

VP11 David Low Way, north of site

Receptor Sensitivity: HIGH

- not a scenic route, but route of high scenic quality
- views that are representative of local character or sense of place
- views from outside vicinity of site, but within 2.5km
- sensitivity elevated as a key transition point in local area (between Coolum and Yaroomba/Mt Coolum area)



Figure 83: Photo From Vantage Point



VP11 David Low Way, north of site

Proposal

Effect Magnitude: HIGH

- views of key landscape features (Yaroomba Parabolic Dune) substantially affected
- significant contrast of any new features or changes compared to existing and remaining landscape
- visual amenity of viewer substantially and permanently altered



Figure 84: Model View From Vantage Point



VP11 David Low Way, north of site

Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 85: Model View From Vantage Point



VP11 David Low Way, north of site

Option 2

Effect Magnitude: MODERATE

- significant addition of features in the view, such that nature of view or character of landscape is altered
- noticeable contrast of any new features or changes compared to existing and remaining landscape
- built form partially integrated such that dominance of landscape elements remain



Figure 86: Model View From Vantage Point



VP11 David Low Way, north of site

Table 18: Assessment Summary for VP11

Option	Receptor Sensitivity	Impact Magnitude	Impact Significance
Proposal (10st hotel)	High	High	High
Option 1 (6st hotel)	High	Negligible	Negligible
Option 2 (8st hotel)	High	Moderate	High-Moderate

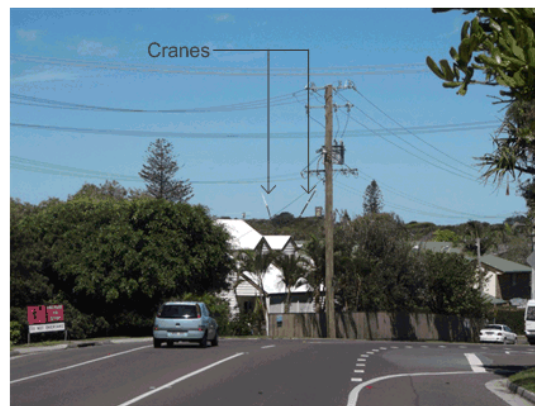
Summary

1. This vantage point is highly sensitive - David Low Way is one of the main routes into Coolumb and this point represents a key transition point between Coolumb village and Yaroomba/Mt Coolumb area. The view is part of a sequence of views which reveals the Parabolic Dune as the traveller moves down the hill.
2. Views from this vantage point are obtained from vehicles travelling south, as well as a high level of pedestrian traffic along the road.
3. From this route, a substantial amount of the Proposal (for both Scenario A and B) will be visible in the background, and will significantly alter the view and the setting of the Parabolic Dune.
4. For Option 1 only a limited part of the built form would be visible, and from this distance the magnitude of change is likely to be negligible.
5. For Option 2, a larger amount of built form would be visible and there would be a noticeable change to the view. The magnitude of change would be moderate and the subsequent impact moderate-high.

Figure 87: Photo From Near Vantage Point Showing Cranes



Figure 88: Enlarged Photo From Near Vantage Point Showing Cranes



VP12 Yinneburra St, north of site

Receptor Sensitivity: MODERATE

- representative of numerous quality views from residential areas to the south-west of the site
- views that are representative of local character or sense of place



Figure 89: Photo From Vantage Point



VP12 Yinneburra St, north of site

Proposal

Effect Magnitude: MODERATE

- significant addition of features in the view, such that nature of view or character of landscape is altered, particularly as view will be held for some time as viewer travels along road
- noticeable contrast of new features to existing and remaining landscape
- built form partially integrated such that dominance of landscape elements remain



Figure 90: Model View From Vantage Point



VP12 Yinneburra St, north of site

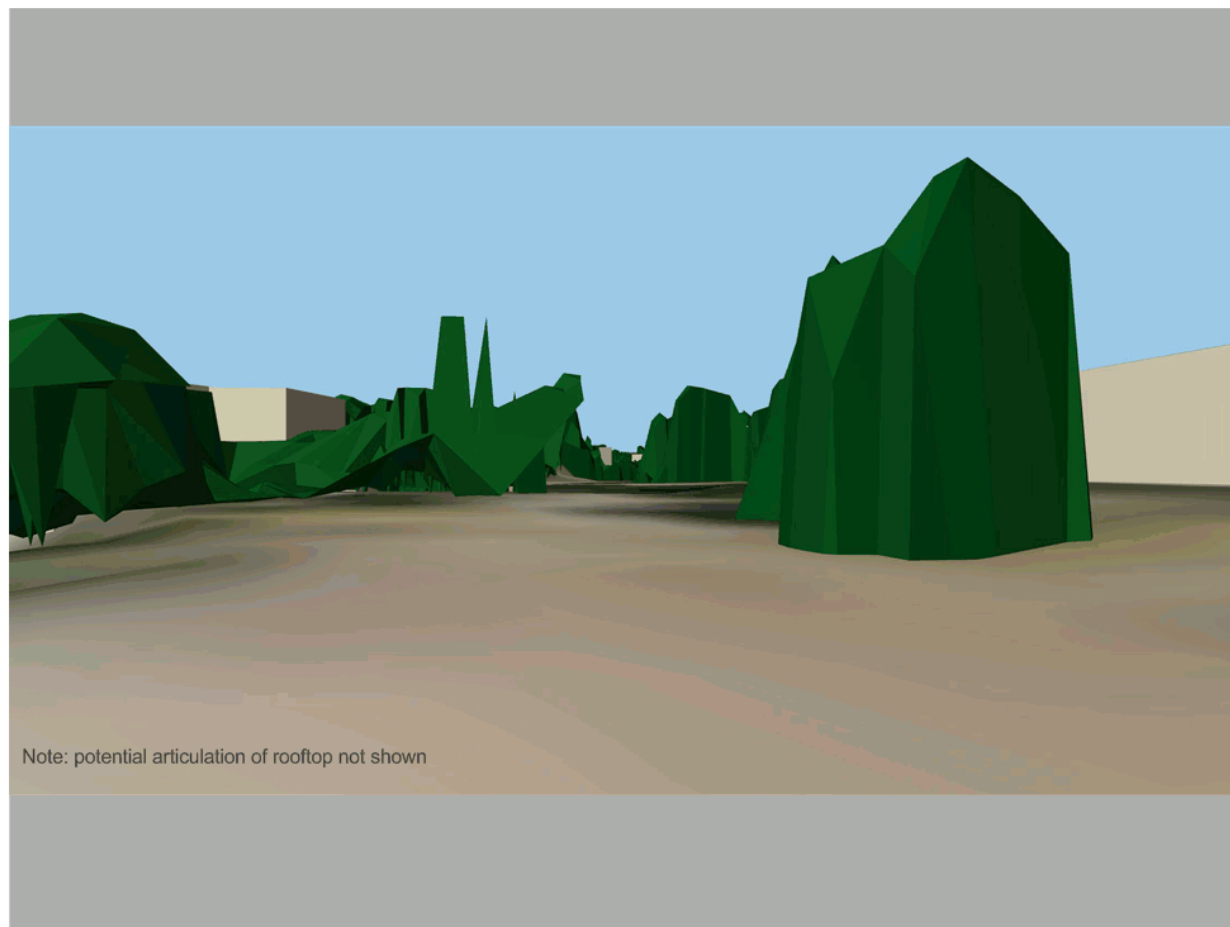
Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 91: Model View From Vantage Point



VP12 Yinneburra St, north of site

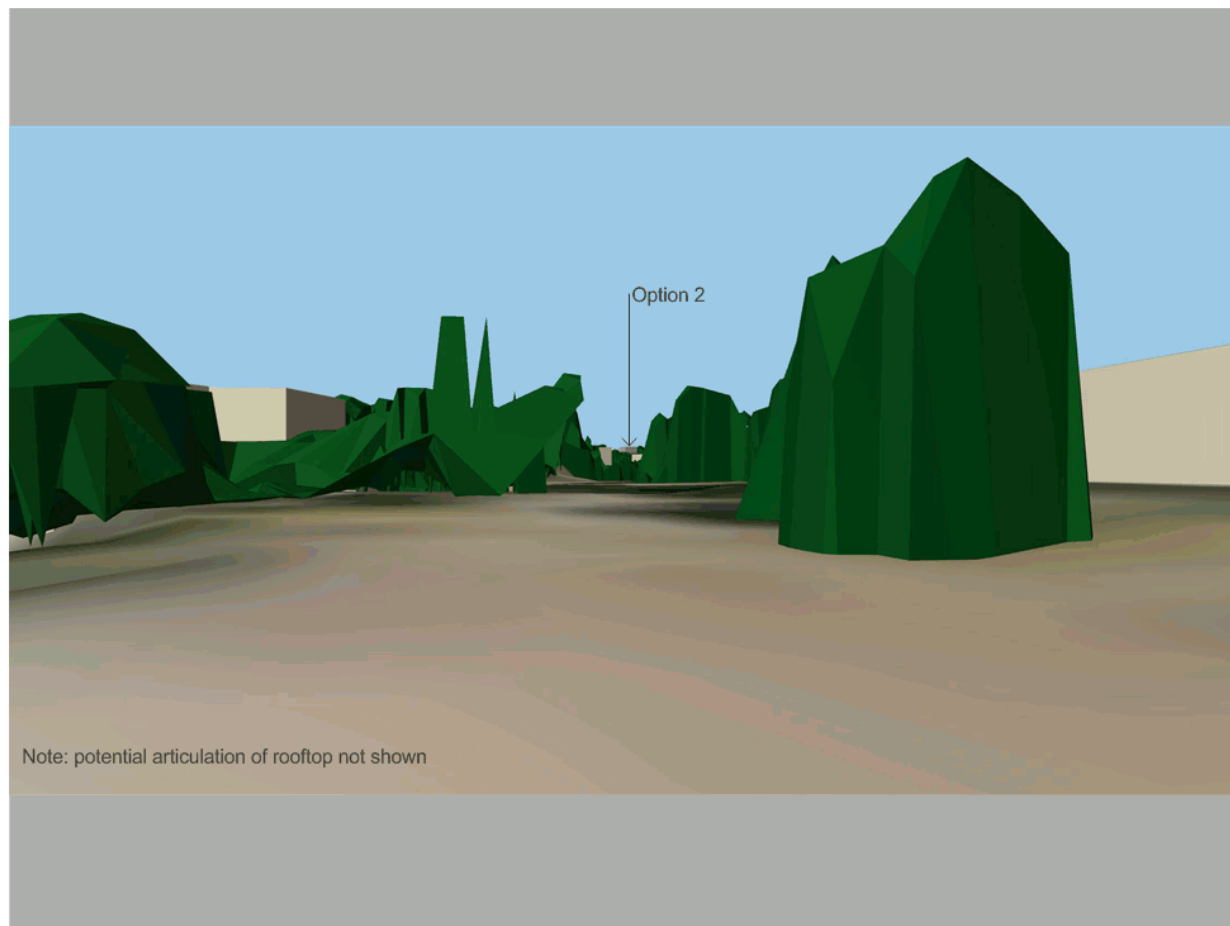
Option 2

Effect Magnitude: LOW

- likely to be minor memorable change to the view
- built form well integrated such that landscape is clearly dominant, but protrudes above skyline
- little permanent change to local character



Figure 92: Model View From Vantage Point



VP12 Yinneburra St, north of site

Table 19: Assessment Summary for VP12

Option	Receptor Sensitivity	Impact Magnitude	Impact Significance
Proposal A (12st hotel)	Moderate	Moderate	Moderate
Option 1 (6st hotel)	Moderate	Negligible	Negligible
Option 2 (8st hotel)	Moderate	Low	Moderate-Low

Summary

1. This vantage point is moderately sensitive - it is representative of numerous quality views from residential areas of the local area.
2. From this location, the uppermost parts of the Proposal and Option 2 would be visible above the existing treeline. For the Proposal, the extent of built form visible would result in a moderate magnitude of change to the view. For Option 2 the reduced amount of built form would result in a lower magnitude of change.
3. For Option 1, it is unlikely that the built form would be clearly visible or particularly obvious and the impacts would be negligible.

Figure 93: Photo From Near Vantage Point Showing Cranes



Figure 94: Enlarged Photo From Near Vantage Point Showing Cranes



Note: view is across vacant, and partially cleared lot - future development may obstruct view, but it is representative of similar views from houses across road.

VP13 Wunnunga Cr, north of site

Receptor Sensitivity: MODERATE

- representative of numerous quality views from residential areas to the south-west of the site (including views from houses on high side of the street)
- views that are representative of local character or sense of place

Figure 95: Photo From Vantage Point



Note: view is across vacant, and partially cleared lot - future development may obstruct view, but it is representative of similar views from houses across road.

VP13 Wunnunga Cr, north of site

Option 1

Effect Magnitude: MODERATE

- significant addition of features in the view, such that nature of view or character of landscape is altered
- noticeable contrast of any new features or changes compared to existing and remaining landscape
- built form partially integrated such that dominance of landscape elements remain

Figure 97: Model View From Vantage Point



Note: view is across vacant, and partially cleared lot - future development may obstruct view, but it is representative of similar views from houses across road.

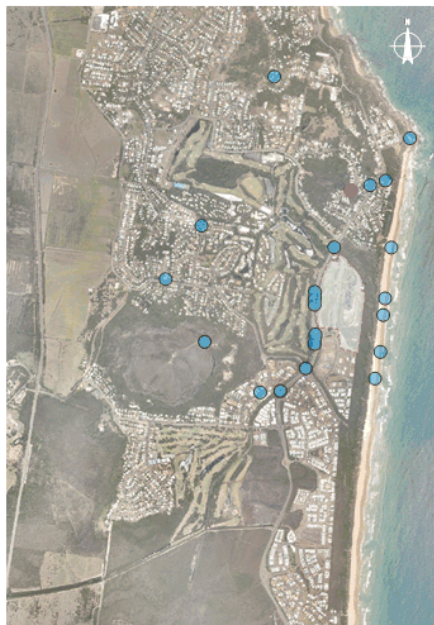
VP13 Wunnunga Cr, north of site

Option 2

Figure 98: Model View From Vantage Point

Effect Magnitude: HIGH

- overwhelming addition of features in the view, such that nature of view or character of landscape is fundamentally changed
- significant contrast of any new features compared to existing landscape
- key views to Maroochydore and ocean obstructed
- visual amenity of viewer substantially and permanently altered



VP13 Wunnunga Cr, north of site

Table 20: Assessment Summary for VP13

Option	Receptor Sensitivity	Impact Magnitude	Impact Significance
Proposal A (12st hotel)	Moderate	High	High-Moderate
Option 1 (6st hotel)	Moderate	Moderate	Moderate
Option 2 (8st hotel)	Moderate	High	High-Moderate

Summary

1. This vantage point is moderately sensitive - it is representative of numerous quality views from residential areas of the local area.
2. From this location, the uppermost parts of the Proposal and Options 1 and 2 will be visible above the existing treeline. It would be enough to change the nature of the view, and for the Proposal and Option 2, would significantly obstruct views to the ocean and Maroochydore.
3. For the Proposal and Option 2, the significance of impacts would be high.
4. For Option 1, the extent of built form visible, and thus the magnitude of impacts, would be reduced.

Figure 99: Photo From Near Vantage Point Showing Cranes

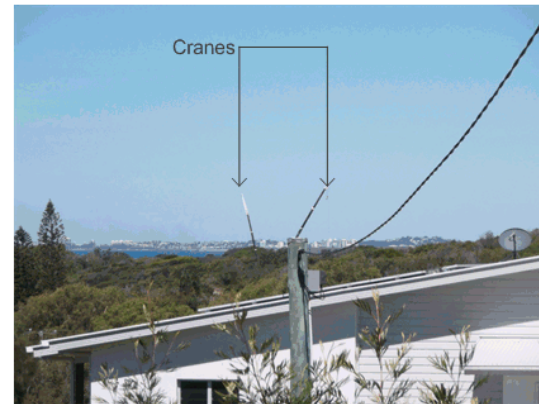
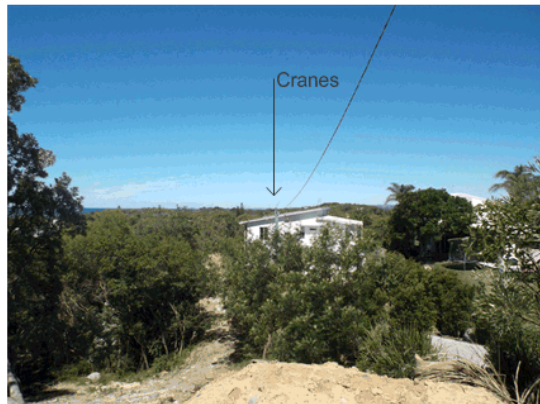


Figure 100: Enlarged Photo From Near Vantage Point Showing Cranes

VP14 Eurungunder Lane

Receptor Sensitivity: MODERATE

- representative of numerous quality views from residential areas to the north-west of the site
- prolonged views
- views that are representative of local character or sense of place
- views take in reasonably large context



Figure 101: Photo From Vantage Point



VP14 Eurungunder Lane

Proposal

Effect Magnitude: HIGH

- overwhelming loss and addition of features in the view, such that nature of view or character of landscape is fundamentally changed
- significant contrast of any new features compared to existing and remaining landscape
- key views to ocean obstructed
- visual amenity of viewer substantially and permanently altered



Figure 102: Model View From Vantage Point



VP14 Eurungunder Lane

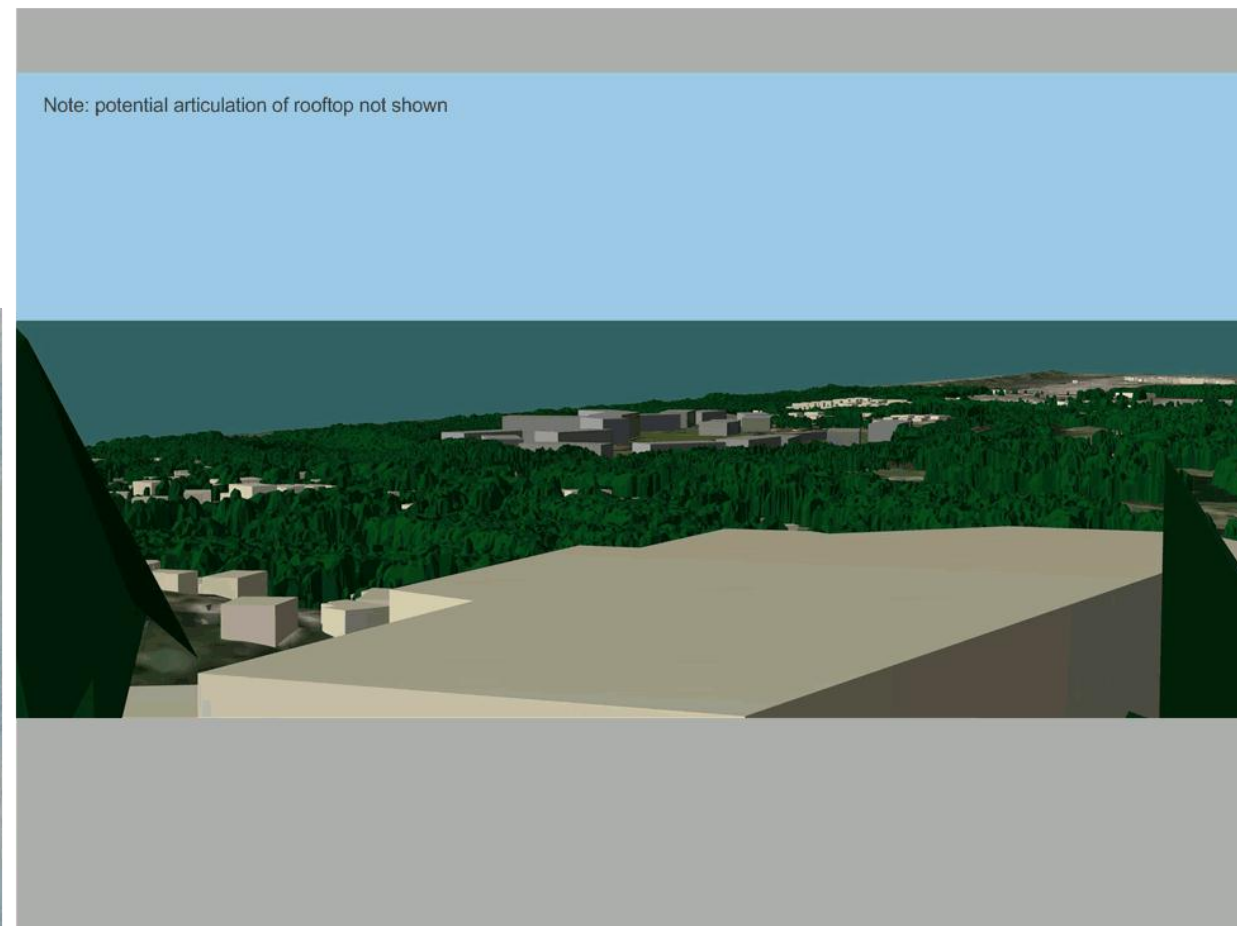
Option 1

Effect Magnitude: MODERATE

- significant loss or addition of features in the view, such that nature of view or character of landscape is altered
- noticeable contrast of any new features or changes compared to existing and remaining landscape
- built form partially integrated such that dominance of landscape elements remain



Figure 103: Model View From Vantage Point



VP14 Eurungunder Lane

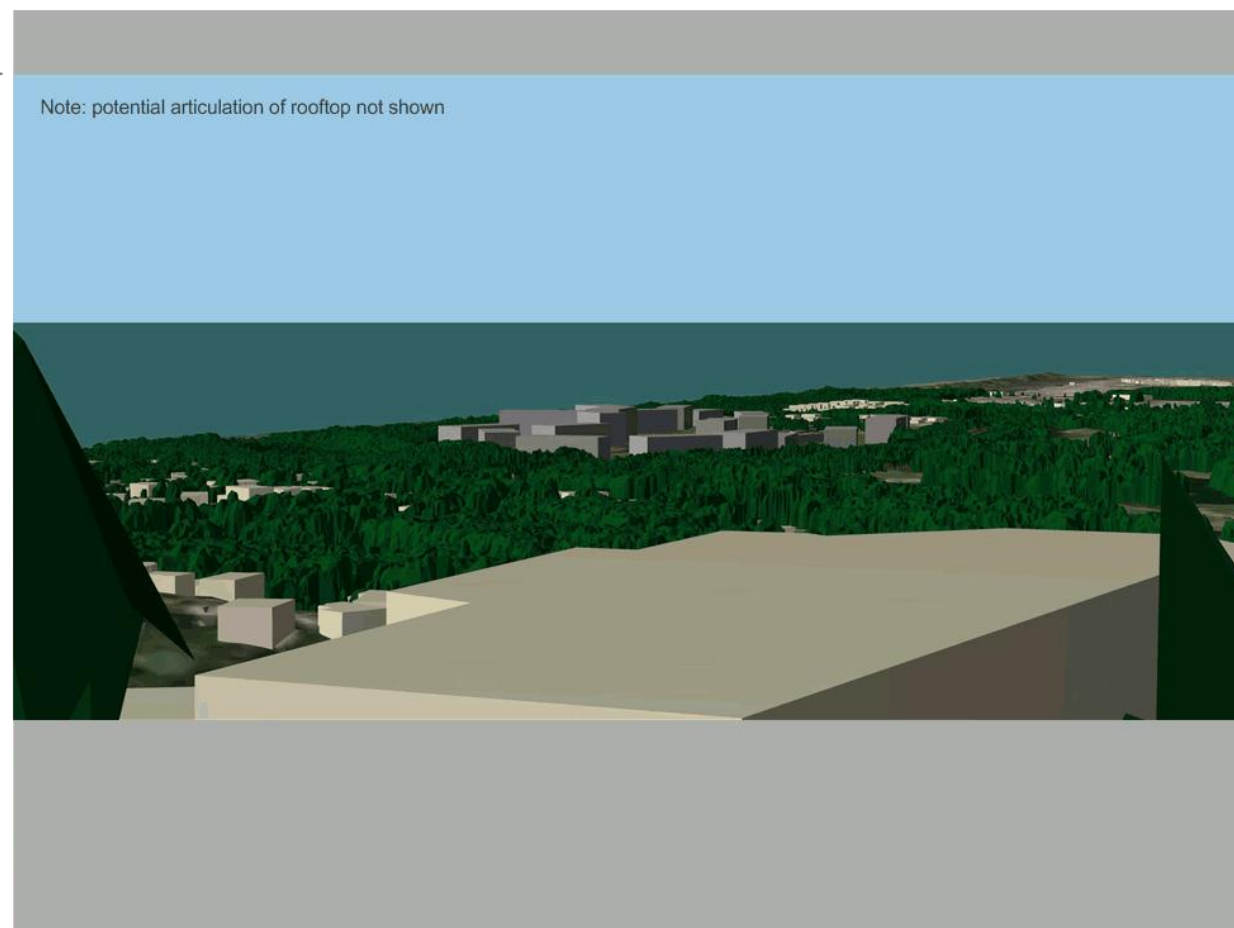
Option 2

Effect Magnitude: HIGH

- overwhelming loss and addition of features in the view, such that nature of view or character of landscape is fundamentally changed
- significant contrast of any new features compared to existing and remaining landscape
- key views to ocean obstructed
- visual amenity of viewer substantially and permanently altered



Figure 104: Model View From Vantage Point



VP14 Eurungunder Lane

Table 21: Assessment Summary for VP14

Option	Receptor Sensitivity	Impact Magnitude	Impact Significance
Proposal A (12st hotel)	Moderate	High	High-Moderate
Option 1 (6st hotel)	Moderate	Moderate	Moderate
Option 2 (8st hotel)	Moderate	High	High-Moderate

Summary

1. This vantage point is moderately sensitive - it is representative of numerous quality views from residential areas on the hillsides of the local area.
2. Both the Proposal and Option 2 appear substantial and result in significant change to the view. The cumulative mass of development appears dominant in the landscape and fails to reflect an integrated built form that 'touches lightly' on the landscape.
3. Option 1 also results in a significant change in the landscape but, due to reduced heights, appears more integrated with the landscape and, with further design improvements, could achieve the sense of a beach village that is sensitively integrated into the landscape.
4. In order to achieve acceptable visual impacts significant changes in the siting, separation, and design of buildings would be required.

Figure 105: Photo From Near Vantage Point Showing Cranes



Figure 106: Enlarged Photo From Near Vantage Point Showing Cranes

