

**Table 26: Summary of Impact Significance for each Key Receptor**



	VP01 Pt Arkwright	VP02 Beach, north-east of site	VP03 Beach, east of site	VP04a Beach, east of site	VP04b Beach, east of site
Proposal (10, 8, 7, 5, and 4 storey buildings)	High	Moderate	High	High	High
Option 1 (6, 4, and 3 storey buildings)	Negligible	Negligible	Negligible	Negligible	Negligible
Option 2 (8, 6, and 4 storey buildings)	Moderate	Negligible	Moderate	Negligible	Negligible

**Table 26 (cont'd): Summary of Impact Significance for each Key Receptor**



	VP05 Beach, south-east of site	VP06 DLW, south-west of site	VP07 DLW near Tanah St East	VP08a DLW, existing r/about	VP08b DLW, existing r/about
Proposal (10, 8, 7, 5, and 4 storey buildings)	High-Moderate	High-Moderate	Moderate	High	High
Option 1 (6, 4, and 3 storey buildings)	Negligible	Negligible	Negligible	High-Moderate	High-Moderate
Option 2 (8, 6, and 4 storey buildings)	Negligible	Moderate	Negligible	High-Moderate	High

**Table 26 (cont'd): Summary of Impact Significance for each Key Receptor**



	VP09a DLW, proposed entry	VP09b DLW, proposed entry	VP09c DLW, proposed entry	VP10 DLW, north-west of site	VP11 DLW, north of site
Proposal (10, 8, 7, 5, and 4 storey buildings)	High	High	High	High-Moderate	High
Option 1 (6, 4, and 3 storey buildings)	High	High-Moderate	High-Moderate	Moderate-Low	Negligible
Option 2 (8, 6, and 4 storey buildings)	High	High	High	High-Moderate	High-Moderate

**Table 26 (cont'd): Summary of Impact Significance for each Key Receptor**



	VP12 Yinneburra St	VP13 Wunnunga Cr	VP14 Eurungunder La	VP15 Warrack St	VP16 Toolga St
Proposal (10, 8, 7, 5, and 4 storey buildings)	Moderate	High-Moderate	High-Moderate	High-Moderate	High-Moderate
Option 1 (6, 4, and 3 storey buildings)	Negligible	Moderate	Moderate	Negligible	Negligible
Option 2 (8, 6, and 4 storey buildings)	Moderate-Low	High-Moderate	High-Moderate	Moderate	Moderate

**Table 26 (cont'd): Summary of Impact Significance for each Key Receptor**



	VP17 Mt Coolum	VP18 Jarnahill Dr
Proposal (10, 8, 7, 5, and 4 storey buildings)	High	Moderate-Low
Option 1 (6, 4, and 3 storey buildings)	High-Moderate	Negligible
Option 2 (8, 6, and 4 storey buildings)	High	Negligible

## 6 Recommendations

The following recommendations identify key development parameters that would need to be adhered to in order for any development on the site to potentially realise the higher order outcomes described in the Coolool Local Plan Code (particularly those relating to achievement of a low key beachside village character; protection of views, character, and key landscape features; and effective integration of built form into the landscape).

### 6.1 General Recommendations

#### Observations

The scale of built form, the quality of design, and the extent of integration with the landscape are critical factors when viewed from most vantage points. As it exists, the Proposal would have an unacceptable impact on many views, particularly as it would present an overwhelming amount of built form which is not sufficiently integrated into the natural landscape.

#### Recommendations

1. Built form needs to be sited and designed to ensure an appropriate integration of landscape, to limit contrast with the natural landscape, and to maintain a predominantly natural landscape character, particularly with respect to views from scenic lookouts (such as Point Arkwright and Mt Coolool).
2. Earthworks and vegetation removal is limited to designated building envelopes (to be identified for each building) and earthworks critical for flood mitigation.
3. Except as otherwise described in these recommendations, building height across the site should be limited to 6 storeys (20-21 metres). The assessment indicated that buildings to a height of 6 storeys could be screened from views from the beach, from David Low Way, and from residential development north of the Yaroomba Parabolic Dune; and could give the appearance of a beachside village character with buildings integrated into the landscape when viewed from elevated positions. It is possible that parts of buildings, or buildings with small footprints could achieve a height to 8 storeys (or 26-27 metres) if substantially separated and buffered from sensitive vantage points (such as the beach, David Low Way, or nearby development), but this would need to be further tested for specific building designs.
4. Roof forms, structures, or plant which substantially add to the building height should be avoided.
5. Building dimensions should be limited to approximately 65 metres in any horizontal direction for podiums, and approximately 55 metres in any horizontal direction for towers. This would ensure that building size and overall bulk is limited so as to avoid the appearance of massive buildings, particularly when viewed from elevated vantage points.
6. Buildings should be oriented to present narrow facades towards the west (especially towards Mt Coolool) and east. This would limit apparent building mass when viewed from sensitive vantage points to the east and west.
7. Roofscapes should be designed to be tidy. Rooftop mechanical plant should be neatly

integrated or screened so as to be inconspicuous when viewed from elevated vantage points. Additional rooftop structures (such as pergolas) should not be permitted.

8. Roof planes and wall planes should be highly articulated to limit continuous profile lines and building planes which contrast with natural landscape forms.
9. Building separation should be sufficient to enable any proposed roads or waterbodies, as well as a 20 metre width of existing or proposed vegetation between buildings. A 20 metre width of planting is considered a minimum width for the type of coastal vegetation found on site to achieve a durable and effective screen, and to enable integration of built form into the landscape.
10. Much of the vegetation within the site contributes to the capacity of the site to conceal and integrate built form. Should this vegetation be removed it should be replaced with vegetation with similar visual properties, and dispersed throughout the site.
11. The acceptability of the Proposal (or any development of the site) depends to a high degree on the completeness and density of the vegetation buffer at the periphery and surrounding the site (including vegetation on Yaroomba Parabolic Dune, the beach dune, and along David Low Way). As the assessment observed instances where there were gaps or increased permeability of the vegetation, the vegetation buffer, where it is to be relied on for screening, should be inspected and a landscape buffer strategy developed to enable infilling of any significant gaps or thinning of the vegetation.
12. Landscape plans should be provided to demonstrate how key outcomes (such as the buffer along David Low Way, the integration of built form and landscape, the subtropical character, and the beachside village character) will be achieved and maintained.
13. Overall site cover does not exceed 15% (similar to the proposal). This extent would allow for the predominance of the landscape to be maintained and would enable effective integration of the built form into the landscape. Site cover controls assume compliance with other controls, such as building separation and limits on building dimensions.
14. Building colours should be visually recessive and consistent with the colour tones of the local natural environment.
15. The extent of reflective glazing and other reflective materials should be minimised and reflective modelling should be undertaken to ensure no nuisance glare or other glare impacts on residential areas or other sensitive receptors.
16. Light spill is generally limited to levels consistent with detached residential development. Lighting on upper levels should be controlled to reduce light visibility from the beach and from David Low Way.

### 6.2 Site Access Points

#### Observations

Access points are potentially problematic as they interrupt the green break along David Low Way and provide clear views into the site (as is illustrated by the existing roundabout on David



Low Way and the proposed future access point). The number of access points should be limited and the scale of built form near entry points minimised. It would be preferable for new roads to have an indirect route into the site and screening vegetation through the road median and on either side. This would limit direct views to proposed built form. An example of such an outcome is the existing Boardwalk Boulevard access road off David Low Way.

#### Recommendations

1. Access roads from David Low Way are restricted to two. New roads are designed so as to minimise direct views to existing or proposed built form on the site or neighbouring properties. This might be achieved through varying the road alignment and incorporating screen planting in strategic locations.
2. Buildings in proximity to site access points should be low scale (i.e.: 3-4 storeys).
3. Screen planting is located to screen proposed built form from the existing access point. A site line through the site or beyond is unlikely to be appropriate.

### 6.3 Impacts on David Low Way Experience

#### Observations

David Low Way is an important scenic route into Coolool. The part of David Low Way that adjoins the site is defined by a continuous vegetated buffer on both sides of the road, with limited views to built form. The quality of this part of the journey is valuable and should be maintained. To this end the buffer should be protected and, where built form might otherwise be visible through the buffer, should be improved so as to screen views through to built form.

The assessment indicated that buildings to a height of 4 storeys along the western part of the site could be effectively screened from views along David Low Way by the type and form of vegetation existing. In some parts, depending on vegetation density, height, and habit, taller buildings could be screened.

#### Recommendations

1. Except for at site access points, built form should be screened from views from David Low Way. As the existing vegetation is not dense and varies in terms of height and habit, the existing buffer should be maintained and improved to a minimum width of 20 metres and comprise dense canopy and understorey planting. Built form, roads, services, or earthworks should not intrude into the protected buffer zone.
2. Built form should be limited to a height of 4 storeys where within 20-100 metres of David Low Way. It is possible that parts of buildings, or buildings with small footprints could achieve a height to 6 storeys within 20-100 metres of David Low Way (except where it would be visible through access roads), but this would need to be further tested for specific building designs.
3. Signage along David Low Way should be limited to discrete signage elements at the access points.

### 6.4 Impacts on Beach Experience

#### Observations

The existing dune along the eastern edge of the site is an important and identifiable landscape element and, along with the existing dune vegetation, effectively screens views to built form from the beach and Pt Arkwright. The lack of visible built form along the beach is a distinctive and valuable quality of the beach experience and should be maintained. The assessment indicated that built form to a height of 6 storeys along the eastern part of the site could be adequately screened by the dune and beach vegetation.

#### Recommendations

1. Built form should be designed and screened to ensure it is not visible from the beach or Pt Arkwright. Built form, roads, services, or earthworks should not intrude into the protected dune zone.
2. Boardwalks or pathways through the dune zone should maintain the existing landform and be located to minimise removal of dune vegetation.
3. The landscape plans recommended above should also consider dune dynamics and identify a strategy to stabilise and improve dune vegetation.

### 6.5 Impacts on Existing Residents, Resort Facility, and Future Community Facilities Site

#### Observations

The existing approval for the site anticipates 3 and 4 storey development (plus rooftop terrace), in a precinct in the south-eastern corner of the subject site, and this would have informed expectations for existing residents to the south of the site. The proposal shows 4 storey development near the existing residential development (with a minimum setback of 20 metres).

Impacts on the existing Resort Facility adjacent to the north-eastern corner of the site, and the future Community Facility site at the north-western corner should also be carefully managed. The proposal shows an 8 storey building in proximity to the Resort Facility and an 8 storey building in very close proximity to the Community Facility. These outcomes are likely to have substantial impacts on visual amenity (through overshadowing, overbearing, and impacts on privacy).

#### Recommendations

1. Built form needs to be sited and designed to ensure acceptable protection of visual amenity, in terms of overshadowing, privacy, and overbearing on existing residential properties, the Resort Facility, as well as the future Community Facilities site.
2. Built form should be limited to a height of 3 storeys where within 20 metres of existing houses or residential lots and 4 storeys from 20-50 metres. Impacts on amenity should be mitigated through appropriate building design and landscaping (such as privacy



screening).

3. Built form should be at least 20 metres from the Resort and Community Facilities sites and limited to a height of 4 storeys where within 20-50 metres of the Resort and Community Facilities sites.

**Notes:**

1. The above recommendations on building height assume filling across the site to a standard filled ground level of RL5.5m. If floor levels are to be substantially elevated above this ground level (such as for flood immunity) then building height limits may need to be varied.
2. Height recommendations assume other recommendations are realised.

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Note: VP09a included to allow consideration of views through proposed access off David Low Way

## VP09a David Low Way, proposed entry

### 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 location currently providing a transition point and a gateway view into the site



Figure 67: Photo From Vantage Point



## VP16 Toolga St

**Table 23: Assessment Summary for VP16**

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

### Summary

1. This vantage point is moderately sensitive - although only briefly experienced it is one of the main routes through the local area and representative of a number of roads through residential areas where the ocean terminates the view.
2. Buildings of the Proposal would be visible and would substantially alter the quality aspects of the view, particularly in so far as the buildings would obstruct views to the water. The proposal would have a high impact.
3. For Option 1 the buildings would be only slightly visible, and in this view, would have a negligible magnitude of impact on the view.
4. For Option 2 more of the built form would be visible and it would have a greater impact on the nature and quality of the view.

**Figure 117: Photo From Near Vantage Point Showing Cranes**



**Figure 118: Enlarged Photo From Near Vantage Point Showing Cranes**

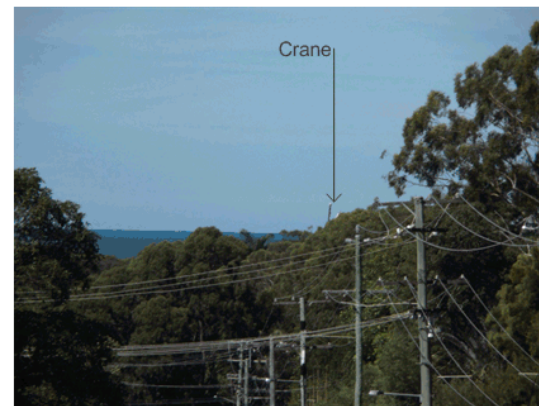




Figure 1: Aerial view of subject site

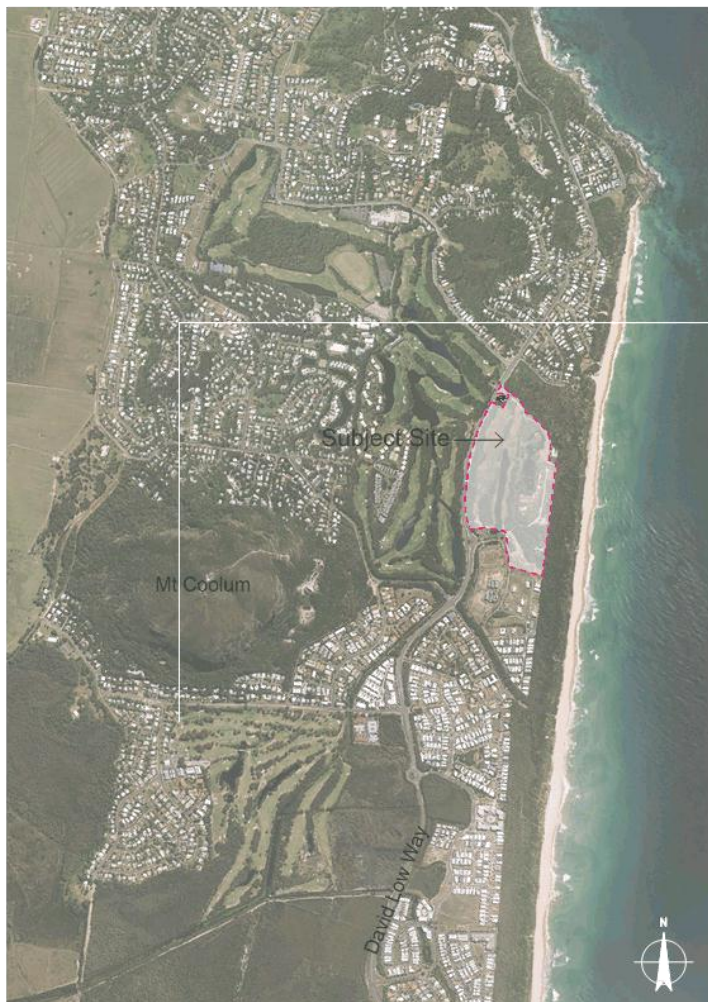


Figure 2: Aerial view of subject site



## VP08a and VP08b David Low Way, existing roundabout

**Table 12: Assessment Summary for VP08a**

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

### Summary

1. These vantage points are highly sensitive - David Low Way is one of the main routes into Cooloom and, particularly for the part that adjoins the subject site, offers a quality visual experience that reinforces the character of Cooloom. The sensitivity at this point is higher than for other parts of David Low Way as the roundabout forms a key transition point/gateway, and there are currently clear views into the site.
2. From VP08a, parts of the Proposal and both Options (the western-most buildings and hotel building) will be clearly visible along the entrance road. The impact would be less for Options 1 and 2 due the reduced scale of built form, particularly above the tree canopy.
3. From VP08b, less of the built form would be visible. The Proposal and Option 2 would again have a high impact on the view, but Option 1 would have a reduced impact due the reduced scale of built form, particularly above the tree canopy.
4. Additional landscaping along the entry road (through the median or either side) would potentially reduce the visibility of built form and thus reduce impacts.

**Table 13: Assessment Summary for VP08b**

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

## VP15 Warrack St, west of site

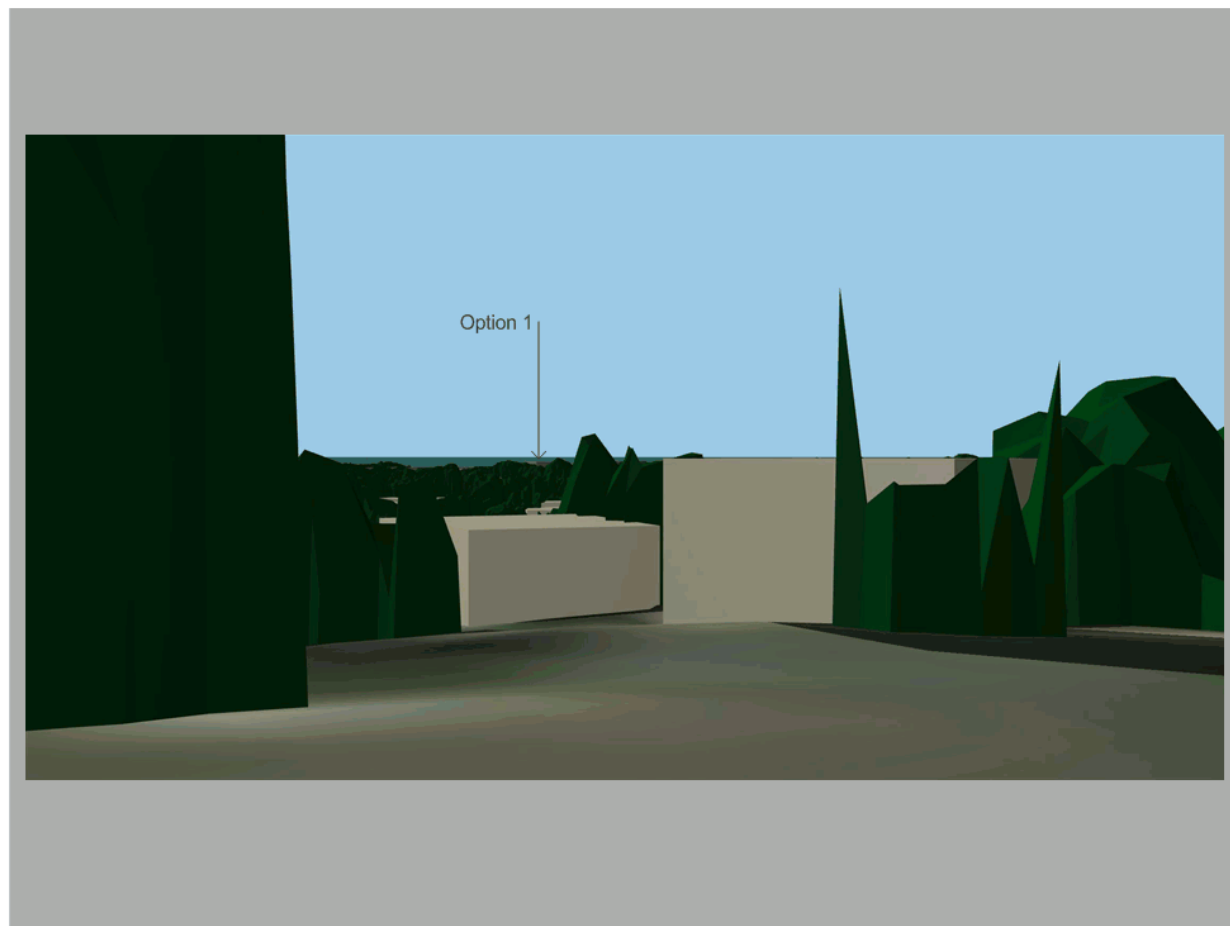
Option 1

### Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 109: Model View From Vantage Point





Note: VP09b included to allow consideration of views through proposed access off David Low Way, when approaching from south

## VP09b David Low Way, proposed entry

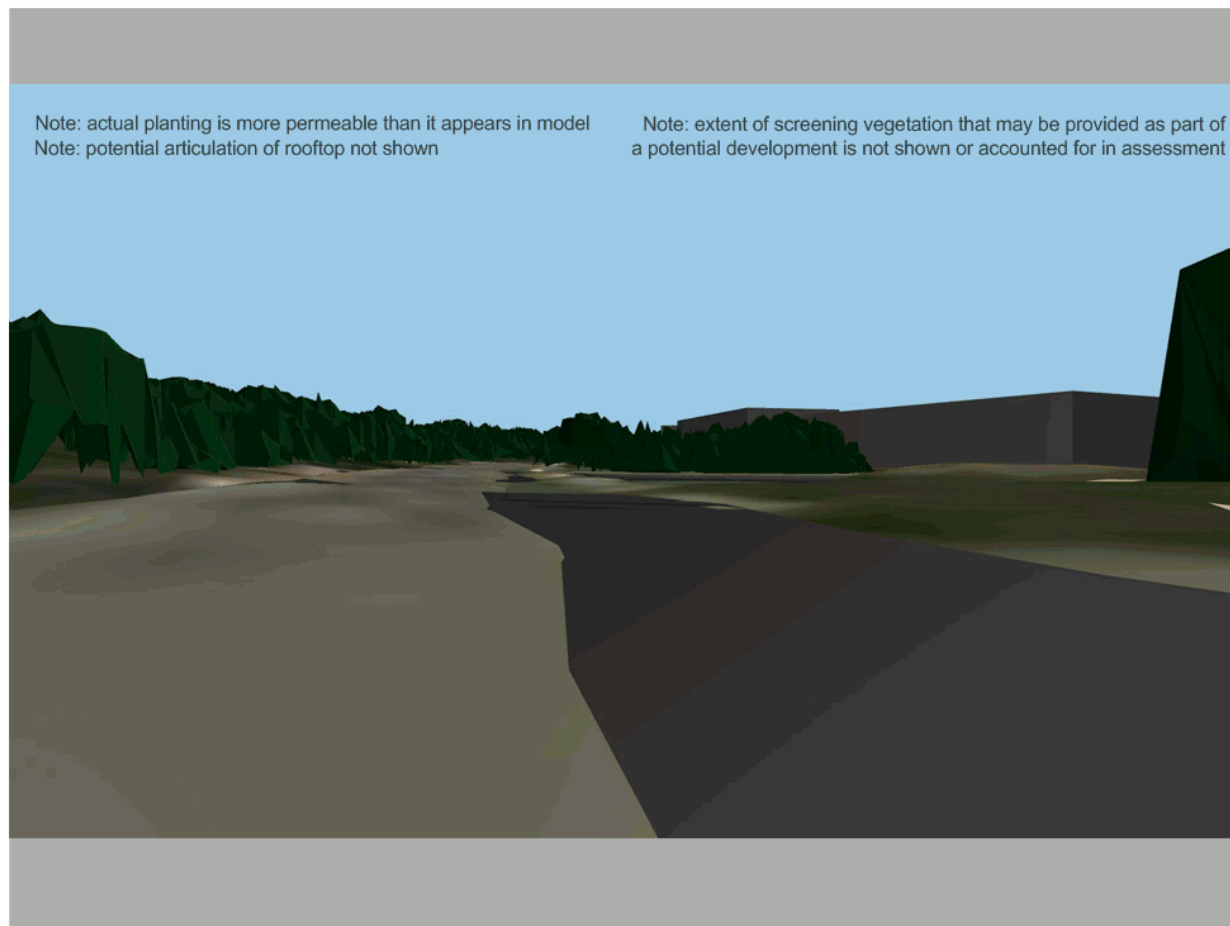
### Option 1

#### 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 73: Model View From Vantage Point



Note: actual planting is more permeable than it appears in model  
Note: potential articulation of rooftop not shown

Note: extent of screening vegetation that may be provided as part of a potential development is not shown or accounted for in assessment

## VP07 David Low Way, near Tanah St East

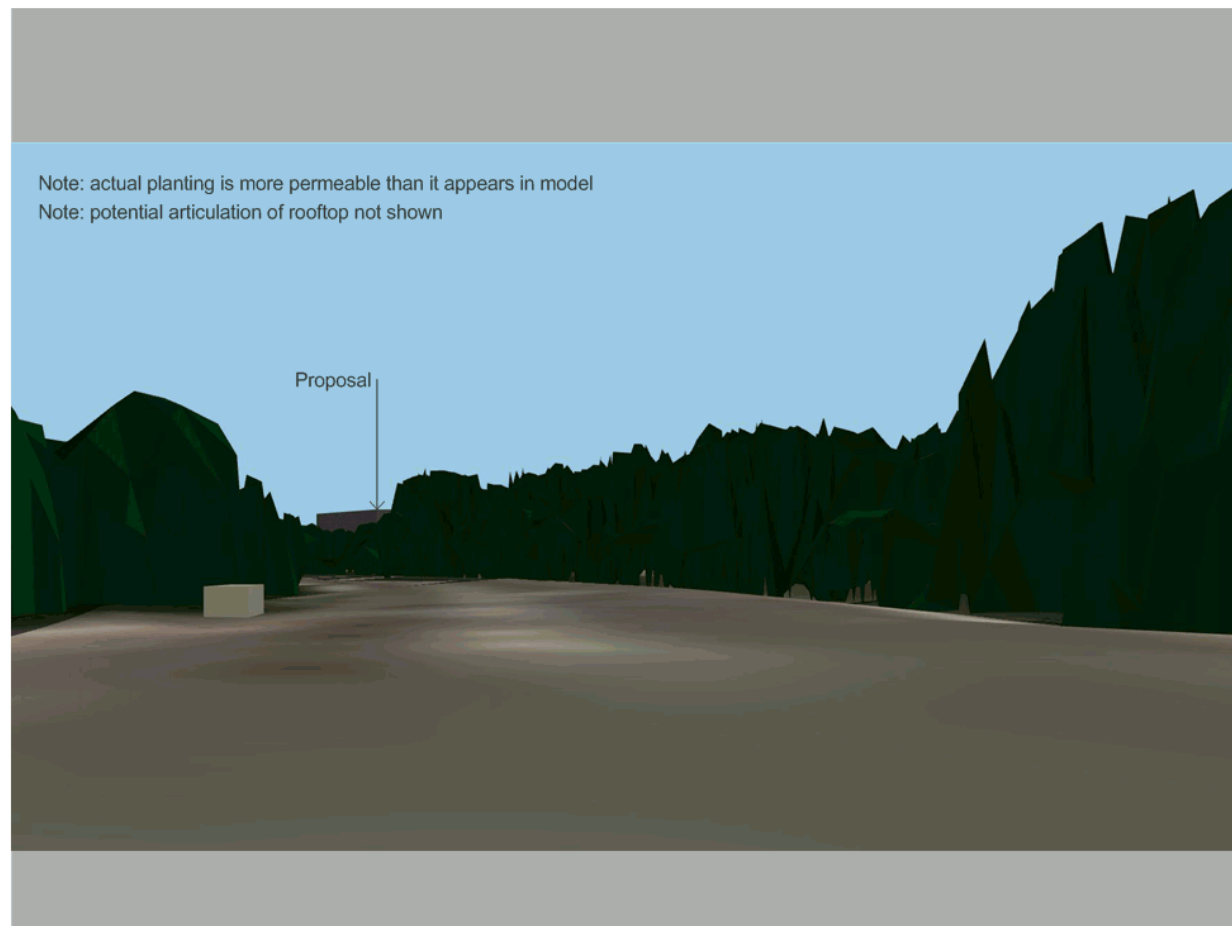
Proposal

### Effect Magnitude: MODERATE

- allowing for some visibility through roadside vegetation, likely to be 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 56: 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

Proposal

Figure 96: 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

