

## VP06 David Low Way, south-west of site

### Receptor Sensitivity: MODERATE

- 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



Figure 49: Photo From Vantage Point



## VP06 David Low Way, south-west of site

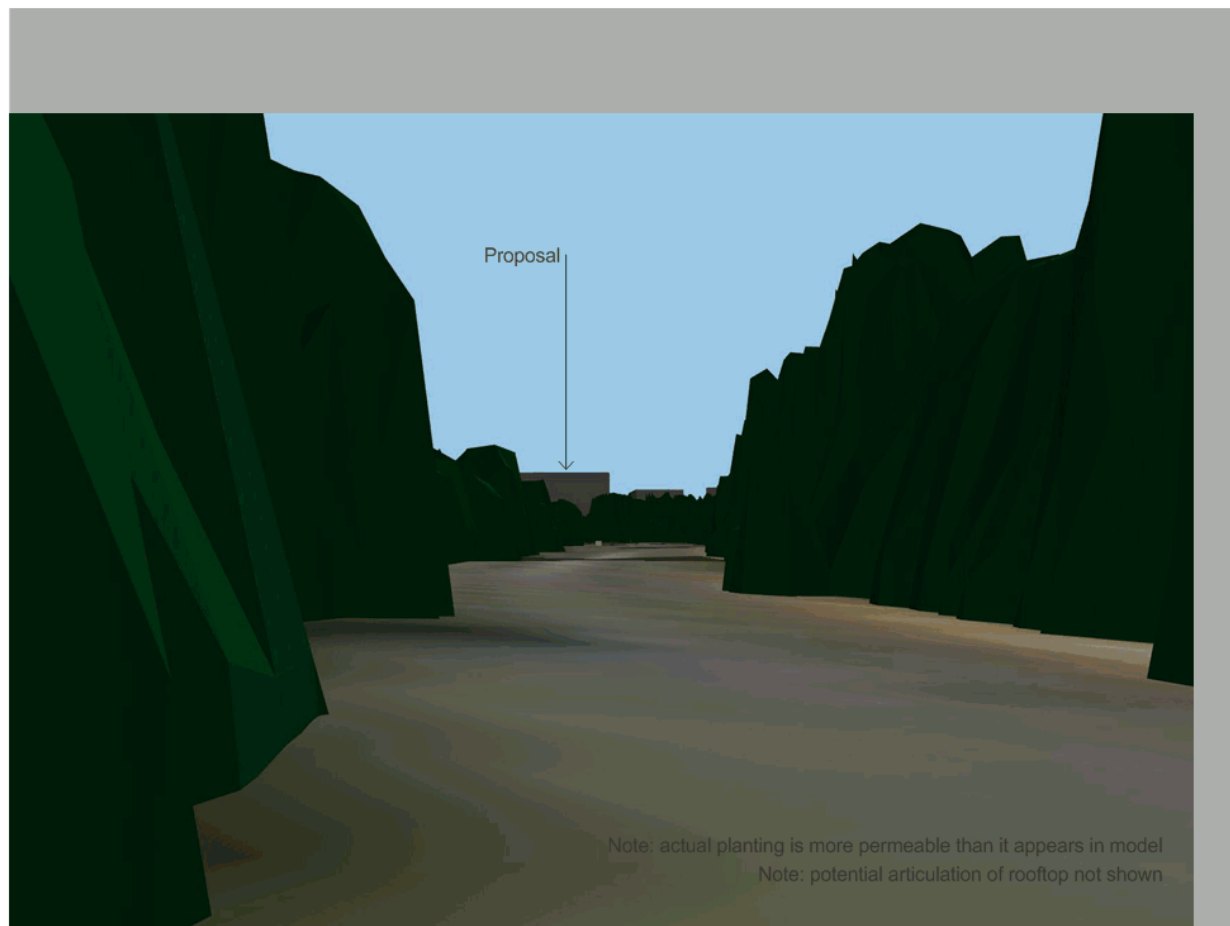
Proposal

### Effect Magnitude: HIGH

- overwhelming loss or addition of features in the view, such that nature of view or character of landscape is fundamentally changed
- significant contrast of any new features or changes compared to existing and remaining landscape
- visual amenity of local residents or road users substantially and permanently altered



Figure 50: Model View From Vantage Point



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

## VP06 David Low Way, south-west of site

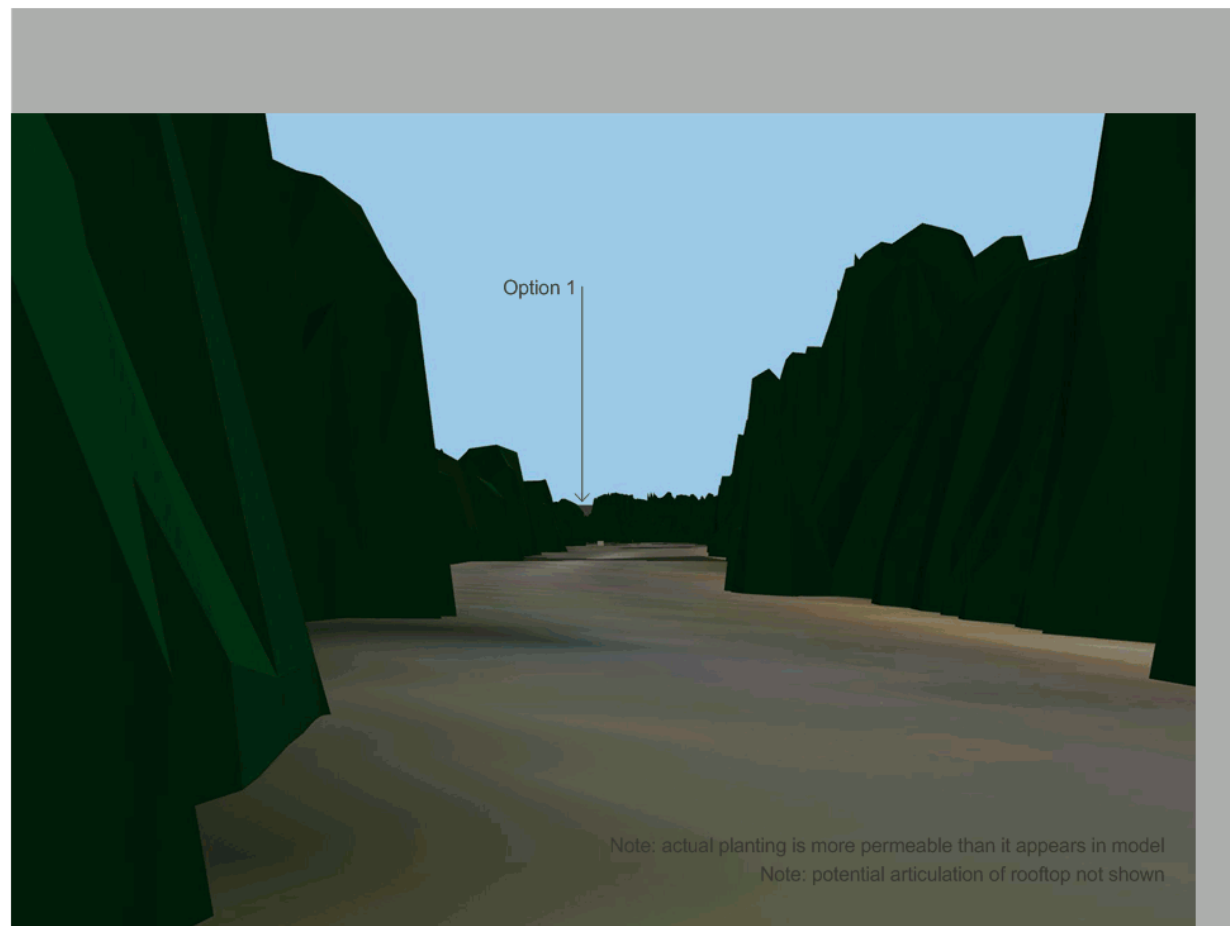
Option 1

### Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 51: Model View From Vantage Point





## VP06 David Low Way, south-west of site

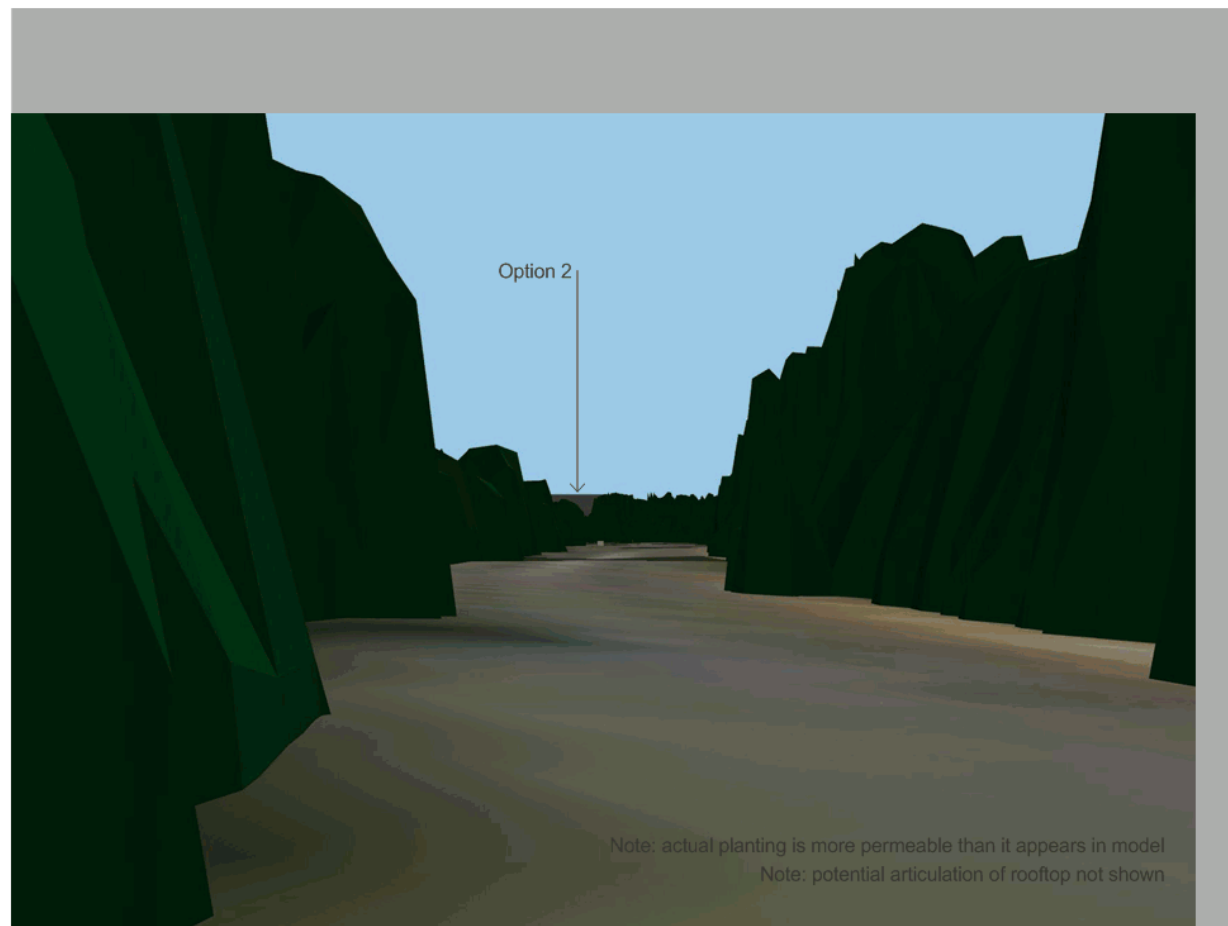
Option 2

### Effect Magnitude: MODERATE

- 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 52: Model View From Vantage Point



## VP06 David Low Way, south-west of site

**Table 10: Assessment Summary for VP06**

Option	Receptor Sensitivity	Impact Magnitude	Impact Significance
Proposal (10st 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 - David Low Way is one of the main routes into Coolum and, particularly for the part that adjoins the subject site, offers a quality visual experience that reinforces the character of the Yaroomba and Coolum area.
2. From this route, parts of the Proposal (the western-most buildings) will be clearly visible above, and potentially through the roadside vegetation and end of brief vista. As the roadside vegetation is such an important part of the visual experience and the character of the area, visible development will adversely affect those qualities.
3. For Option 1, only a small part of built form would be visible, and due to the temporary nature of the view, the magnitude of impact would be negligible.
4. For Option 2 the built form would be reasonably prominent through and above the vegetation and would be likely to result in moderate magnitude of change to the view.
5. In all instances, improving the landscape buffer could further reduce the magnitude and significance of impacts, as would controls on lighting of upper levels.

**Figure 53: Photo From Near Vantage Point Showing Cranes**



**Figure 54: Enlarged Photo From Near Vantage Point Showing Cranes**

## VP07 David Low Way, near Tanah St East

### Receptor Sensitivity: MODERATE

- 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



Figure 55: Photo From Vantage Point





## VP07 David Low Way, near Tanah St East

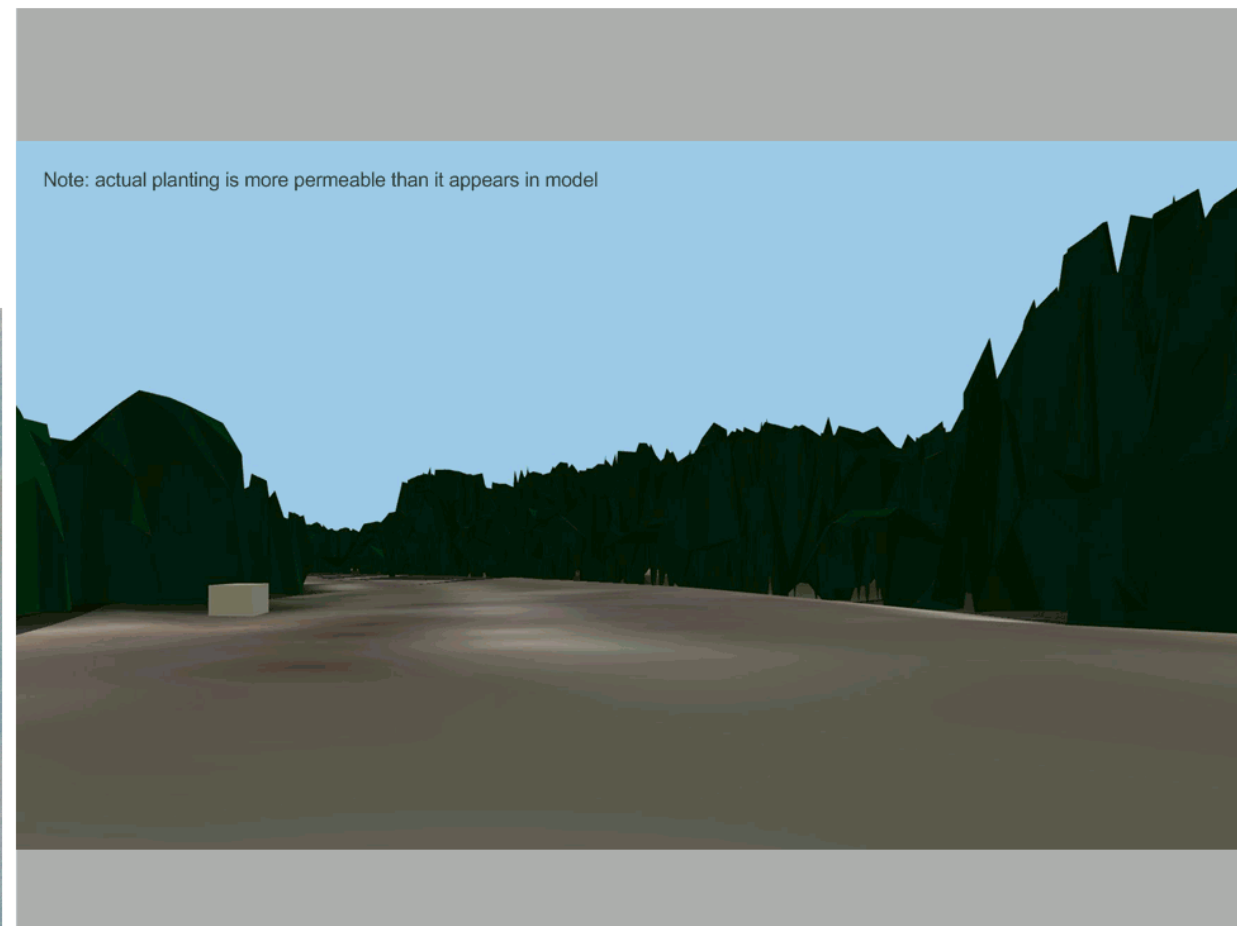
Option 1

### Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 57: Model View From Vantage Point



## VP07 David Low Way, near Tanah St East

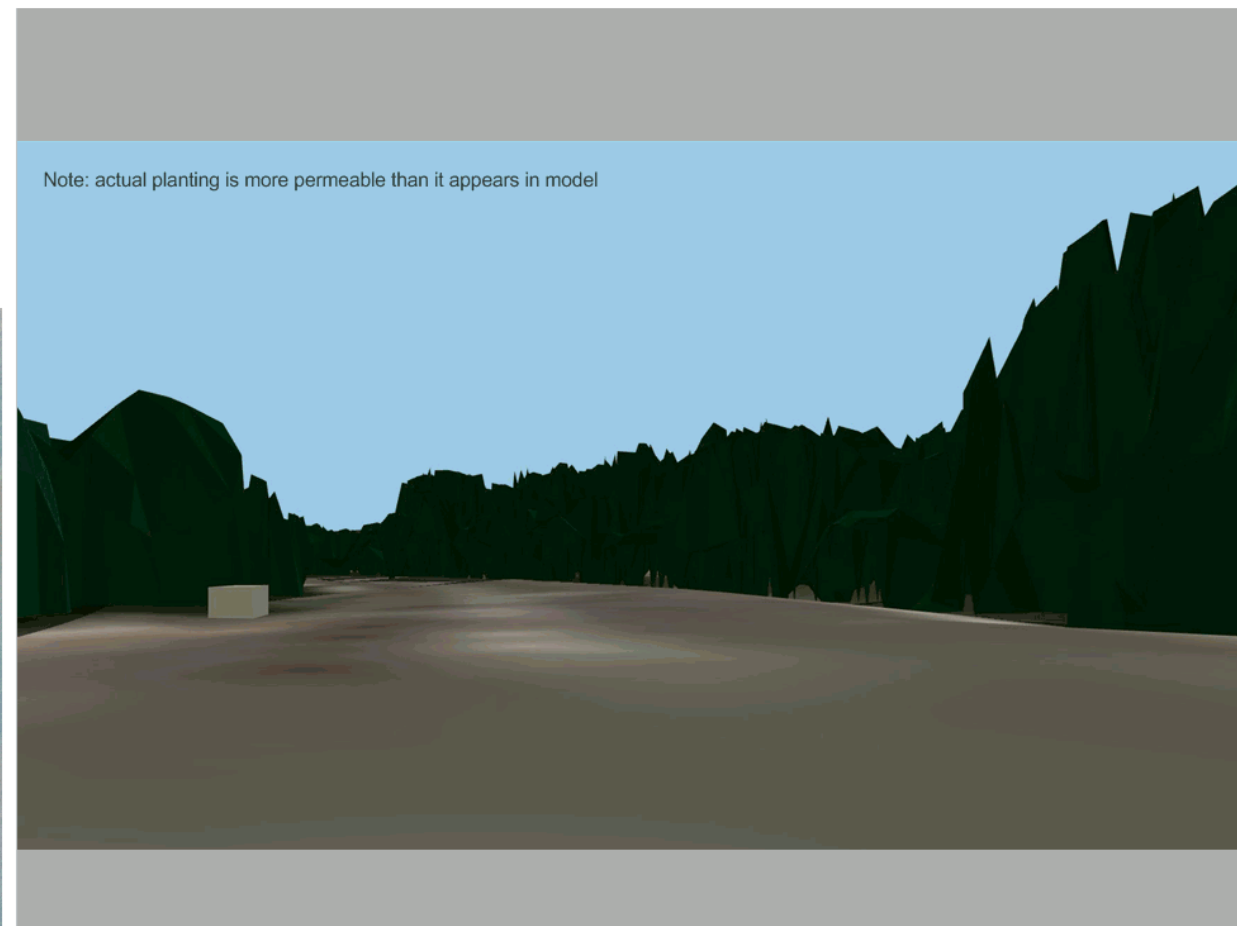
Option 2

### Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 58: Model View From Vantage Point





## VP07 David Low Way, near Tanah St East

**Table 11: Assessment Summary for VP07**

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

### Summary

1. This vantage point is moderately sensitive - David Low Way is one of the main routes into Coolum and, particularly for the part that adjoins the subject site, offers a quality visual experience that reinforces the character of the Yaroomba and Coolum area.
2. From this route, parts of the Proposal (the western-most buildings) will be clearly visible above, and potentially through the roadside vegetation. As the roadside vegetation is such an important part of the visual experience and the character of the area, visible development will adversely affect those qualities.
3. For Options 1 and 2 it is unlikely that the built form would be visible above, or obvious through the vegetation, as such impacts would be negligible.
4. For the proposal, improving the landscape buffer could further reduce the magnitude and significance of impacts.

## VP08a David Low Way, existing roundabout

### 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 59: Photo From Vantage Point



## VP08a David Low Way, existing roundabout

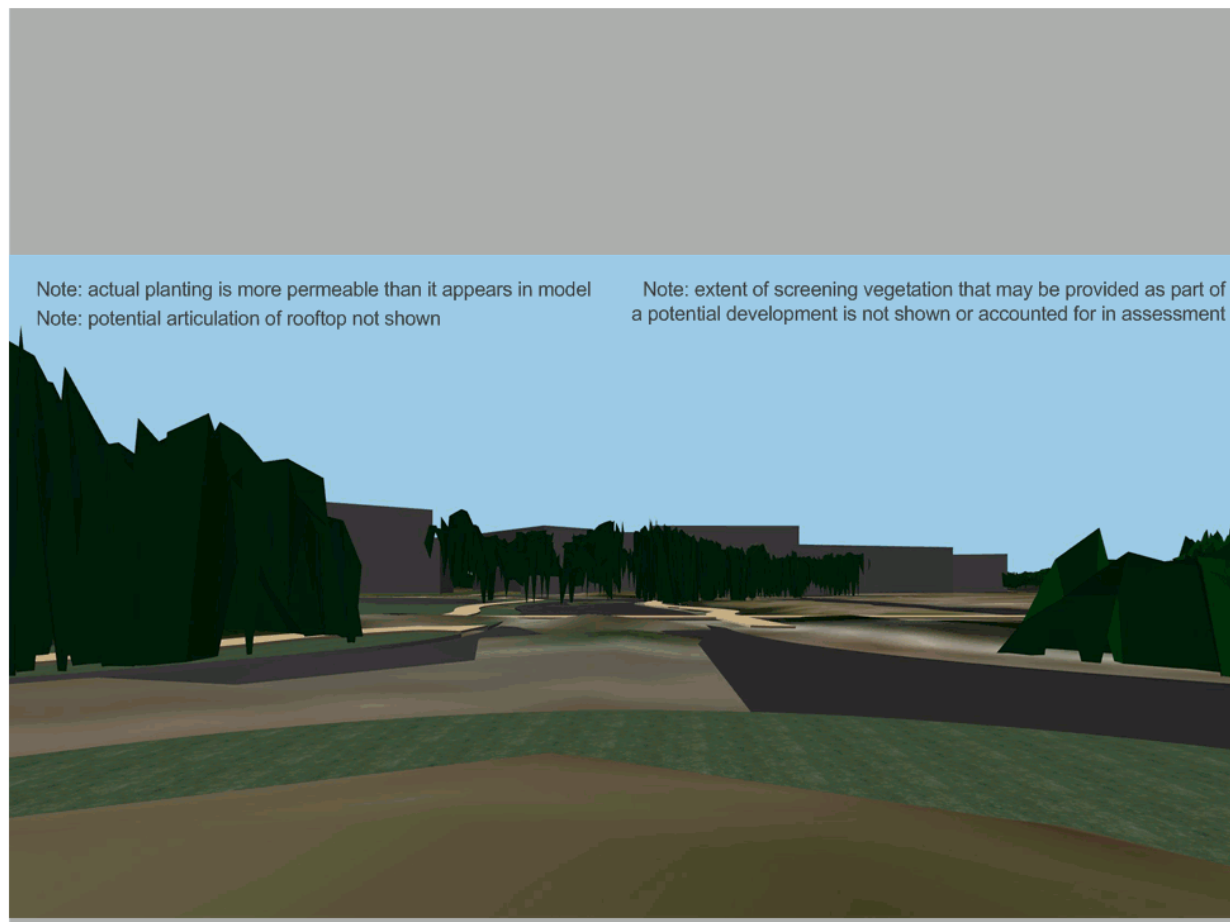
Proposal

### Effect Magnitude: HIGH

- overwhelming loss or addition of features in the view, such that nature of view or character of landscape is fundamentally changed
- significant contrast of any new features or changes compared to existing and remaining landscape
- visual amenity of local residents or road users substantially and permanently altered



Figure 60: Model View From Vantage Point





## VP08a David Low Way, existing roundabout

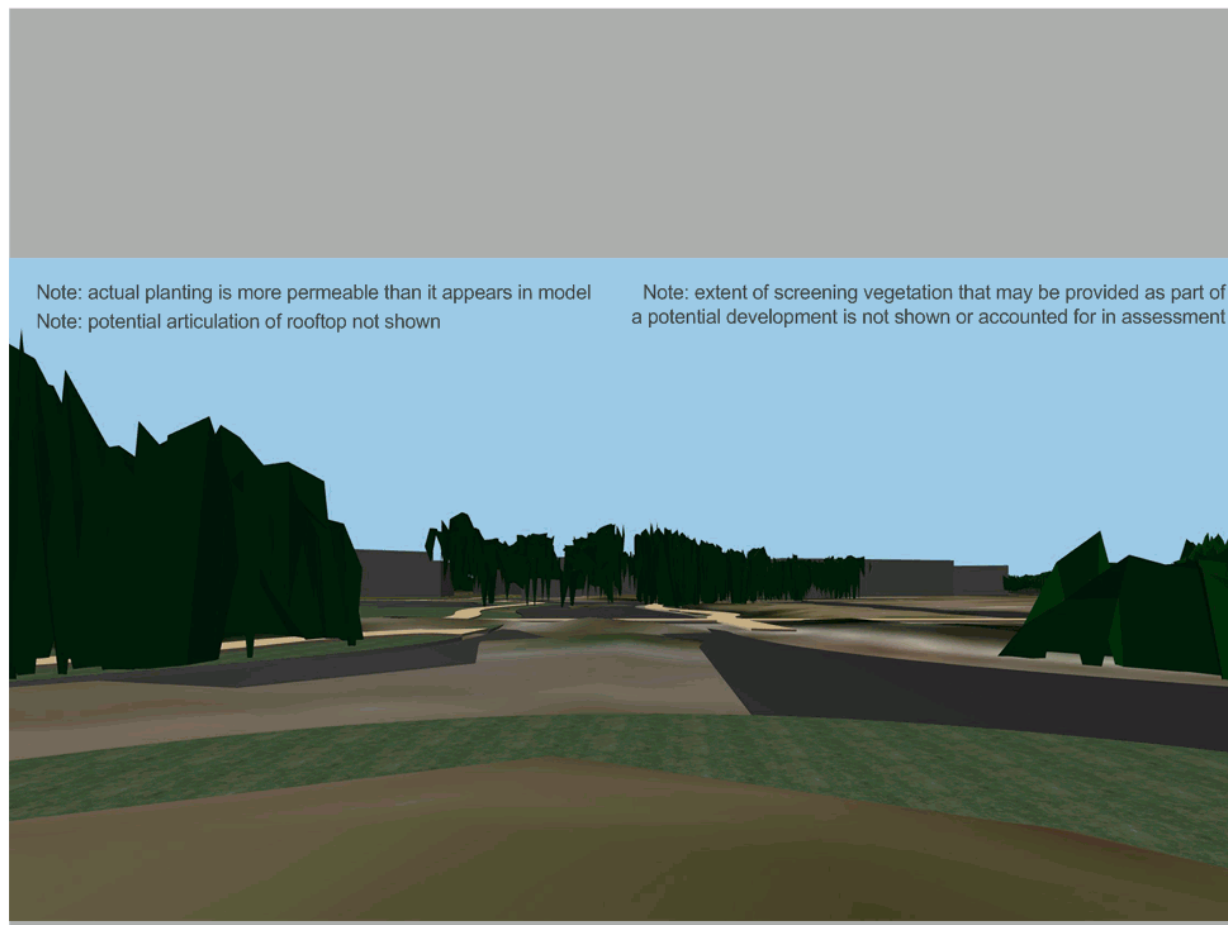
Option 1

### 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 61: Model View From Vantage Point



## VP08a David Low Way, existing roundabout

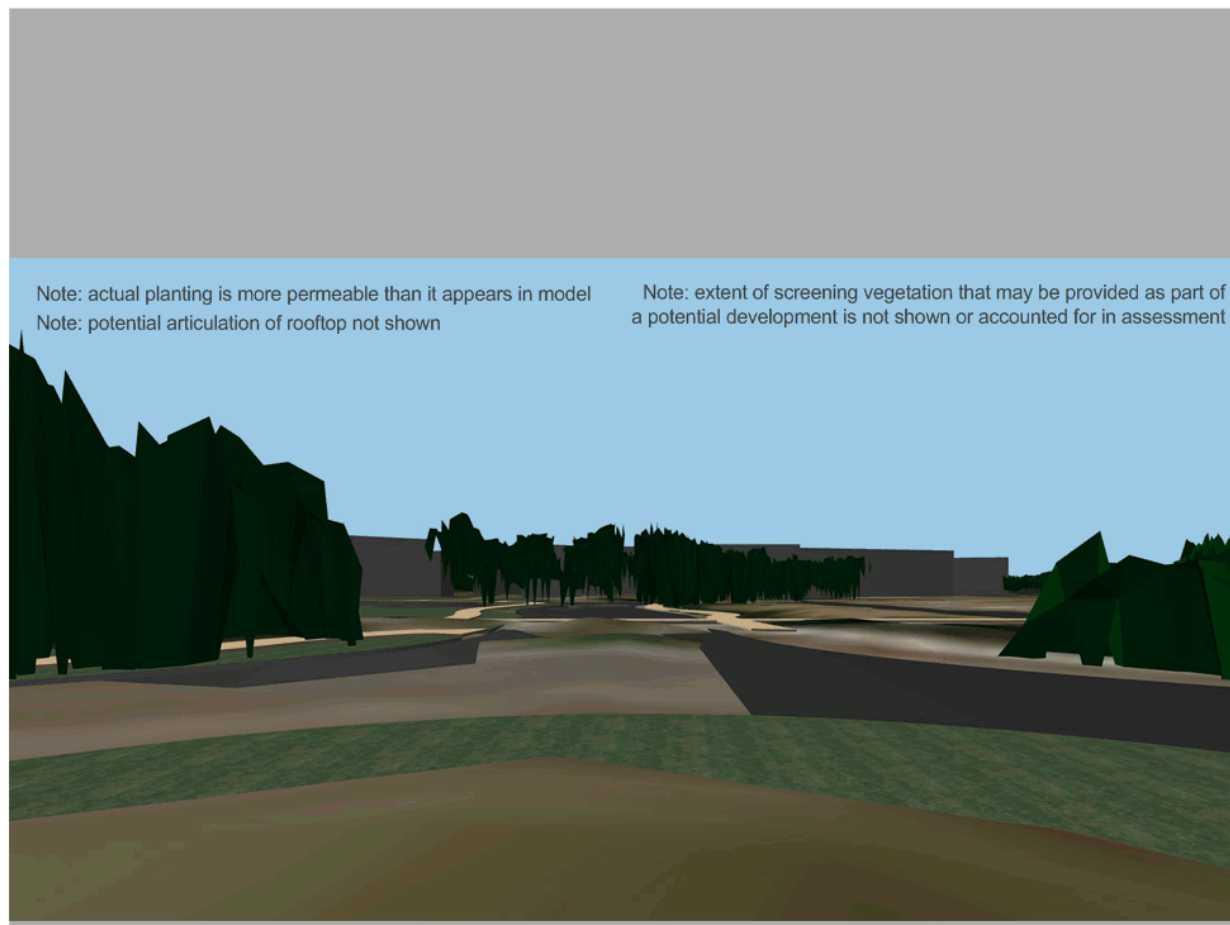
Option 2

### 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 62: Model View From Vantage Point



Note: VP08b included to allow consideration of views from approach to existing roundabout on David Low Way

## VP08b David Low Way, existing roundabout

### 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 approaching gateway point on David Low Way



Figure 63: Photo From Vantage Point

