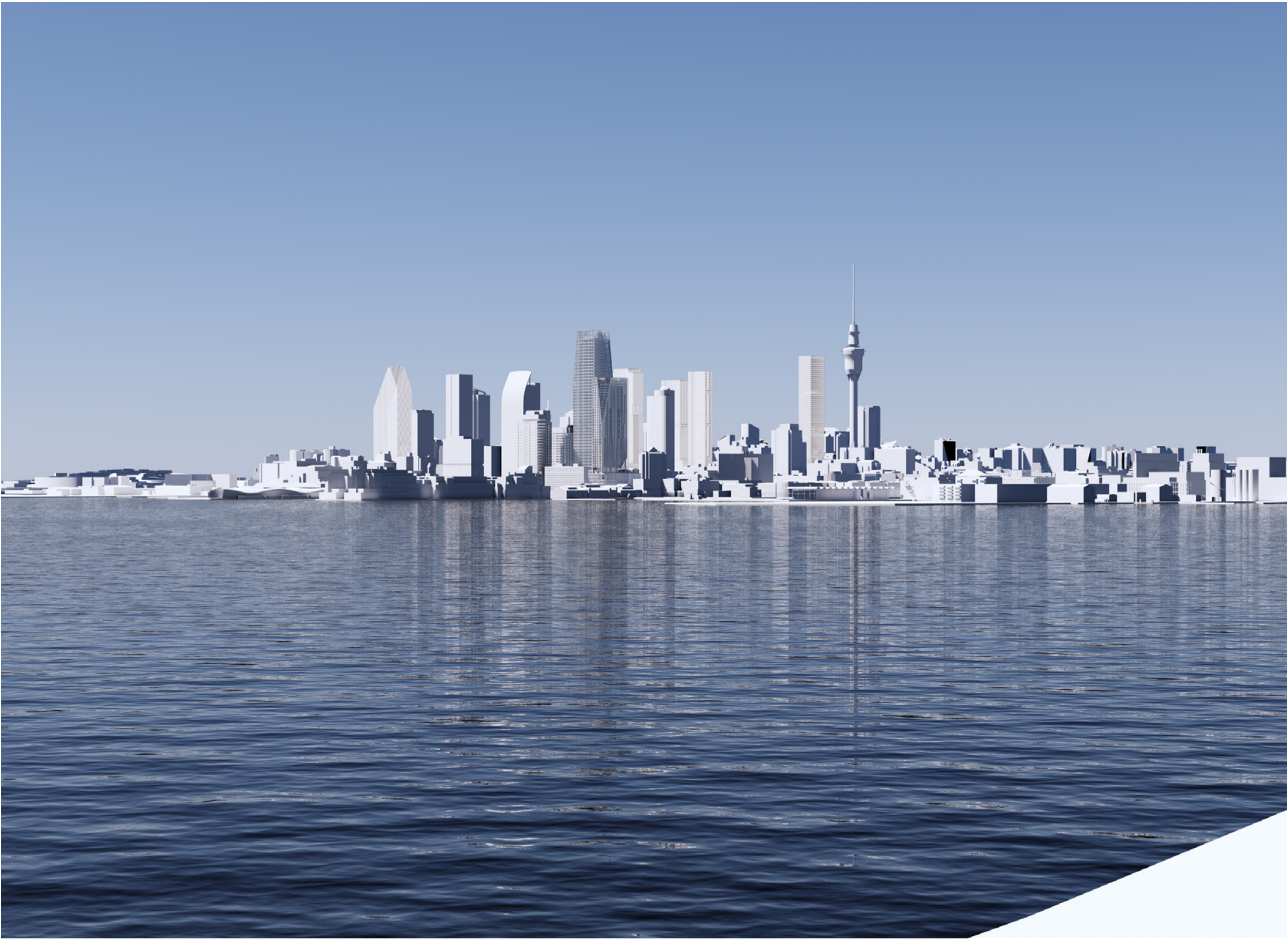
Proposed Scheme

11am, January

Viewpoint:



Reference Image:



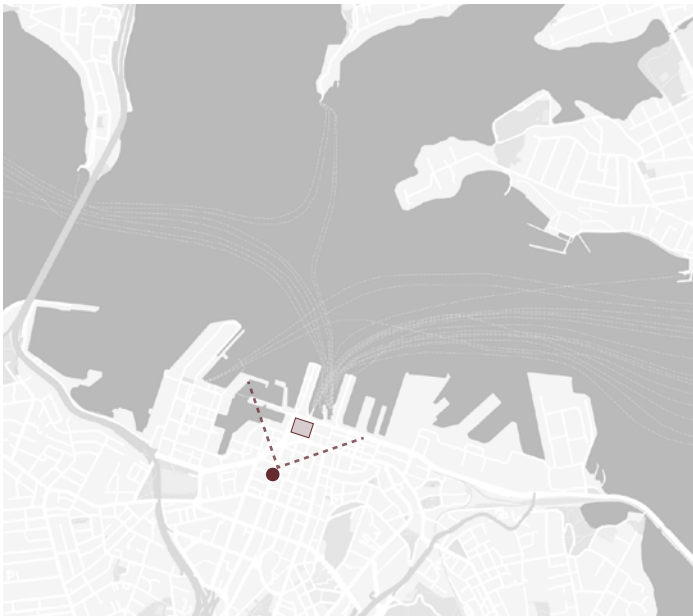
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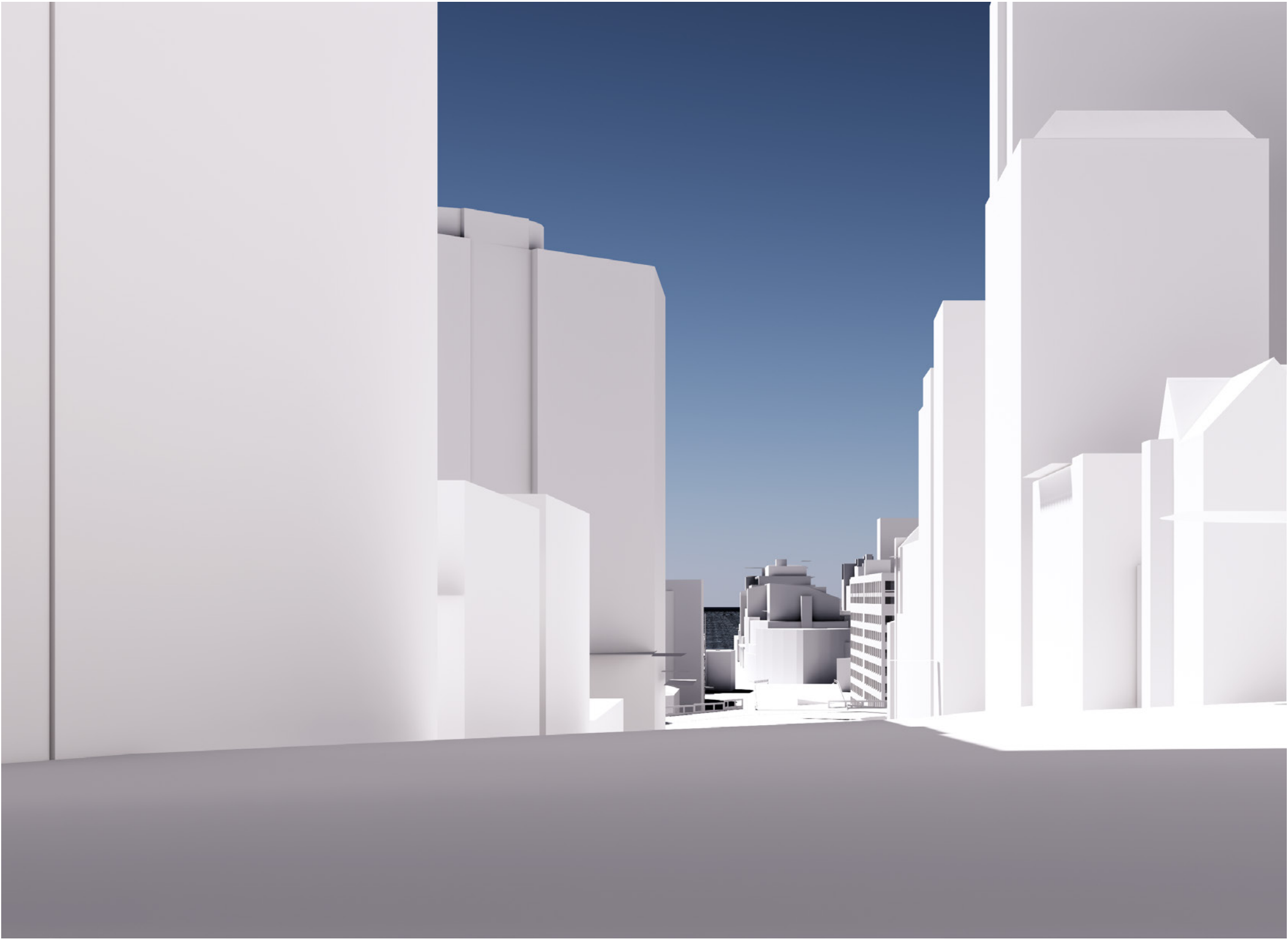
Current View

2pm, March

Viewpoint:



Reference Image:



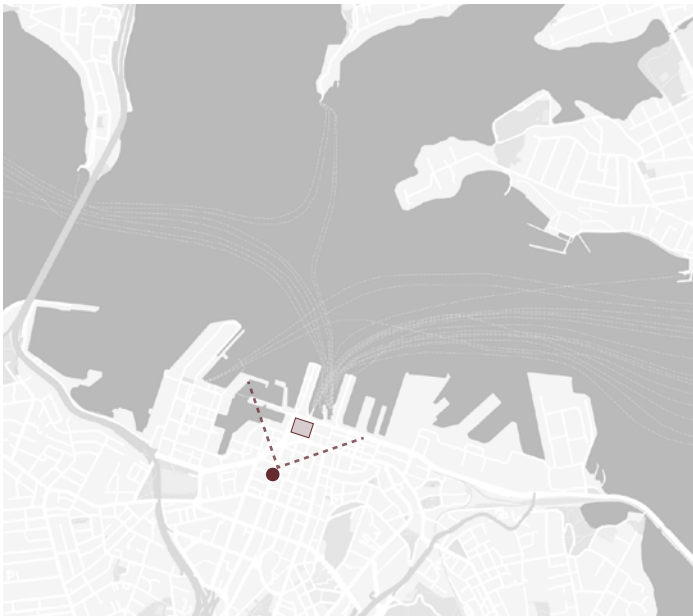
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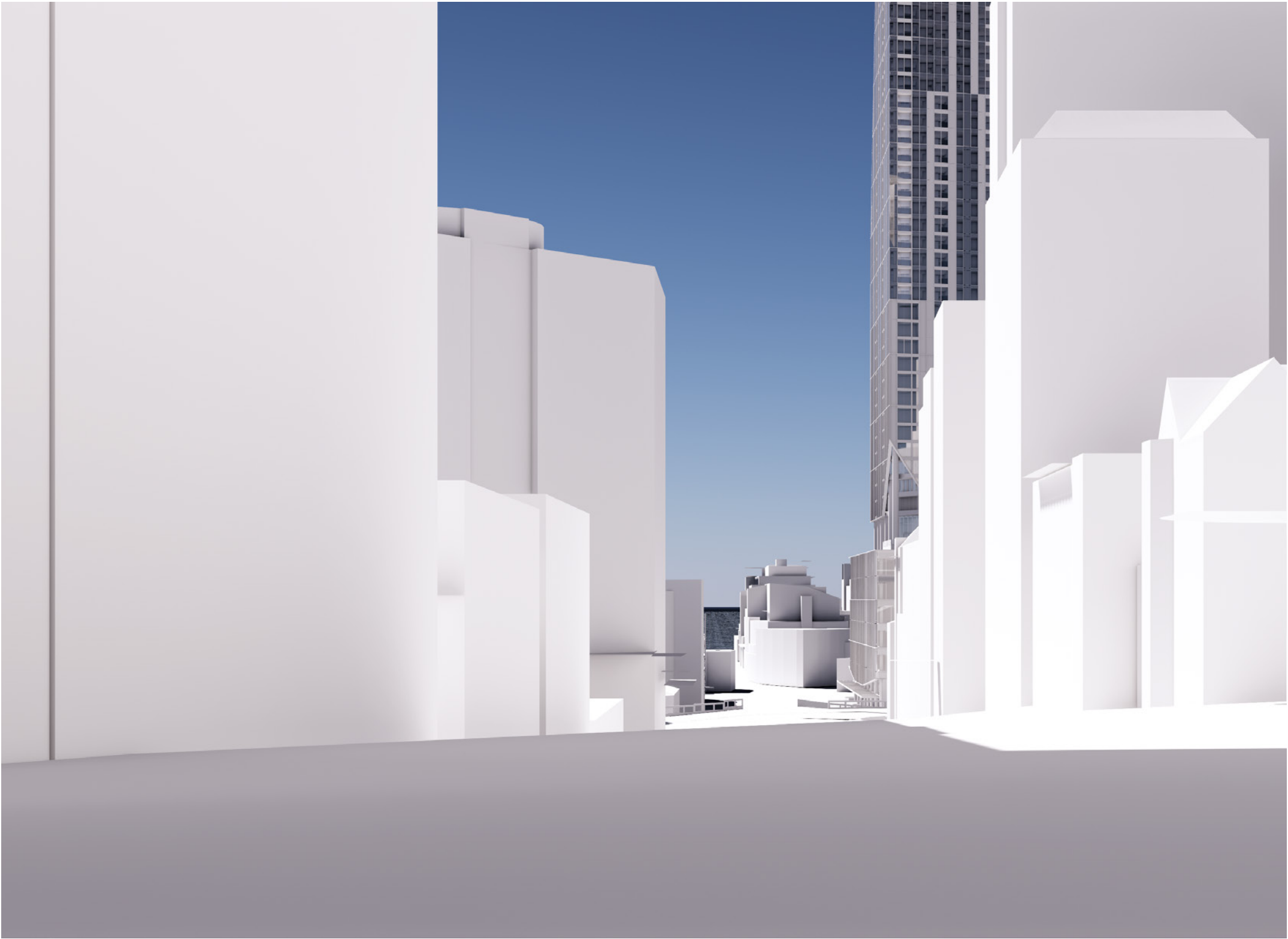
Proposed Scheme

2pm, March

Viewpoint:



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Current View

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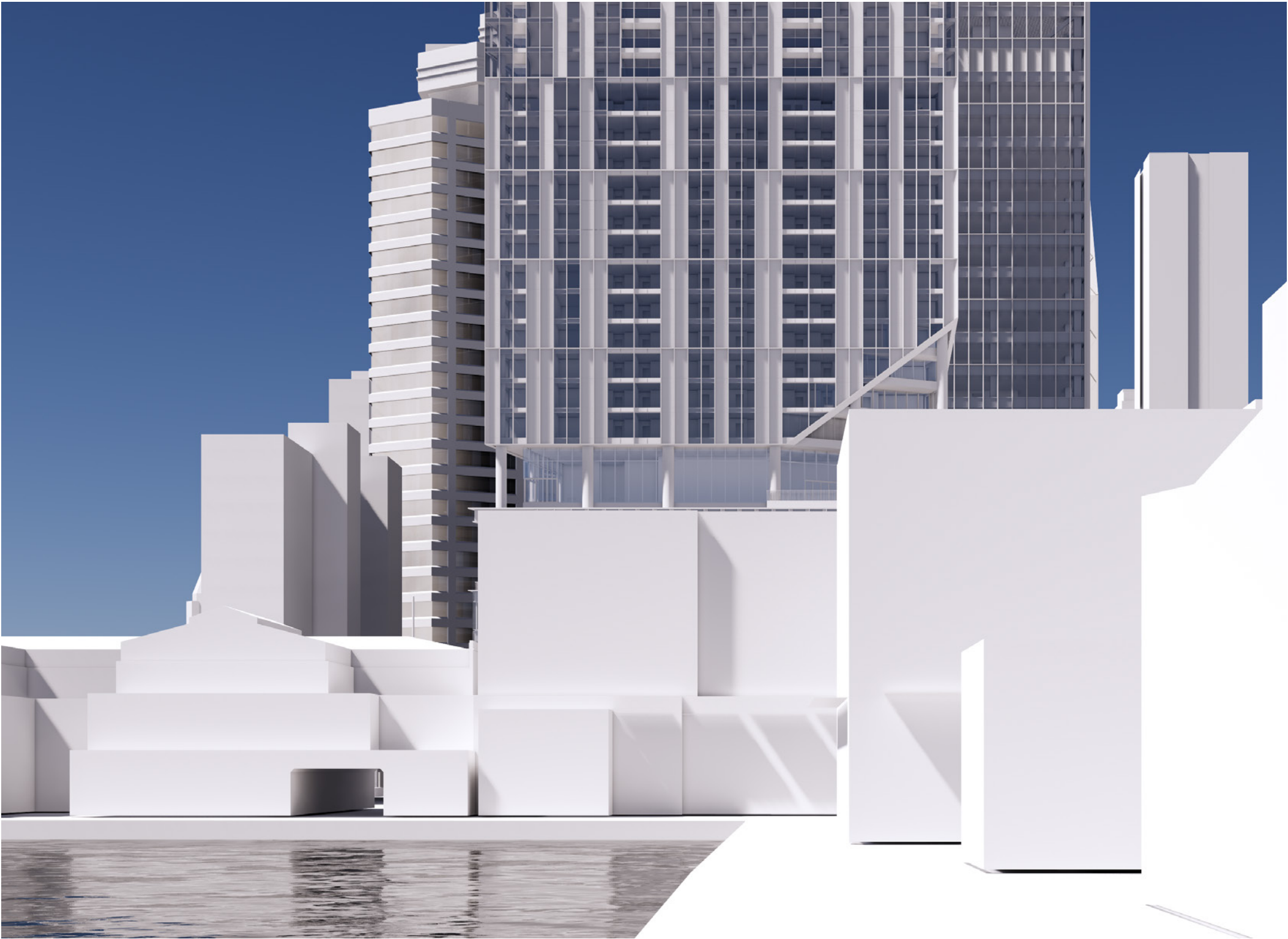
Proposed Scheme

1pm, March

Viewpoint:



Reference Image:



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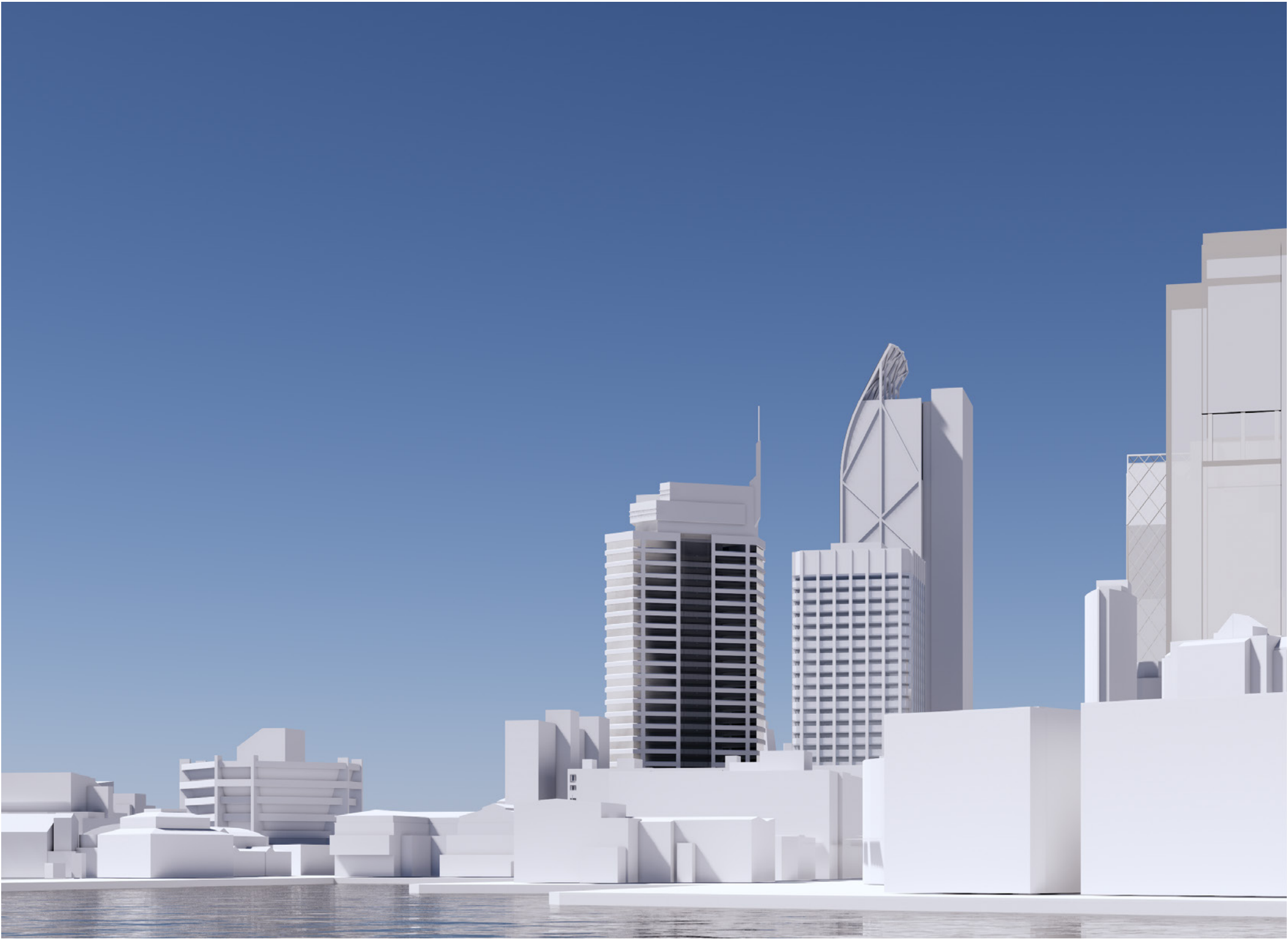
Current View

1pm, March

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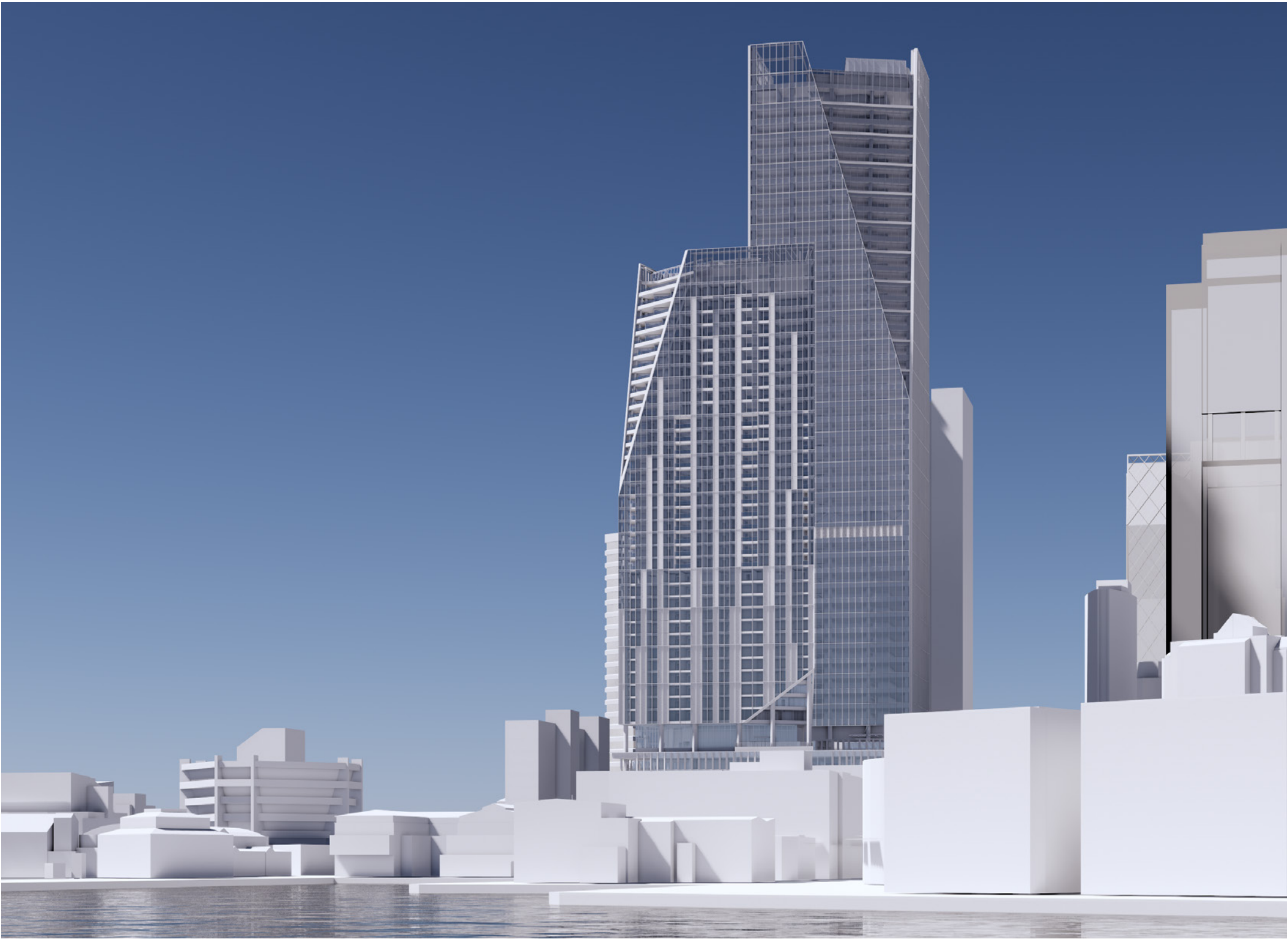
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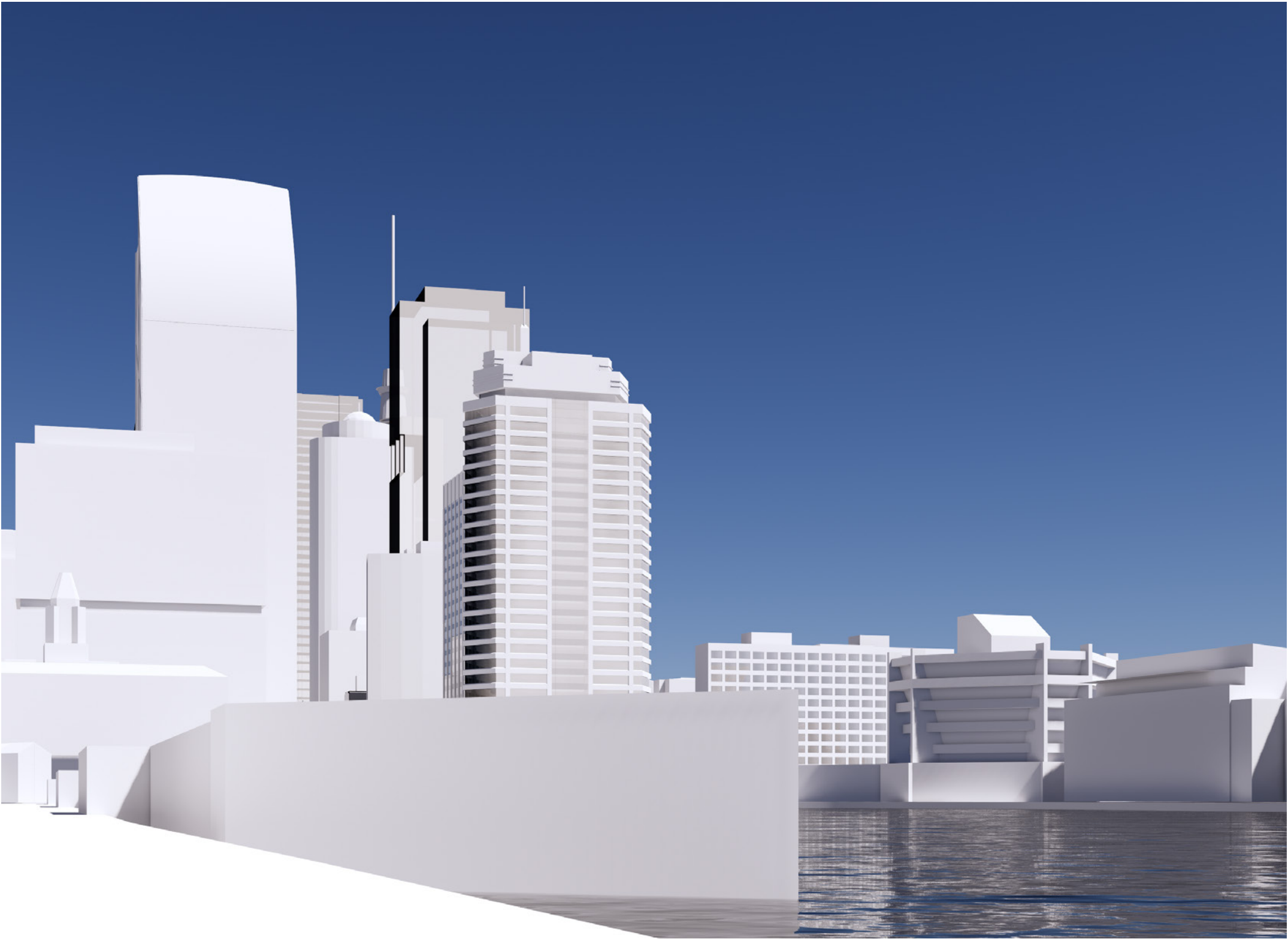
Current View

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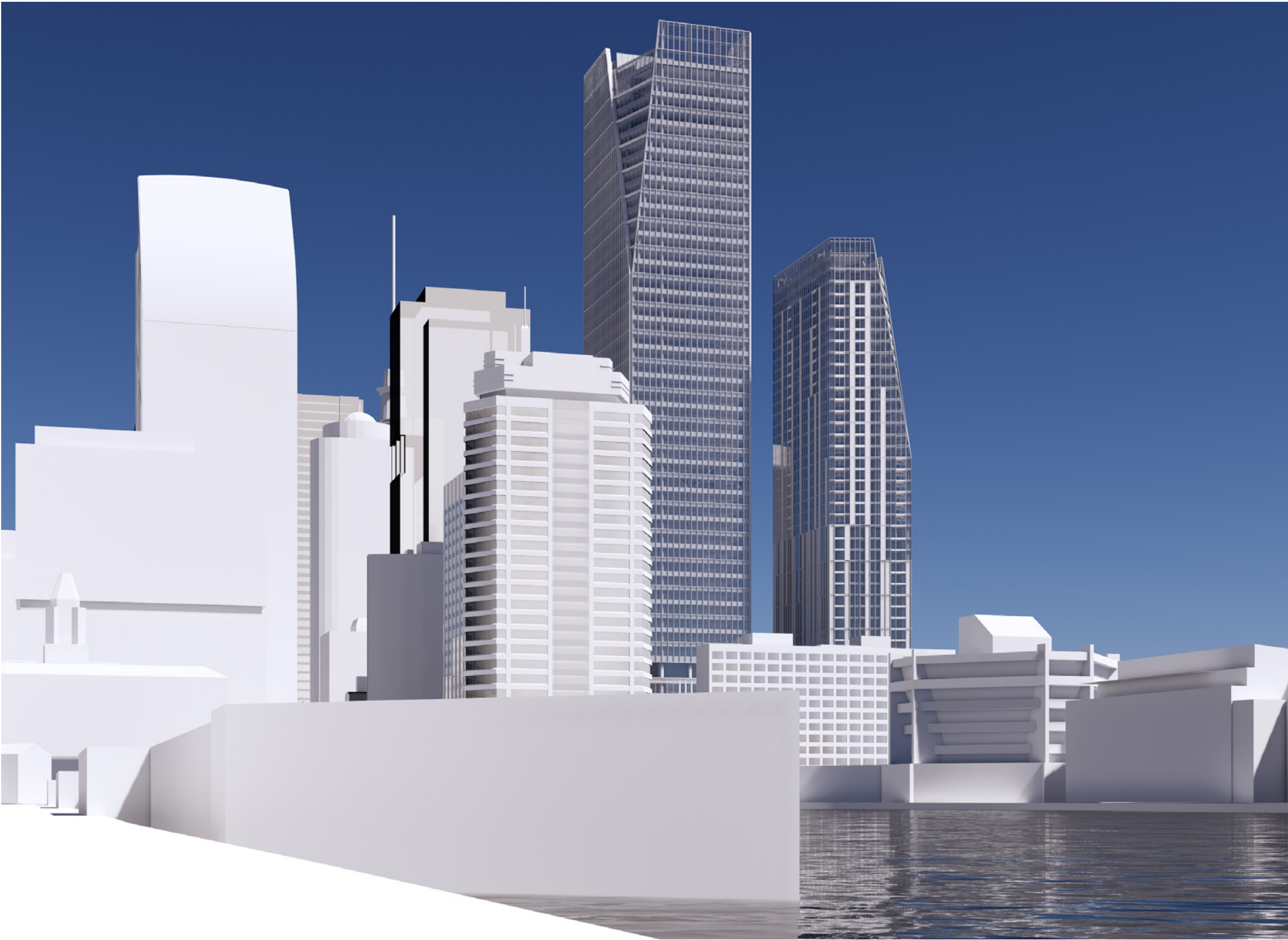
Proposed Scheme

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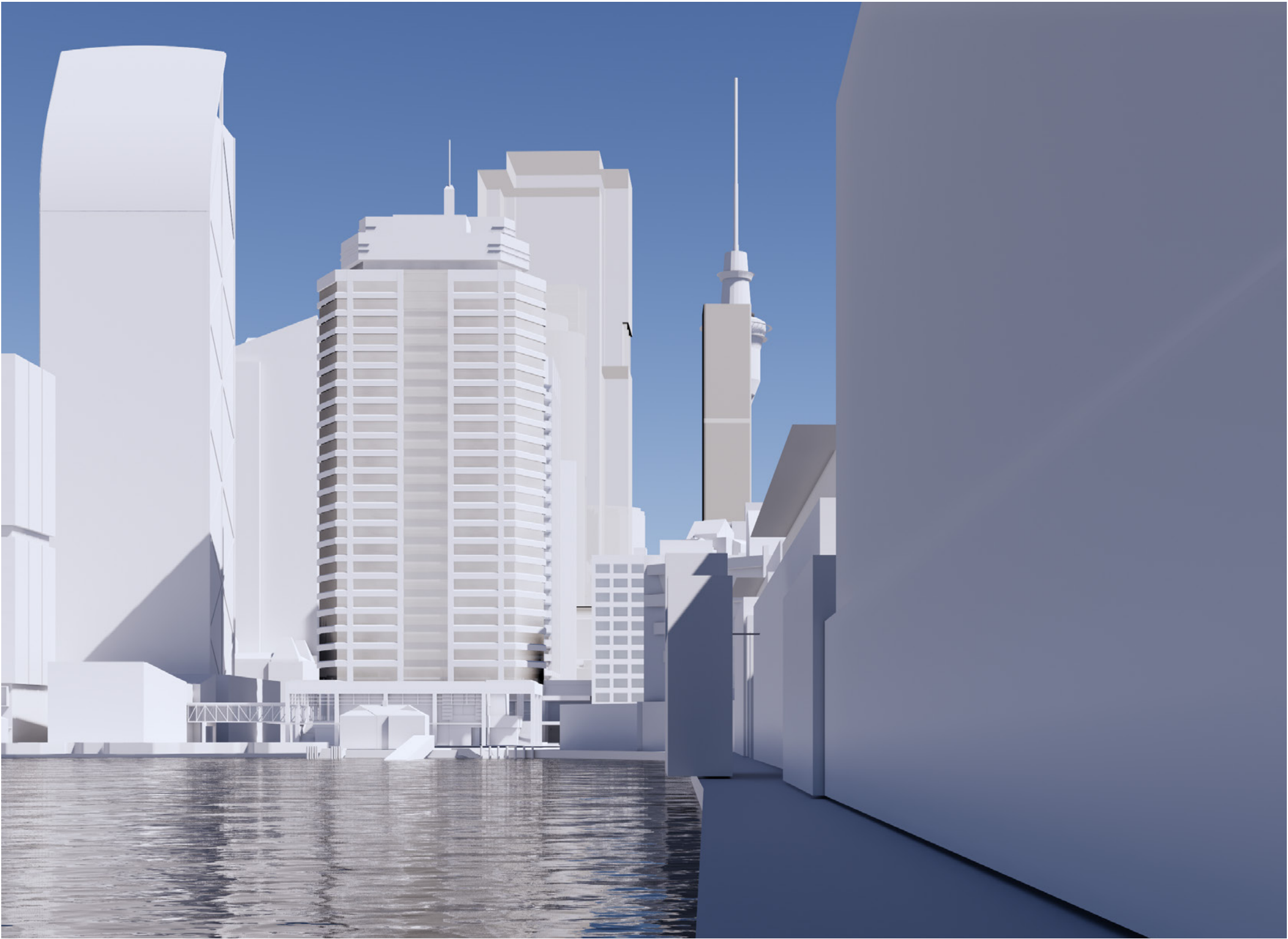
Current View

3pm, March

Viewpoint:



Reference Image:



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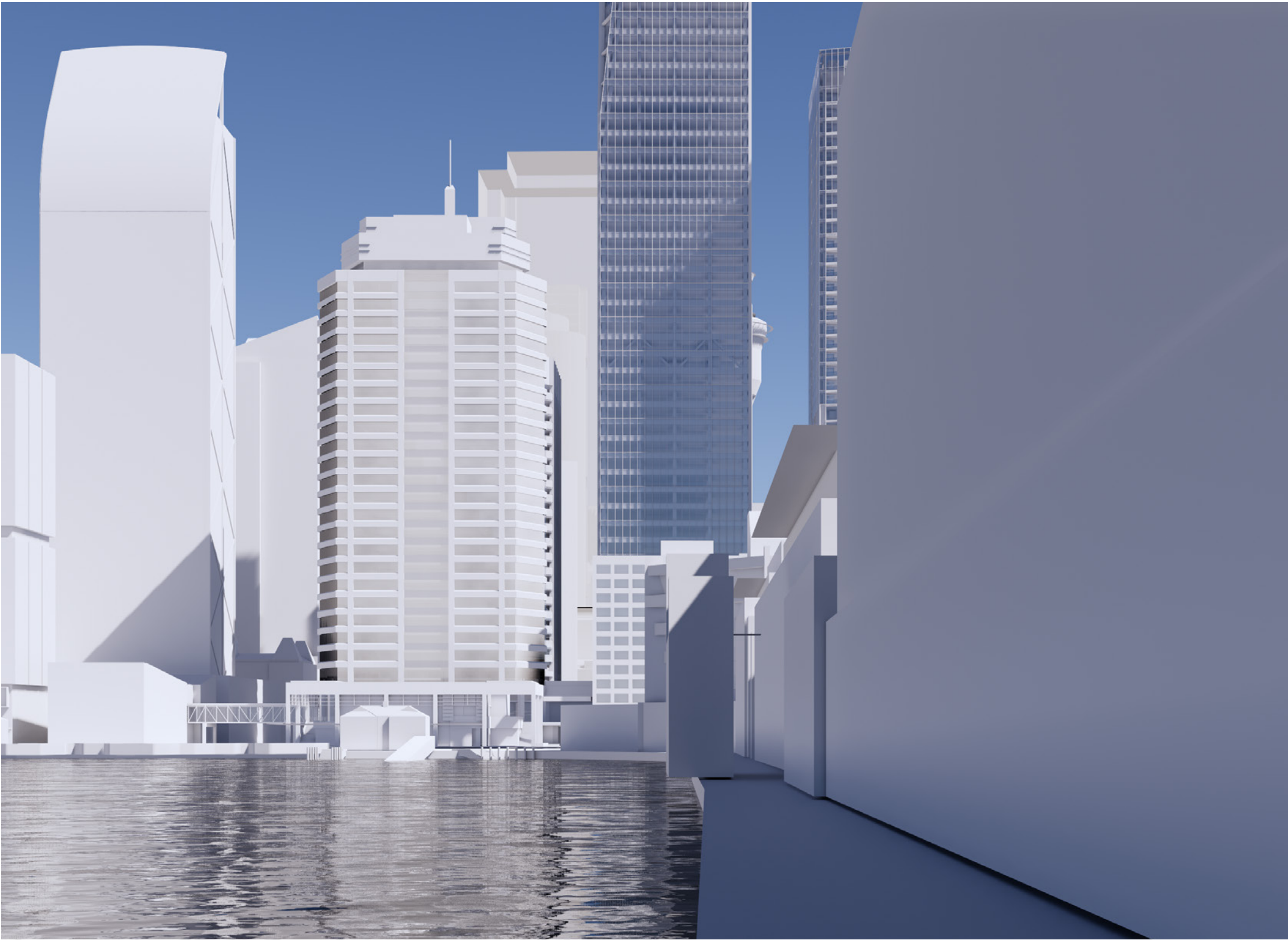
Proposed Scheme

3pm, March

Viewpoint:



Reference Image:



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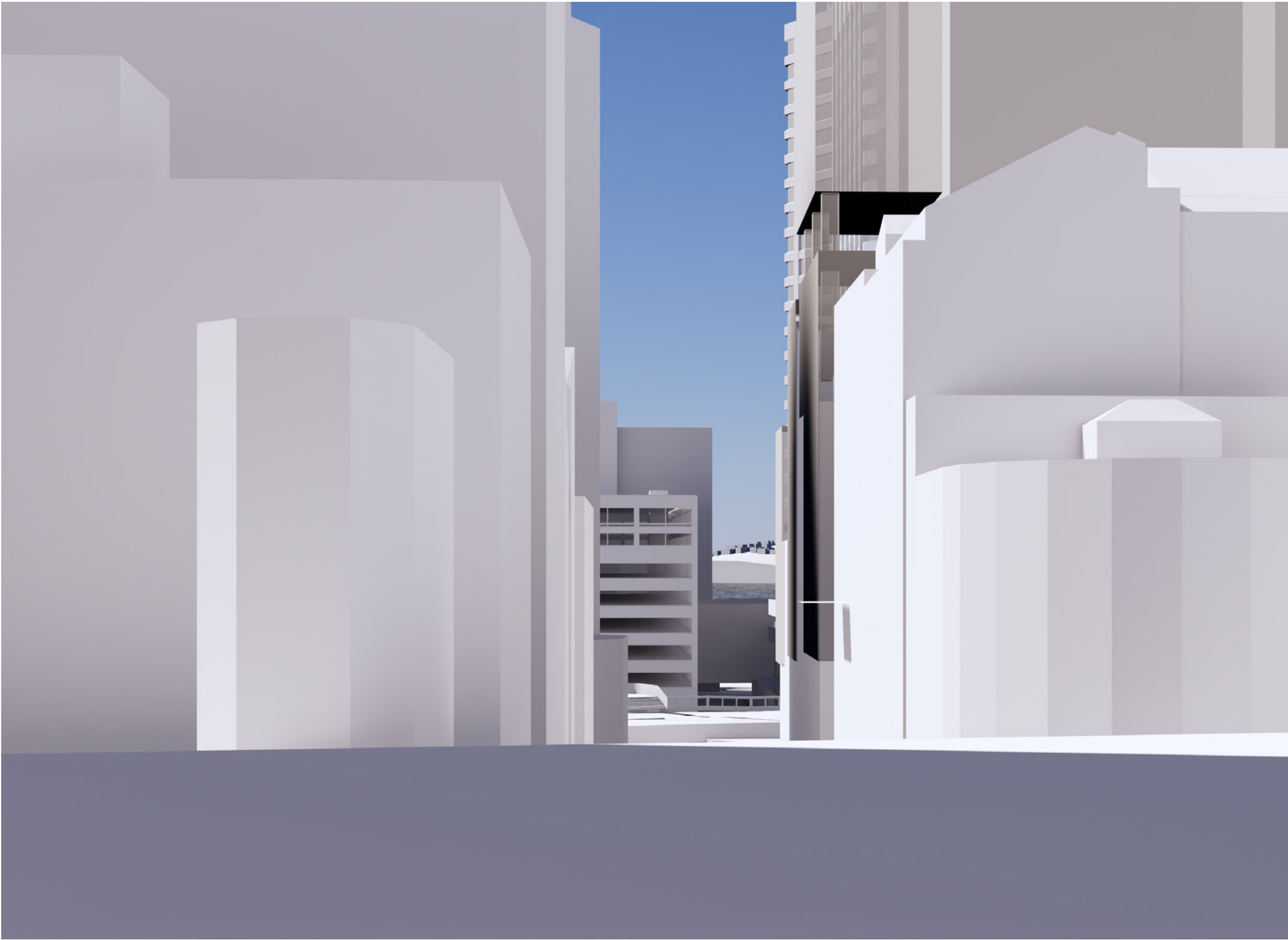
Current View

3pm, March

Viewpoint:



Reference Image:



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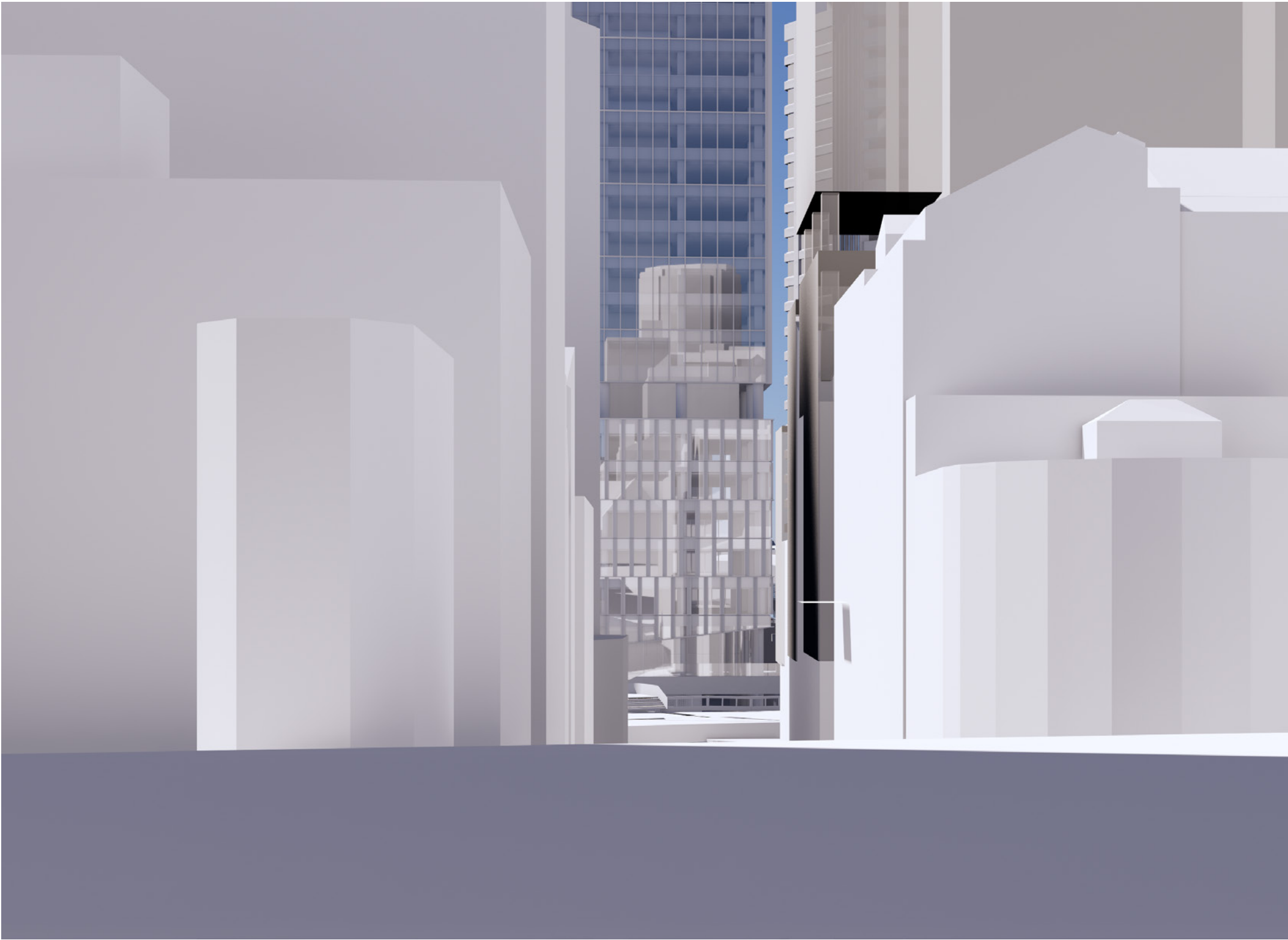
Proposed Scheme

3pm, March

Viewpoint:



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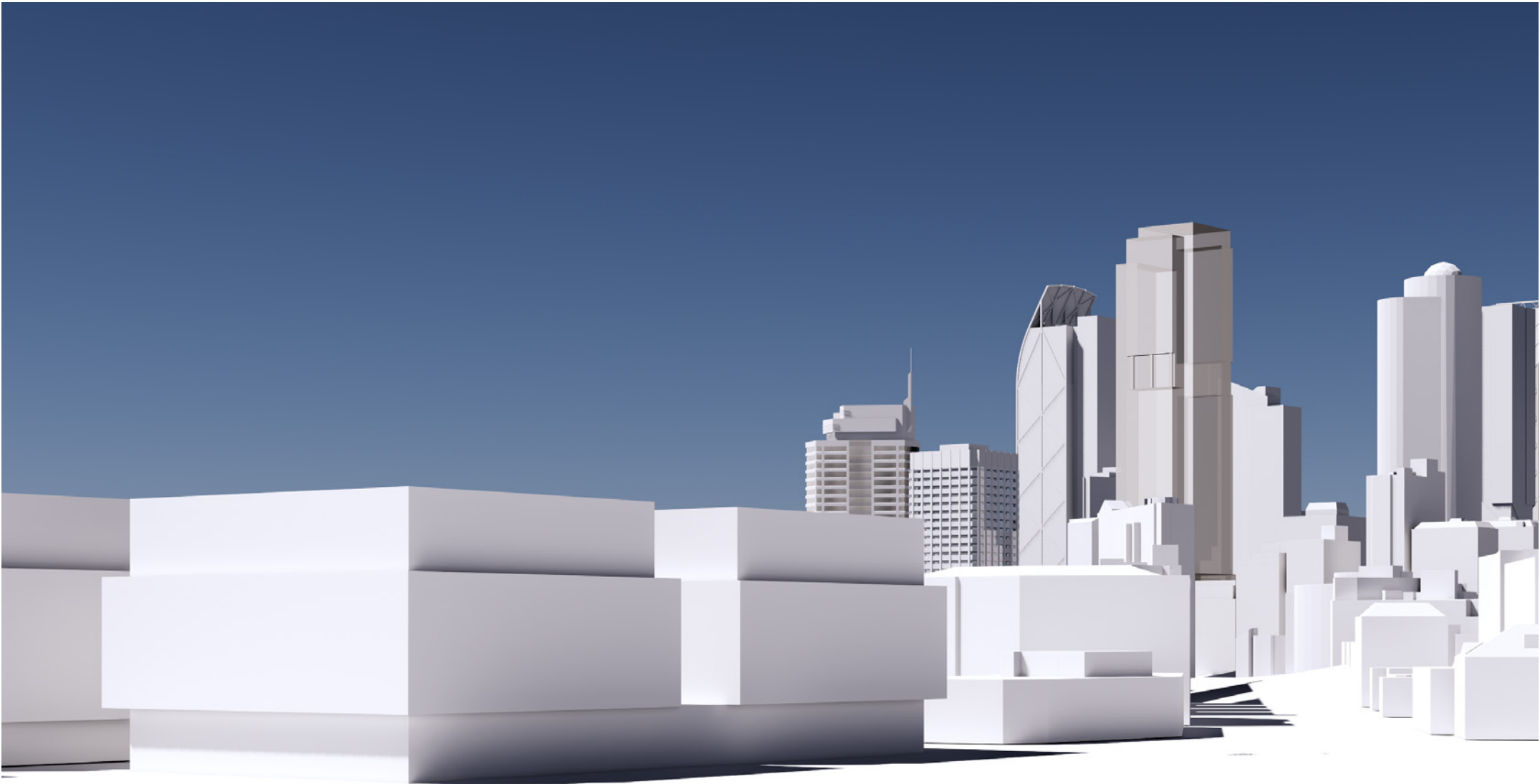
Current View

2pm, March

Viewpoint:



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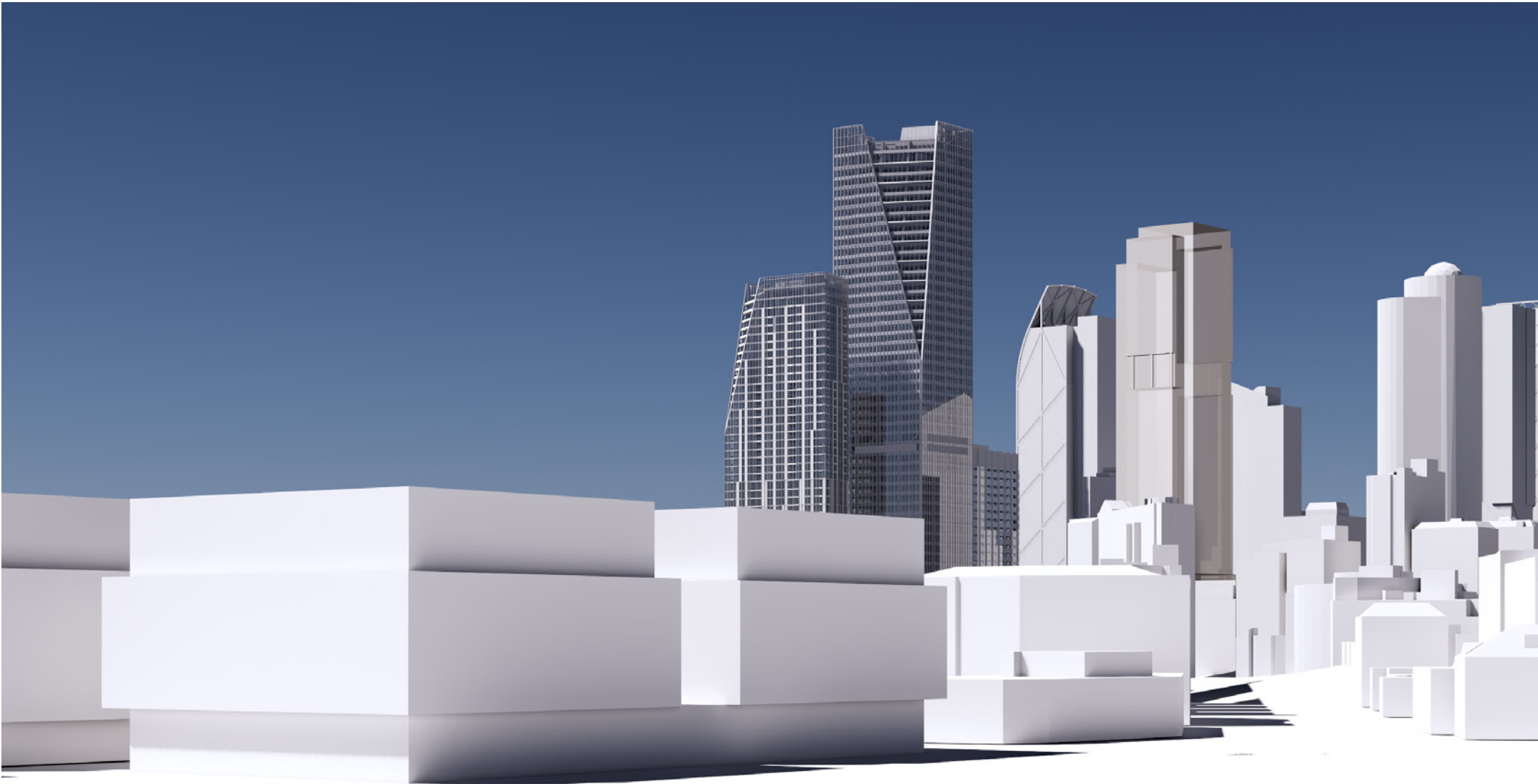
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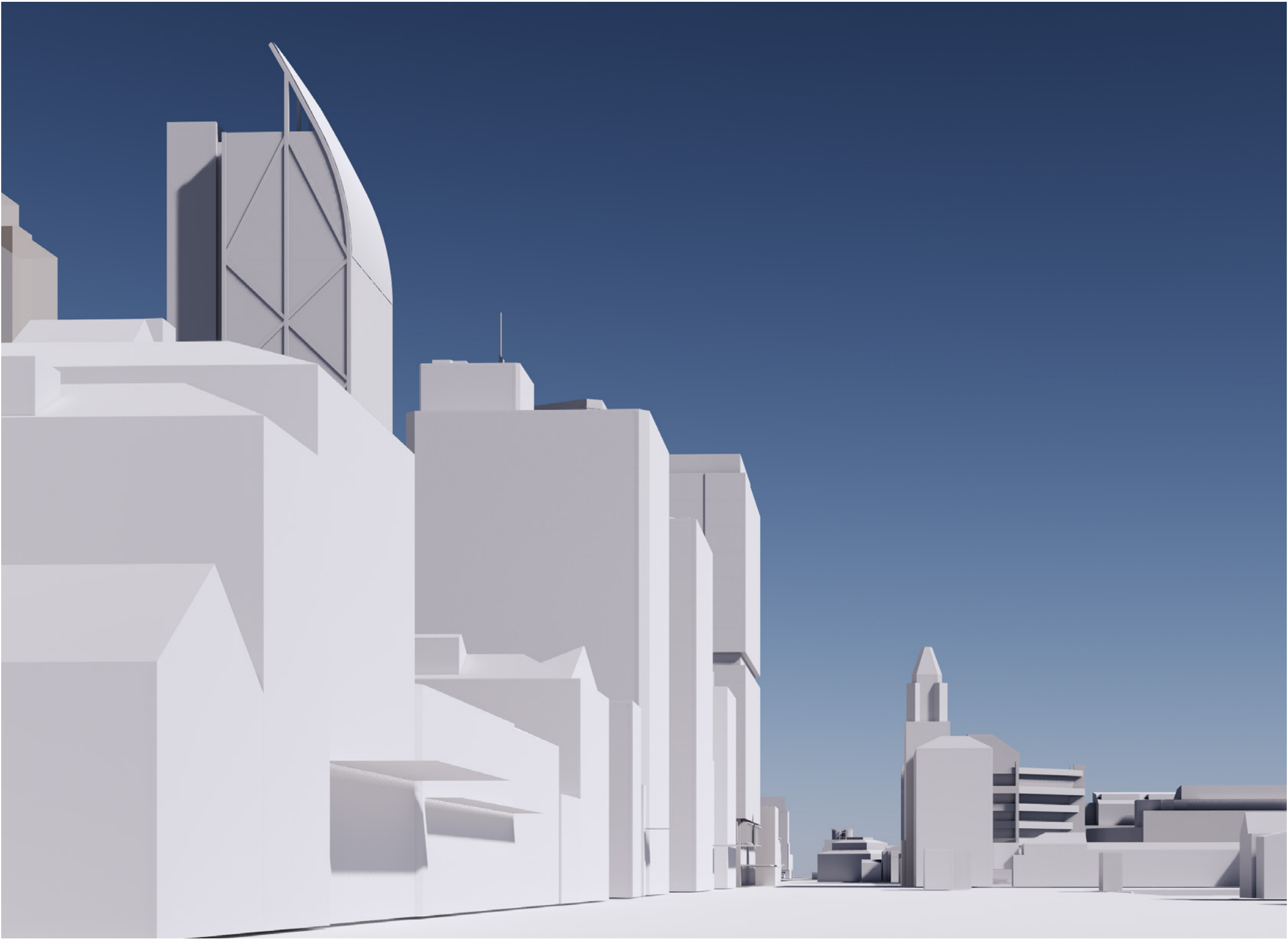
Current View

11am, March

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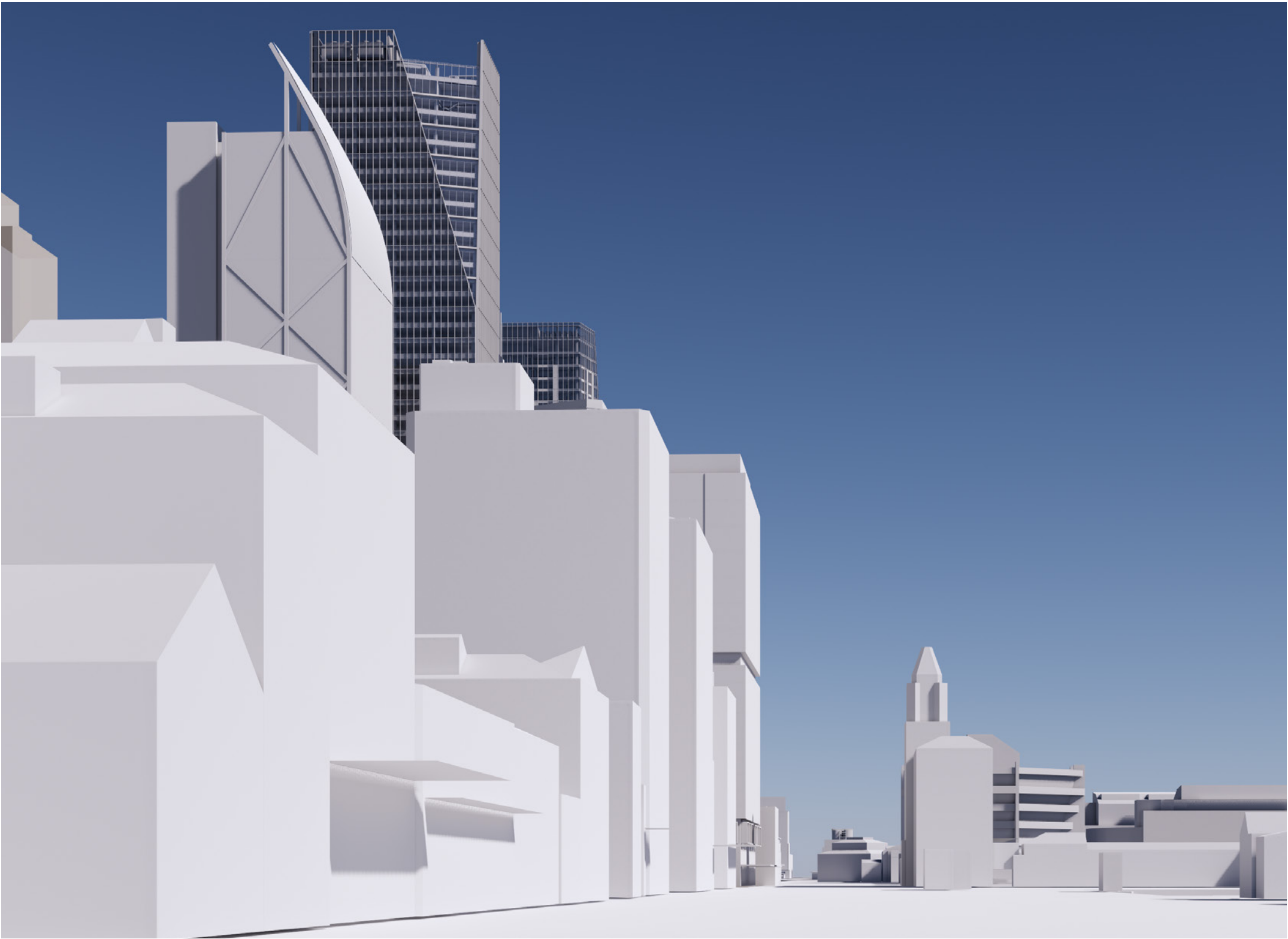
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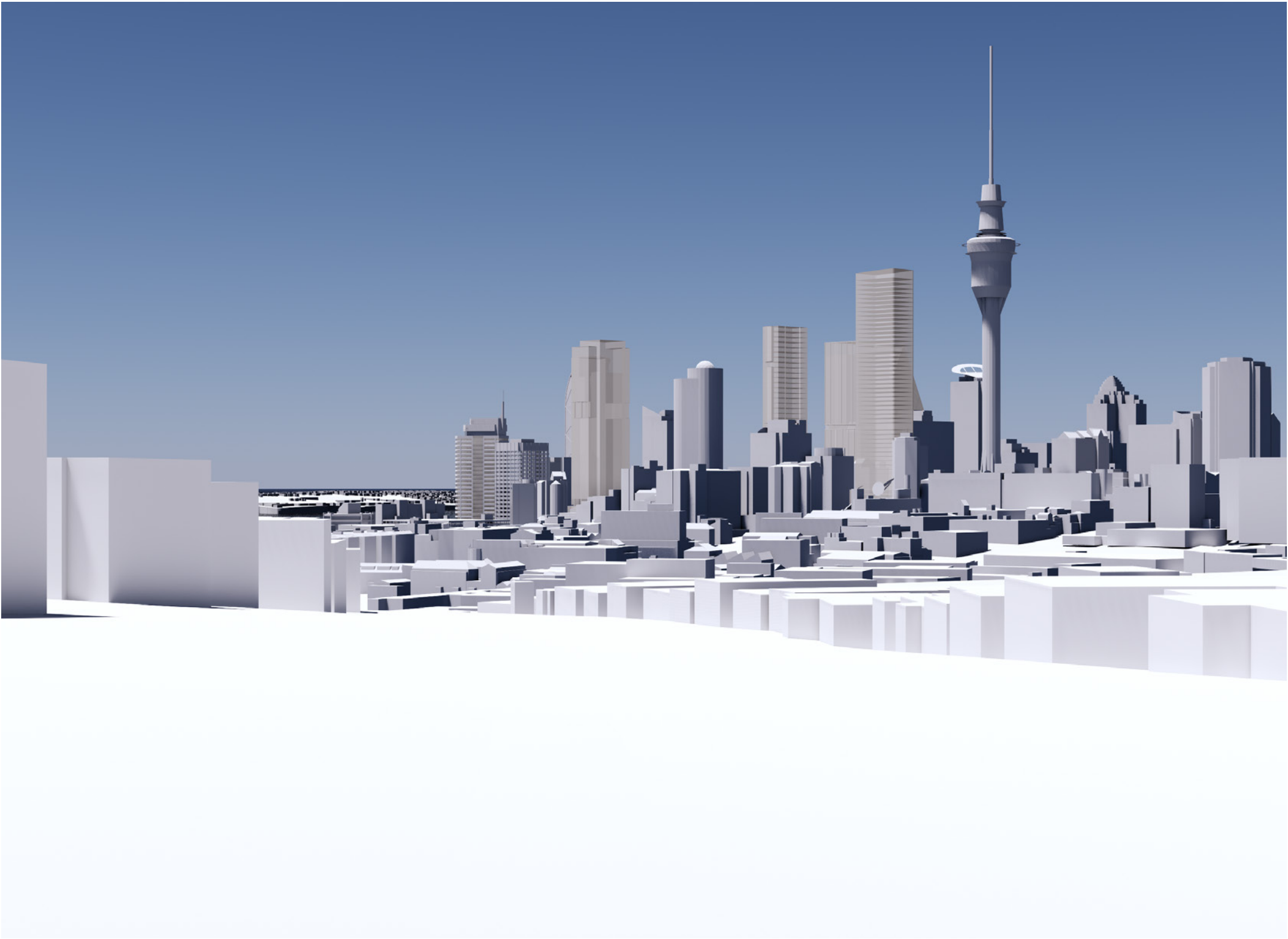
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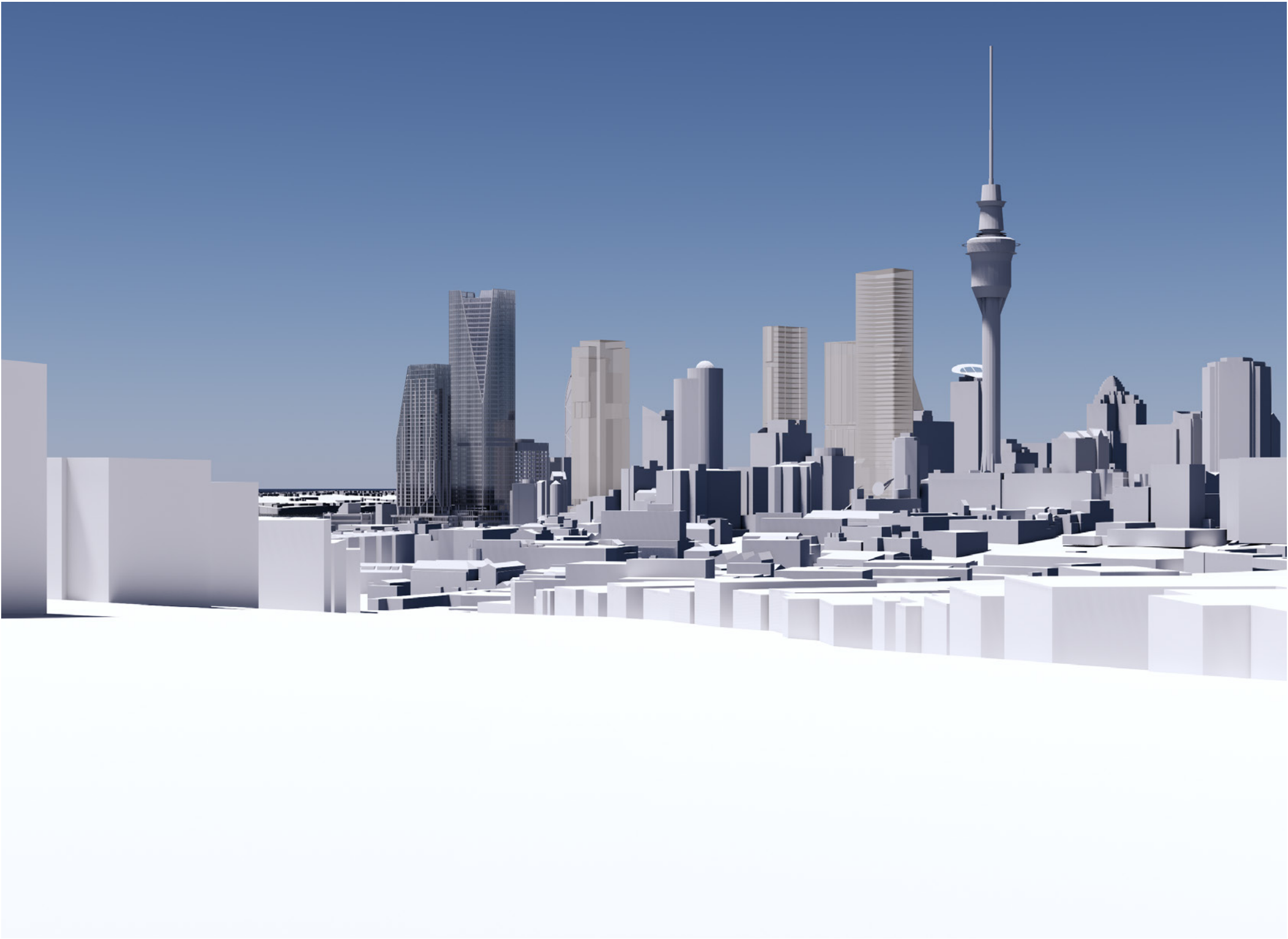
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