





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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Prepared	For

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Date:

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### 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.

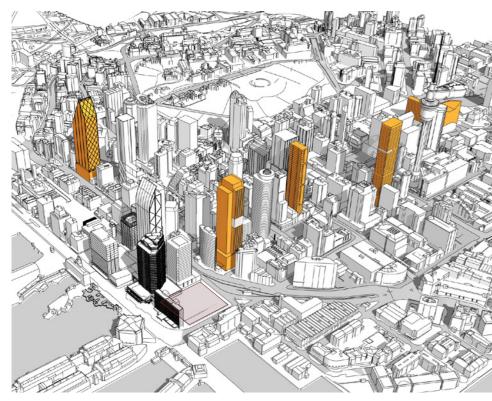
The renderings are in the 'white-card' visual style with materials removed to provide a clear impression of scale, shadow, and form. For material representations of the proposal and context, refer to the simulated views included in the Landscape Visual Assessment Report.

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

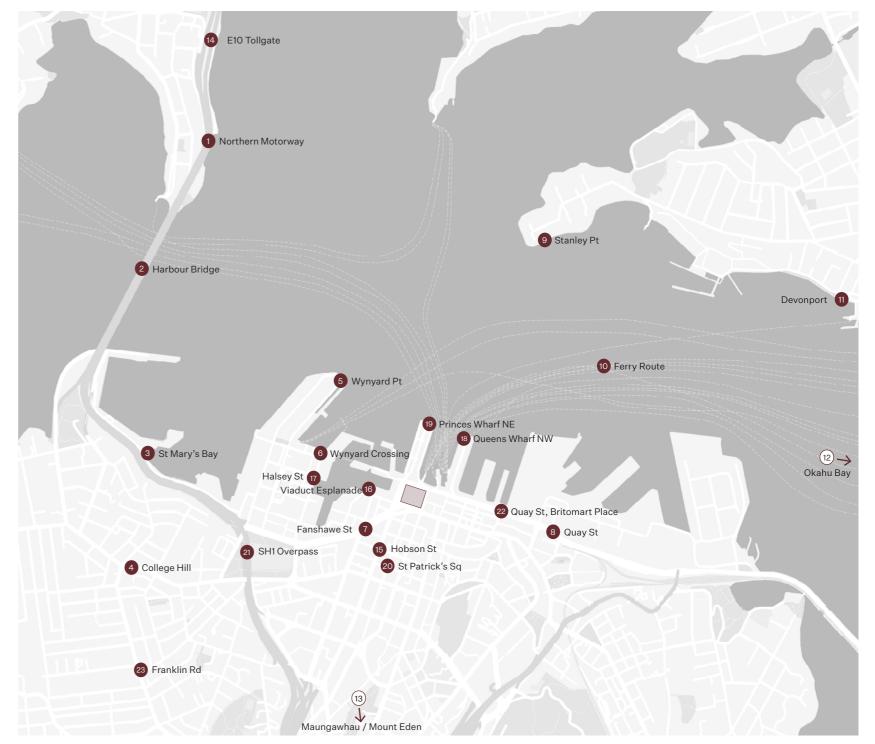
Consented projects and buildings under construction are included to provide an impression of both current and future contexts.

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:





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# -t-Track Approval Application | October 20

## **Current View**

1pm, January

#### Viewpoint:



#### Reference Image:





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## Proposed Scheme

1pm, January

#### Viewpoint:



#### Reference Image:





## **Current View**

12pm, January

### Viewpoint:







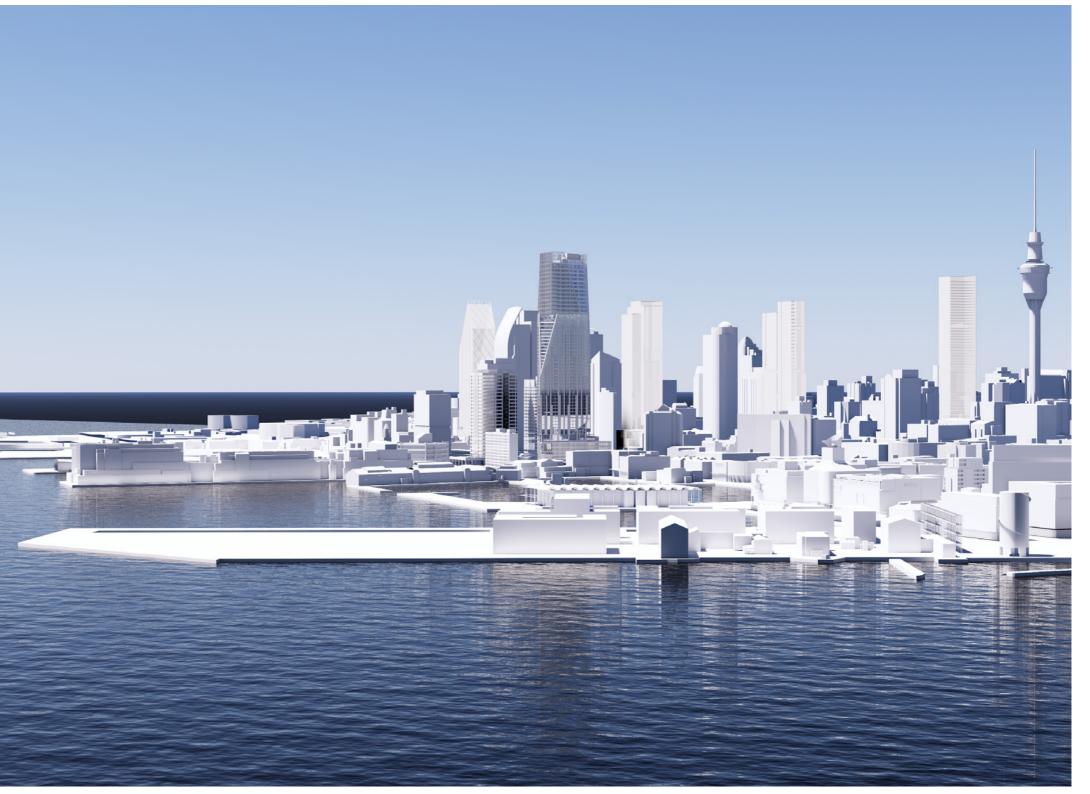
## Proposed Scheme

12pm, January

### Viewpoint:







# Fast-Track Approval Application | October

## **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.

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## Proposed Scheme

2pm, January

#### Viewpoint:







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**

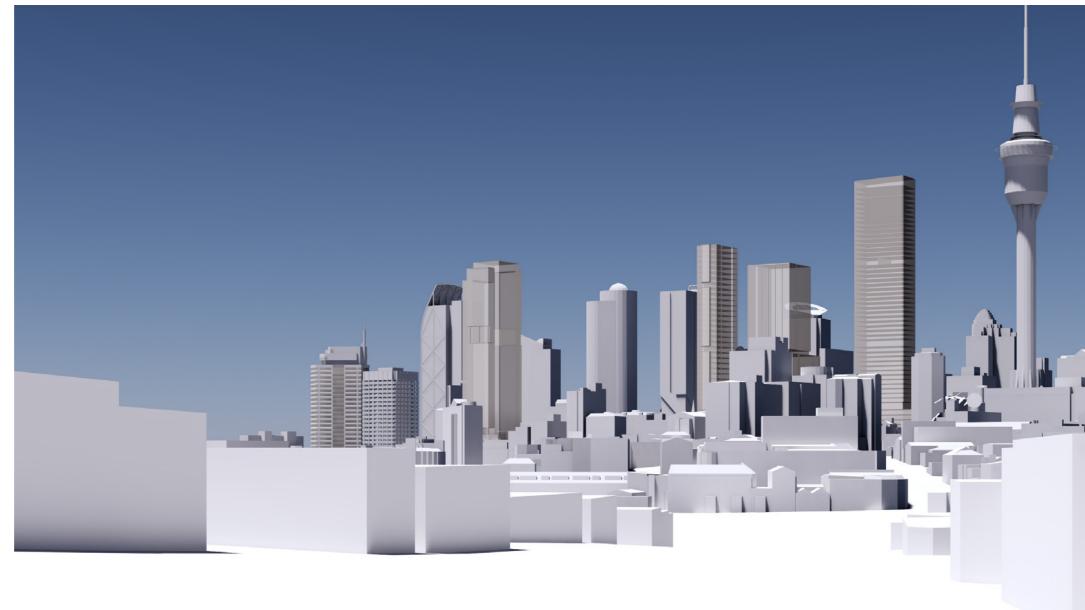
2pm, January

#### Viewpoint:



#### Reference Image:





## Proposed Scheme

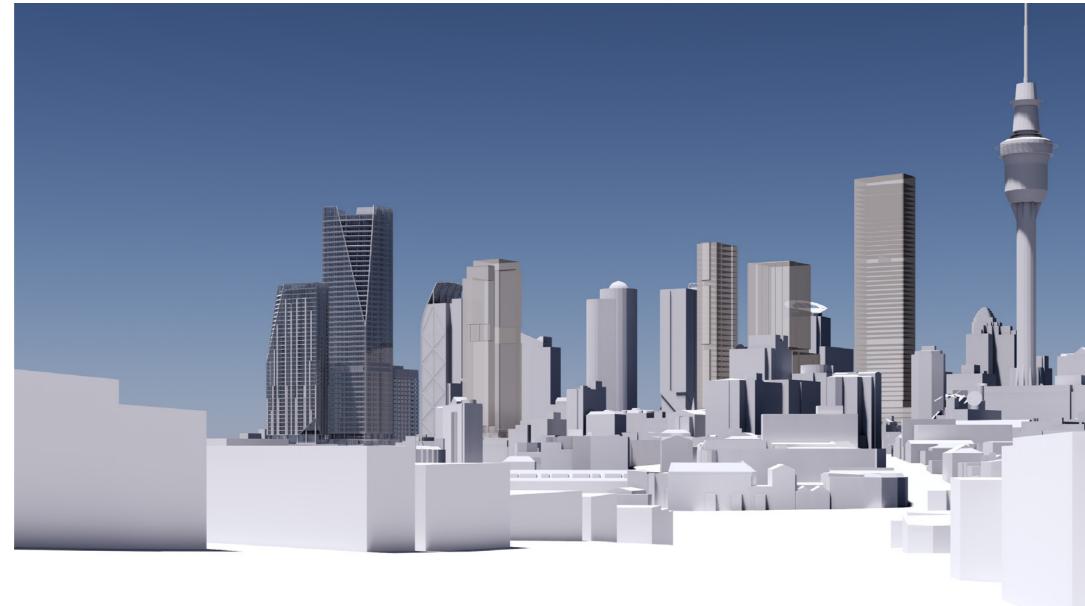
2pm, January

### Viewpoint:



#### Reference Image:





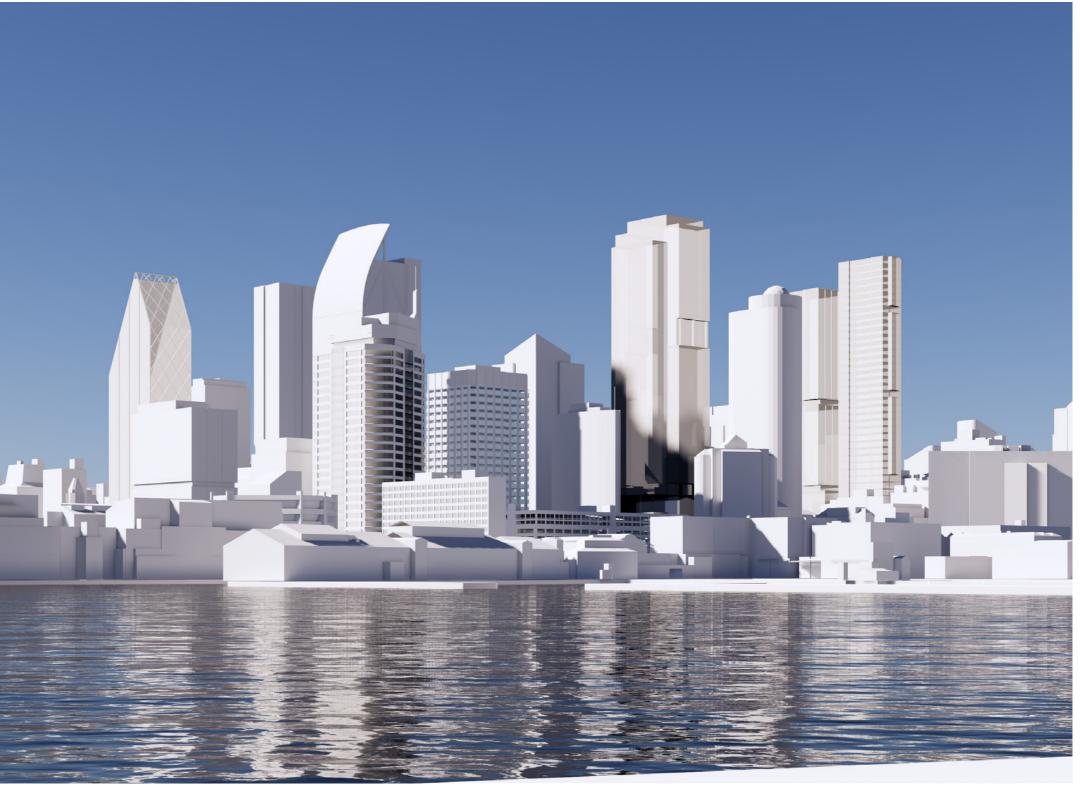
## **Current View**

10am, March

#### Viewpoint:







## Proposed Scheme

10am, March

### Viewpoint:







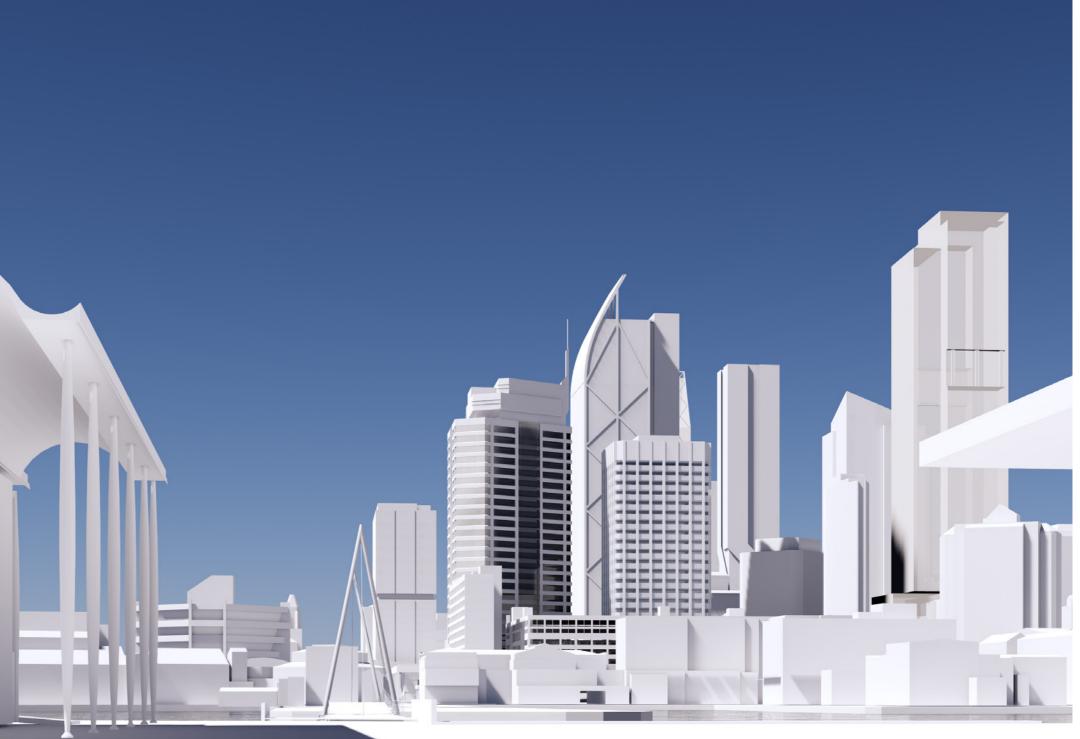
## **Current View**

12pm, March

#### Viewpoint:







# Fast-Track Approval Application | October 20,

## **Proposed Scheme**

12pm, March

#### Viewpoint:







**Fanshawe Street** 

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## **Current View**

12pm, March

#### Viewpoint:



#### Reference Image:





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Fanshawe Street

7

## 7

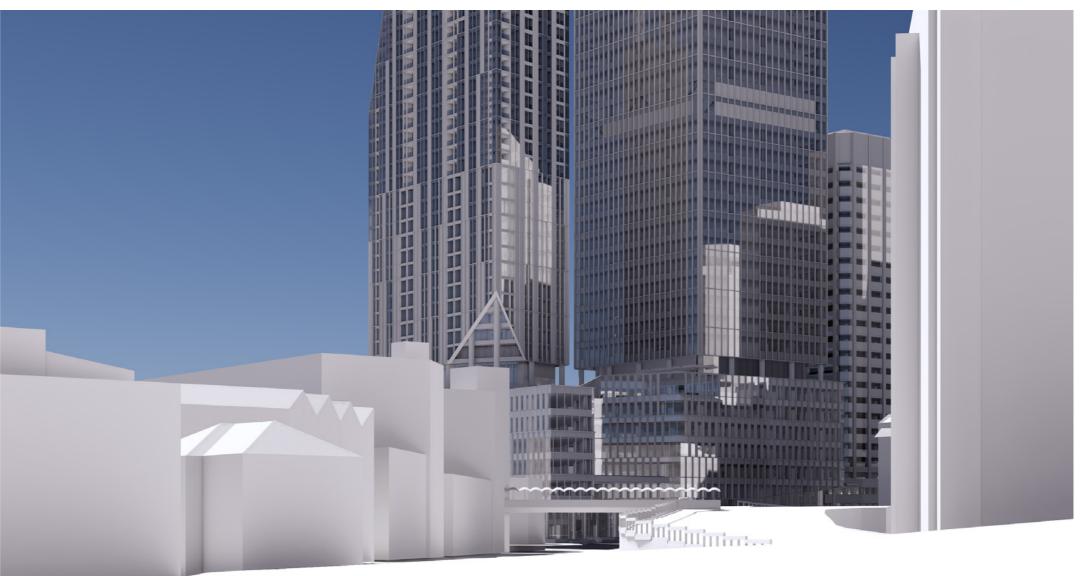
## Proposed Scheme

12pm, March

### Viewpoint:









## 3

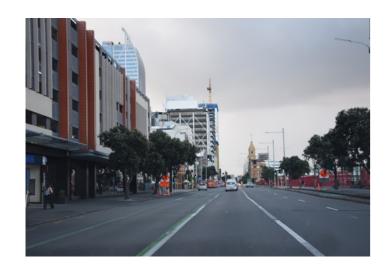
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## **Current View**

10am, March

#### Viewpoint:







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

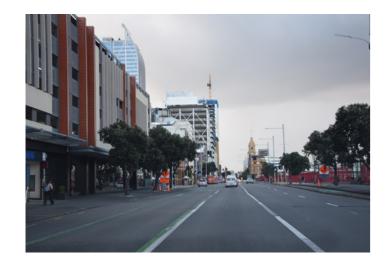
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## Proposed Scheme

10am, March

#### Viewpoint:







## **Current View**

1pm, January

#### Viewpoint:







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

# 2 red-to-

## Proposed Scheme

1pm, January

### Viewpoint:







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

1pm, January

### Viewpoint:







## 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.

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# Fast-Track Approval Application 1

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## **Current View**

1pm, January

#### Viewpoint:







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

# Fast-Track Approval A

## Proposed Scheme

1pm, January

#### Viewpoint:







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

# Fast-Track Approval Application 1

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### **Current View**

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.

town Carpark Site Development I Visual Study

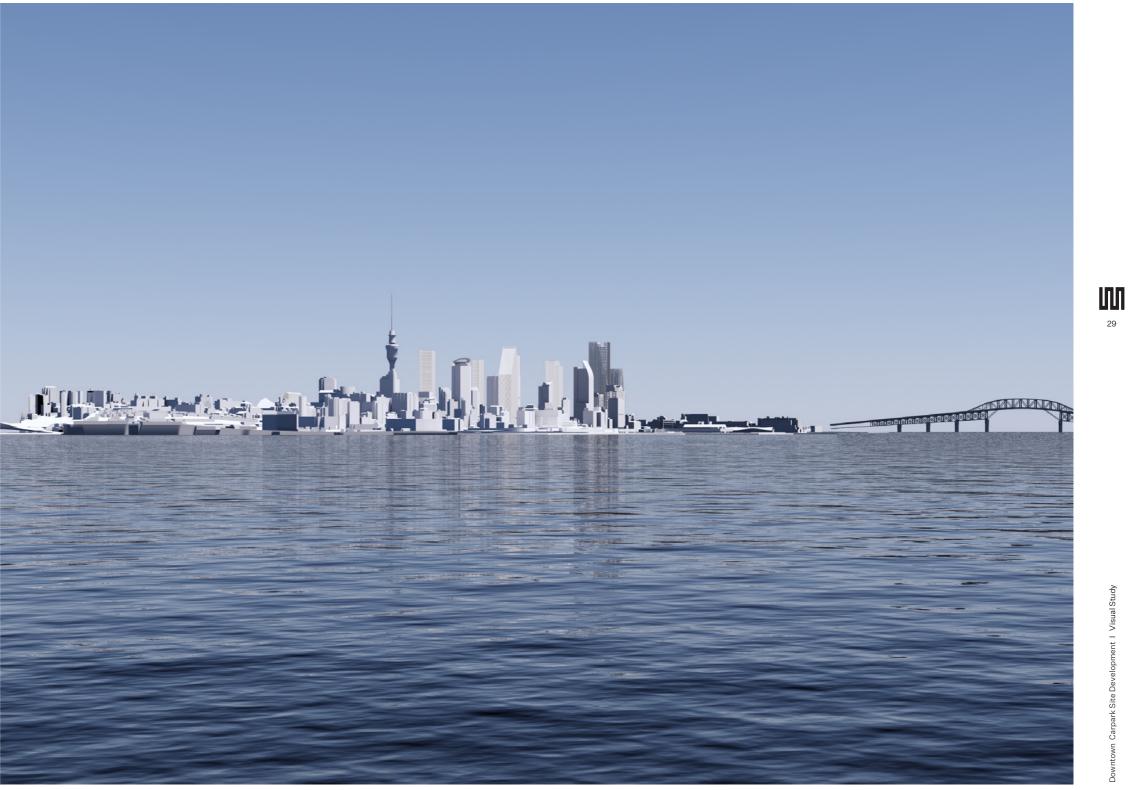
## Proposed Scheme

1pm, January

#### Viewpoint:







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

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.

# Fast-Track Approval Applicati

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### **Current View**

11am, January

#### Viewpoint:







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

# Fast-Track Approval Application

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## Proposed Scheme

11am, January

#### Viewpoint:







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

# Fast-Track Approval Application 1 Oc

## **Current View**

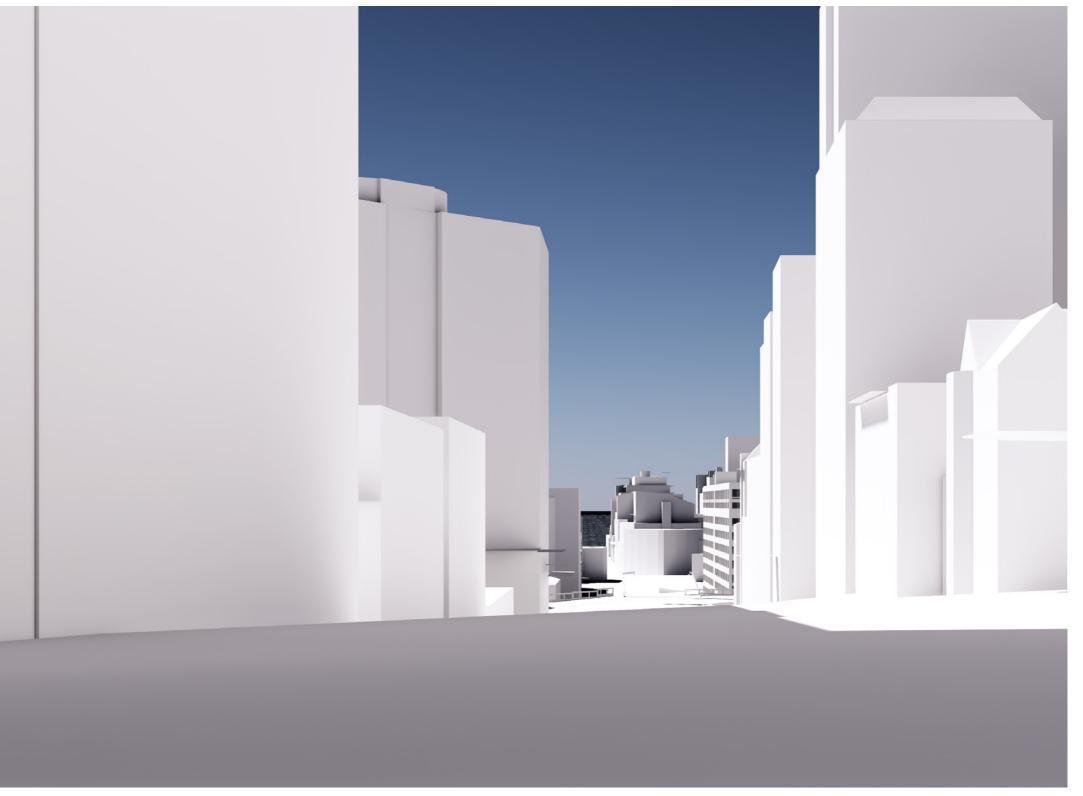
2pm, March

### 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.

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Proposed Scheme

## 15

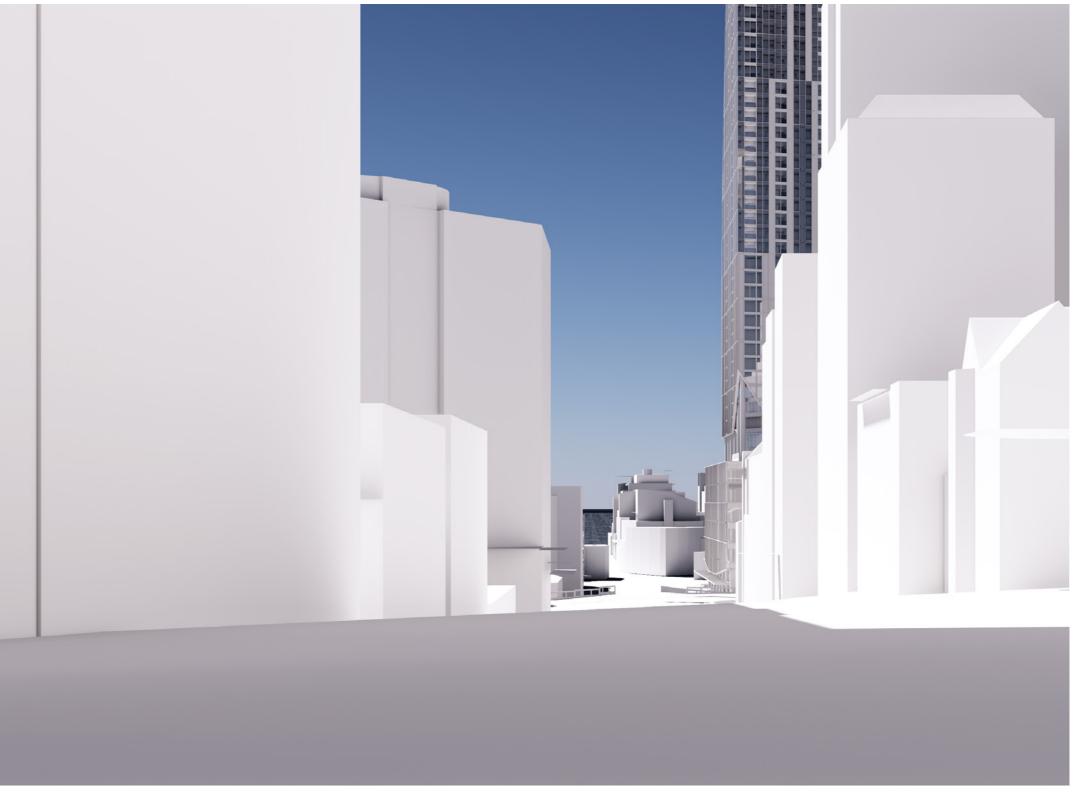
2pm, March

#### 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.

Downtown Carpark Site Development | Visual St

## 3

## **Current View**

2pm, March

### Viewpoint:







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

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## Proposed Scheme

1pm, March

## Viewpoint:







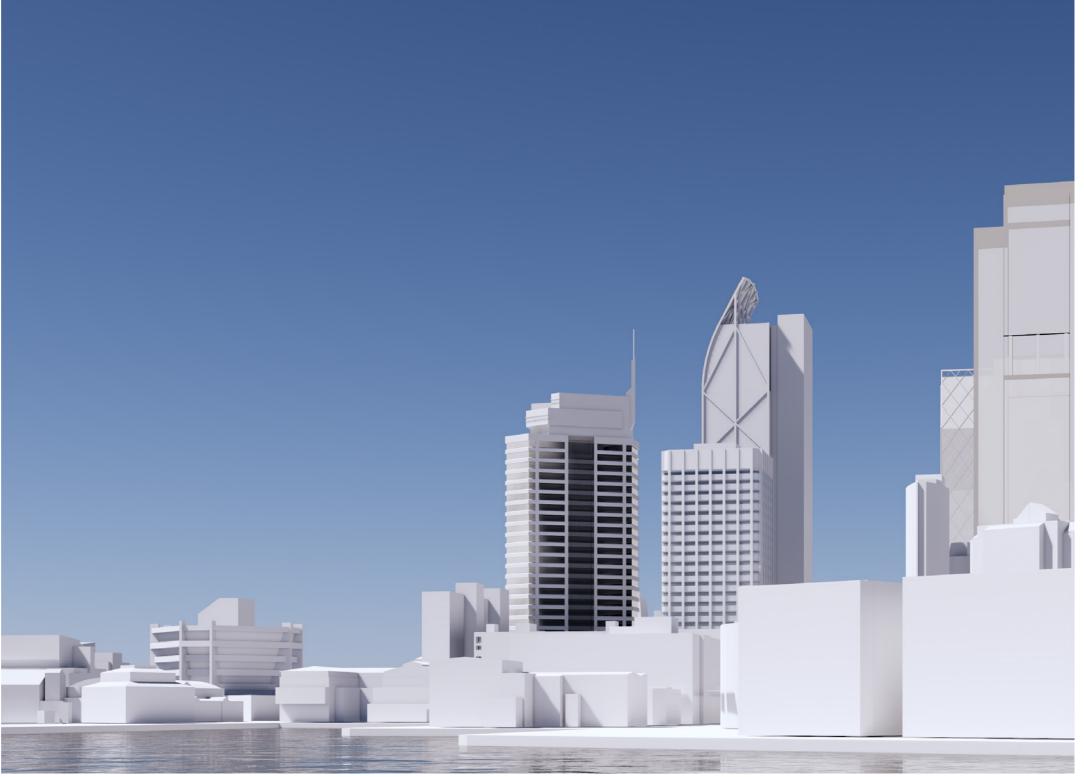
## **Current View**

1pm, March

## Viewpoint:







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

1pm, March

## Viewpoint:







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

2pm, March

## 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.

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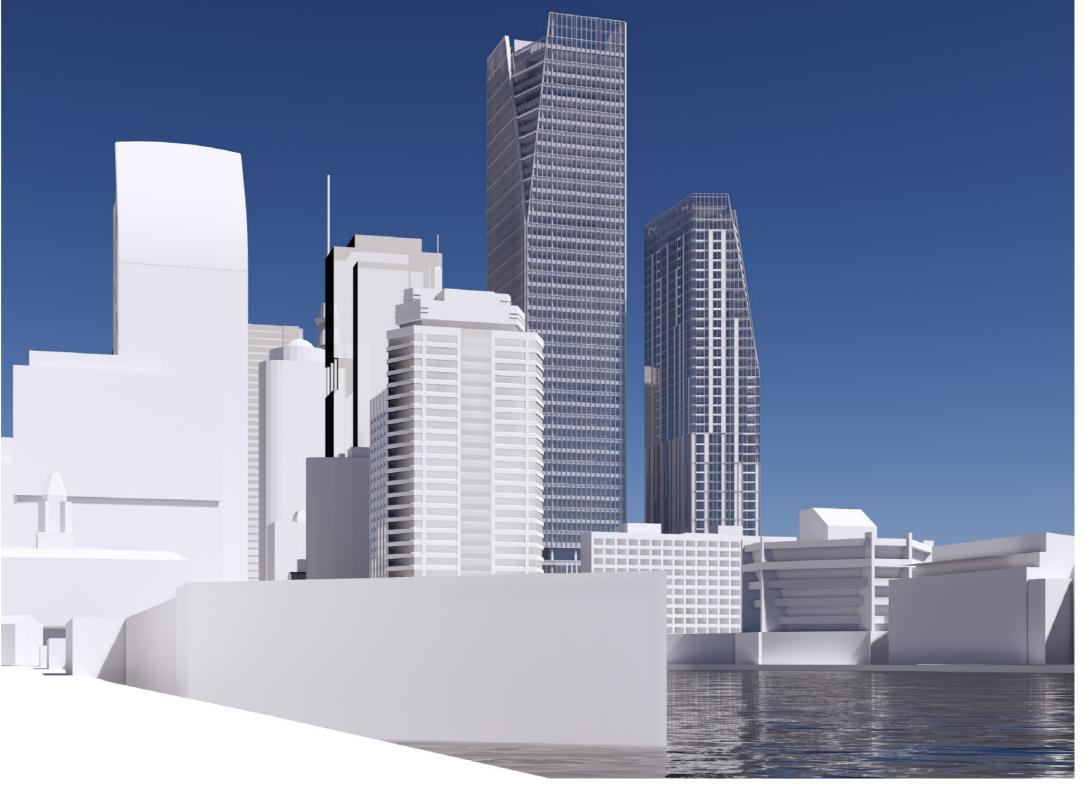
## **Proposed Scheme**

2pm, March

#### Viewpoint:







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**

3pm, March

## 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.

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## **Proposed Scheme**

3pm, March

#### Viewpoint:







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

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## **Current View**

3pm, March

## Viewpoint:







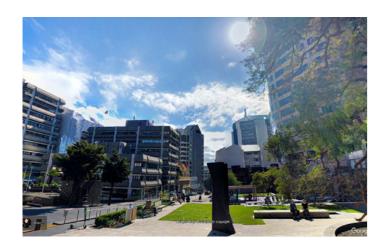
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## Proposed Scheme

3pm, March

## Viewpoint:







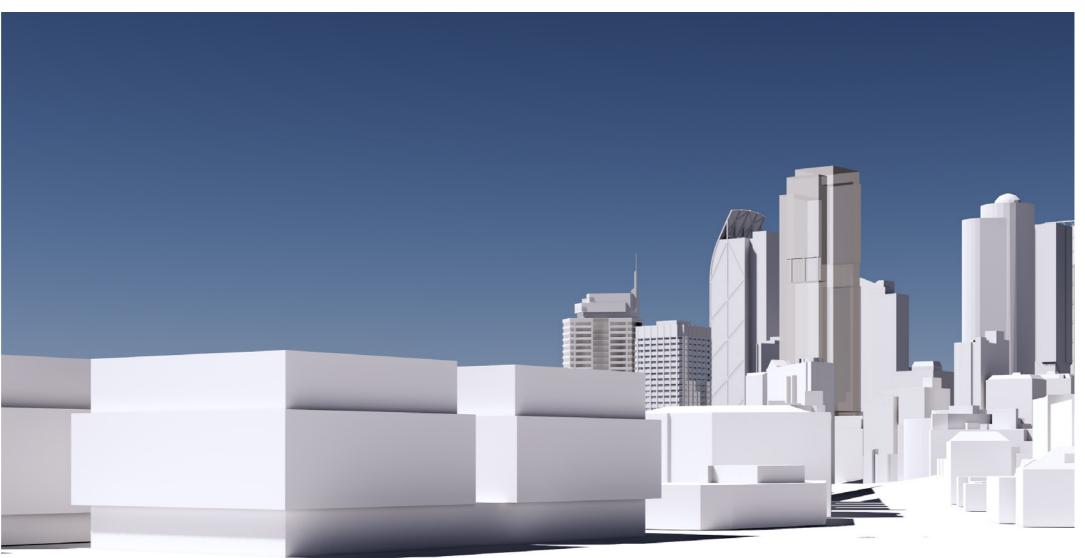
## **Current View**

2pm, March

## Viewpoint:









SH1 Victoria Park Overpass

## 21

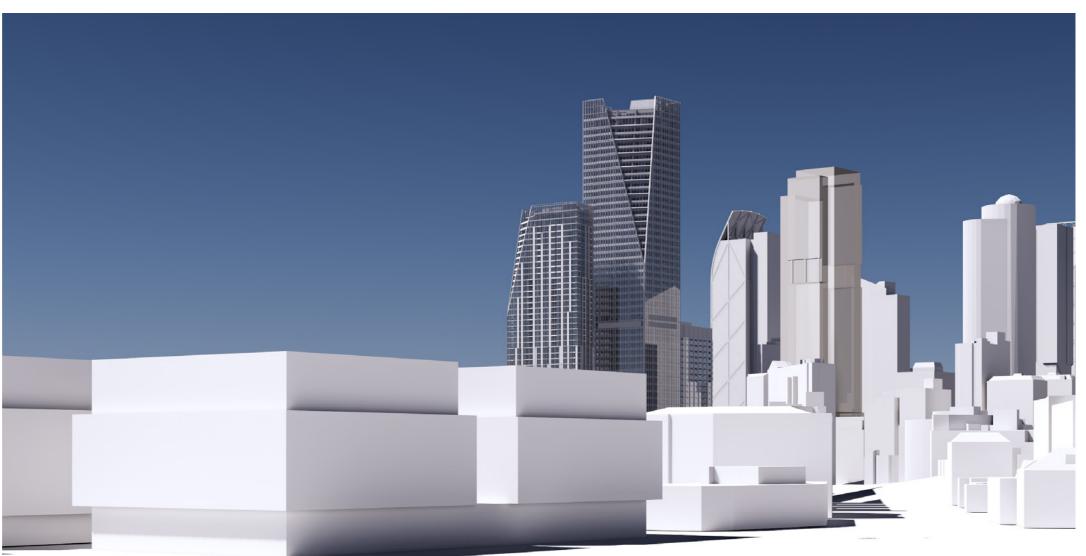
## Proposed Scheme

2pm, March

## Viewpoint:









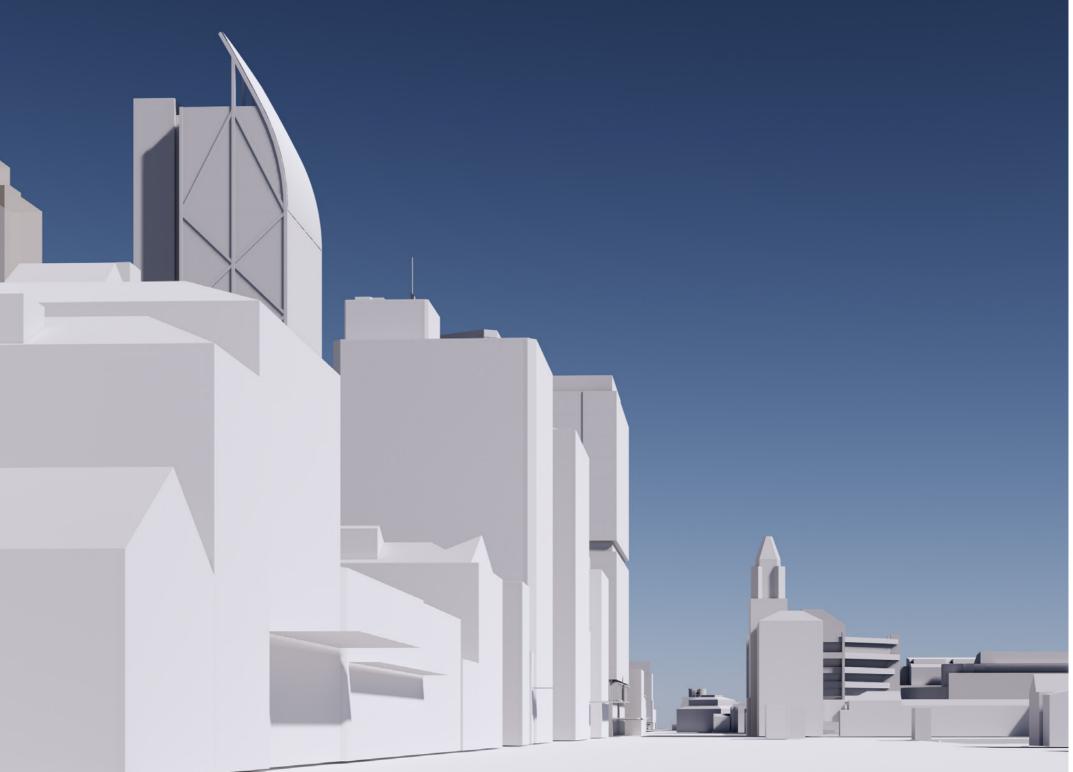
## **Current View**

11am, March

## Viewpoint:







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

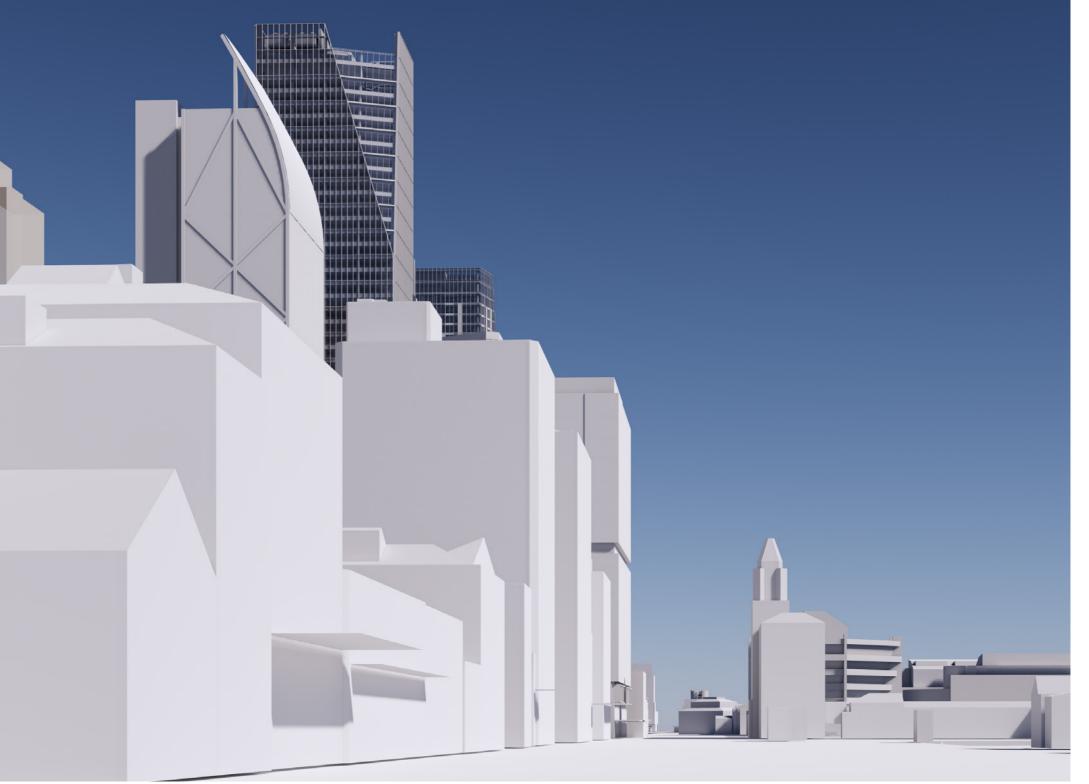
## Proposed Scheme

11am, March

## Viewpoint:







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



## 3

## **Current View**

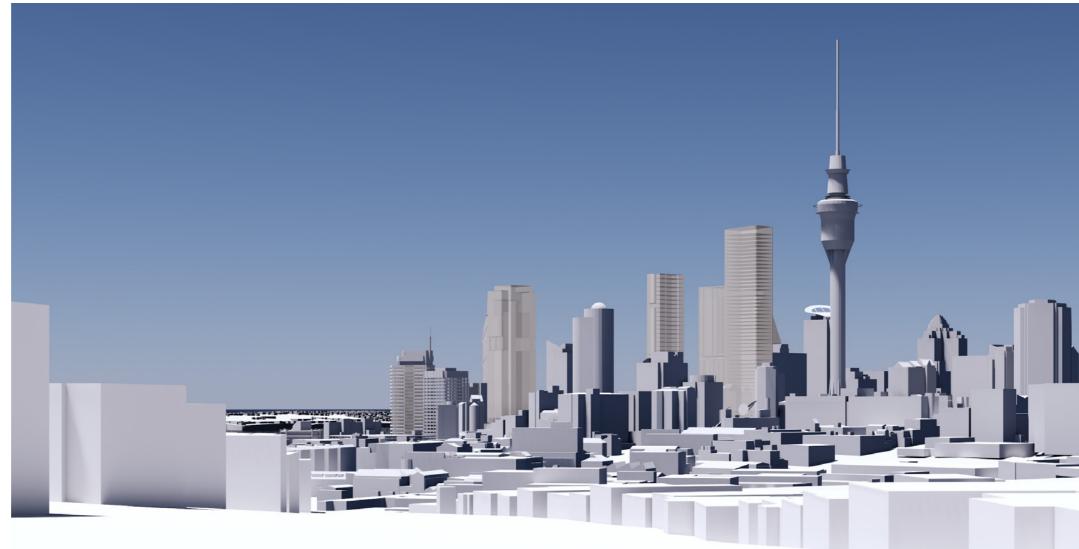
2pm, January

## Viewpoint:



#### Reference Image:





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## Proposed Scheme

2pm, January

## Viewpoint:





