

VP15 Warrack St, west of site

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 107: Photo From Vantage Point



VP15 Warrack St, west of site

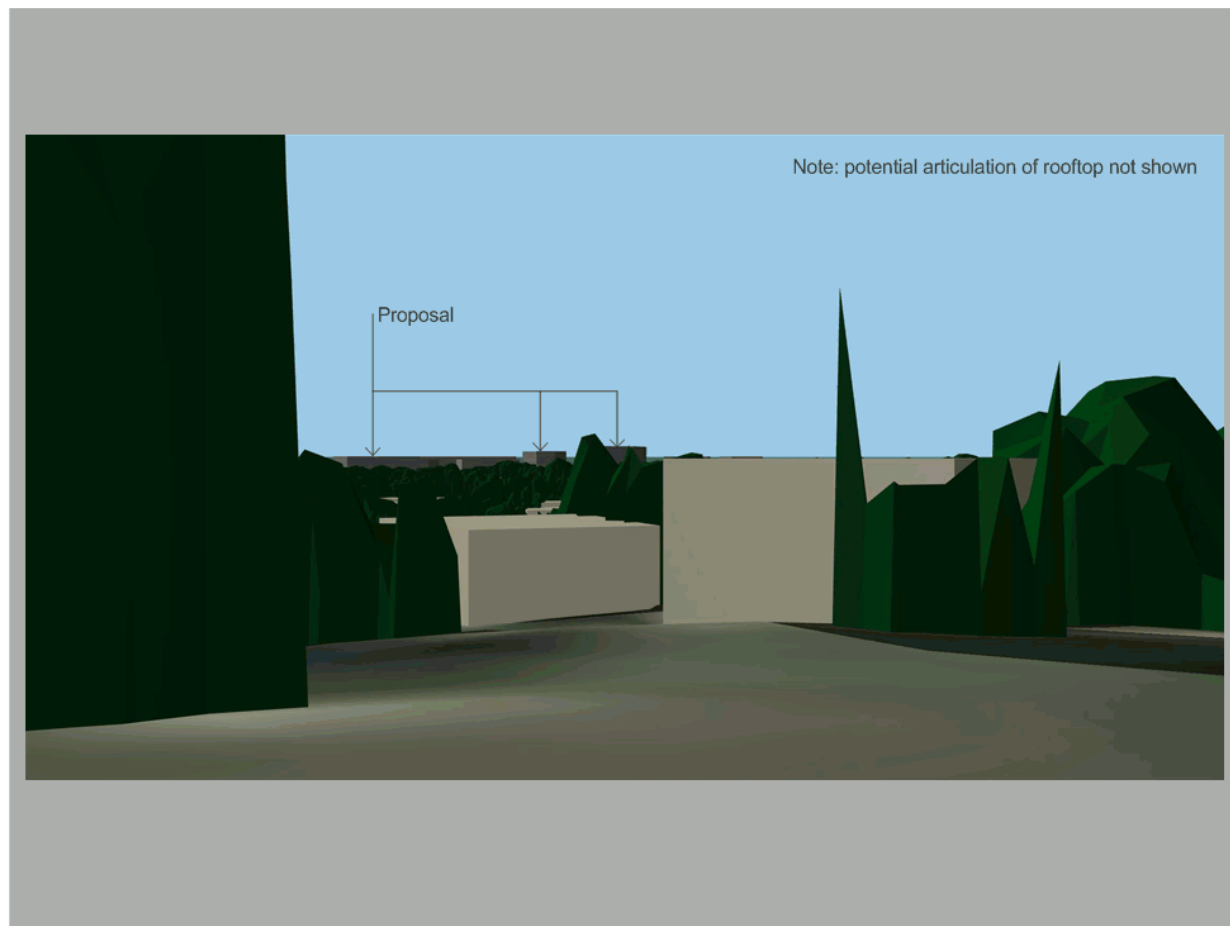
Proposal

Effect Magnitude: HIGH

- substantial amount of built form visible which will replace existing views to ocean and vegetation
- significant contrast of any new features or changes compared to existing and remaining landscape
- visual amenity of viewer substantially and permanently altered



Figure 108: Model View From Vantage Point



VP15 Warrack St, west of site

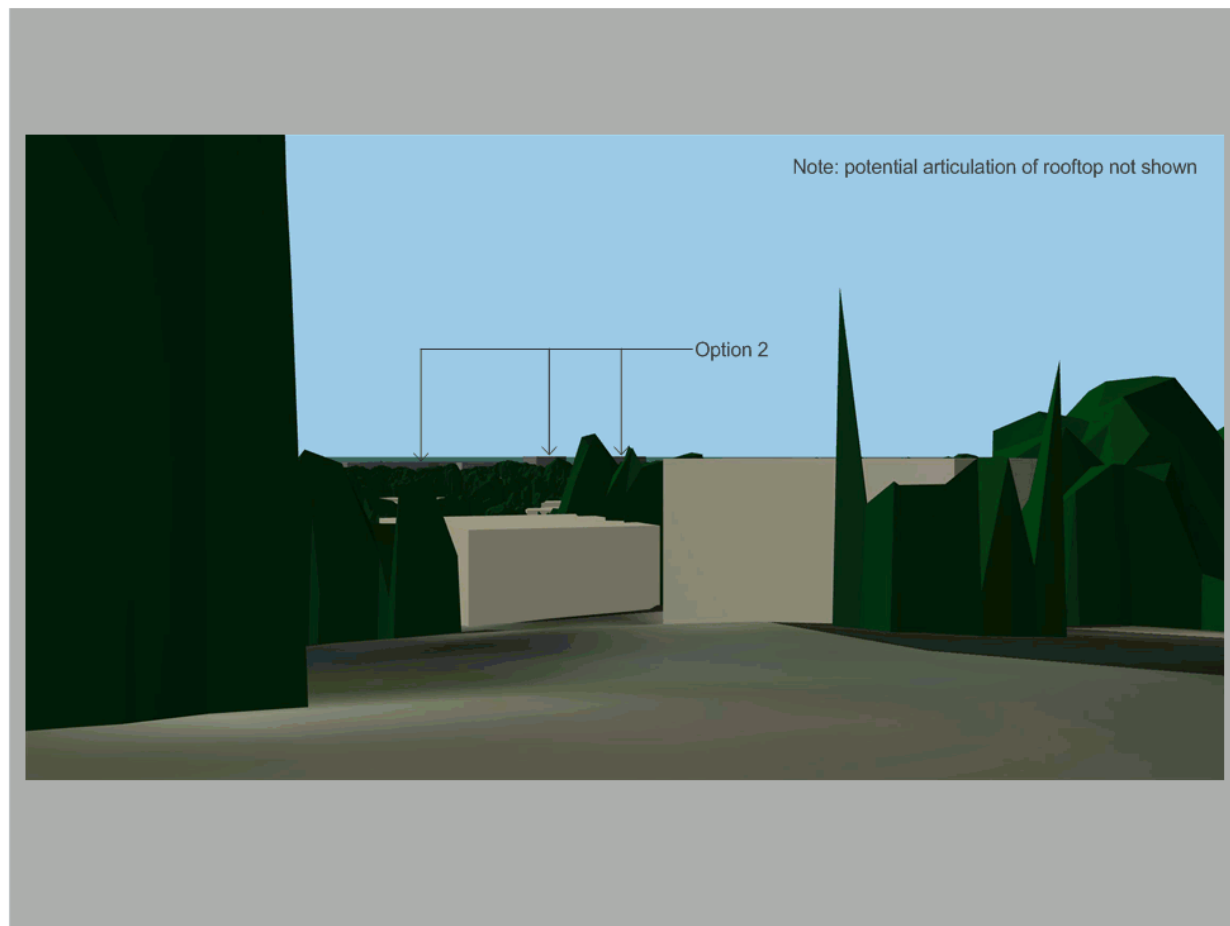
Option 2

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 110: Model View From Vantage Point



VP15 Warrack St, west of site

Table 22: Assessment Summary for VP14

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 - it is representative of numerous quality views from residential areas of the local area.
2. From this location, the Proposal will be substantially visible above the existing treeline. Because it would screen views to the ocean and vegetation, it would be enough to change the nature of the view to a high extent.
3. For Options 1 and 2, little of the proposal would be visible and the level of impact would be negligible or moderate.

Figure 111: Photo From Near Vantage Point Showing Cranes



Figure 112: Enlarged Photo From Near Vantage Point Showing Cranes



VP16 Toolga St

Receptor Sensitivity: MODERATE

- road which is not a scenic route
- representative of numerous quality views from residential areas
- views that are representative of local character or sense of place



Figure 113: Photo From Vantage Point



VP16 Toolga St

Proposal

Figure 114: 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
- views to key landscape element (ocean) obstructed
- visual amenity of viewer substantially and permanently altered



VP16 Toolga St

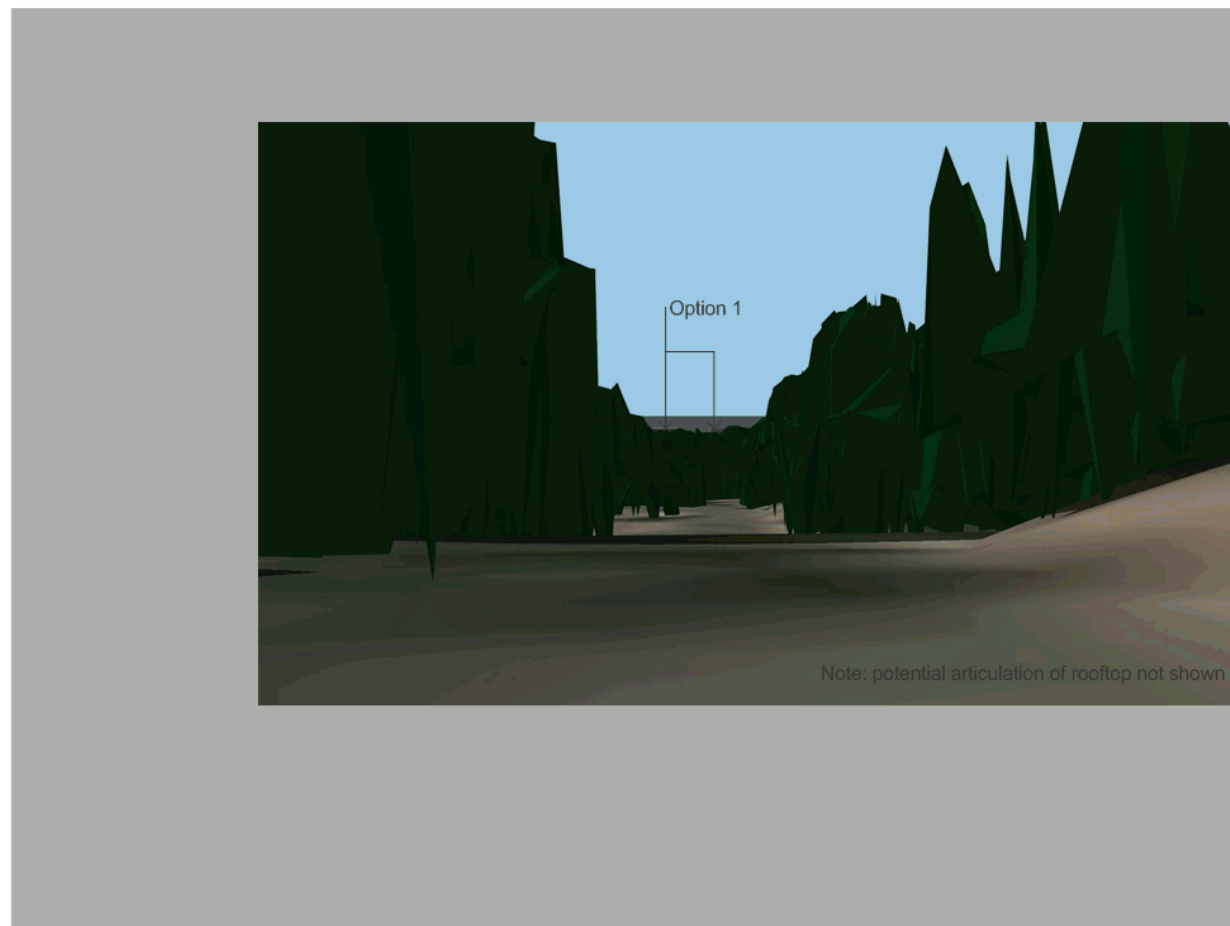
Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 115: Model View From Vantage Point



VP16 Toolga St

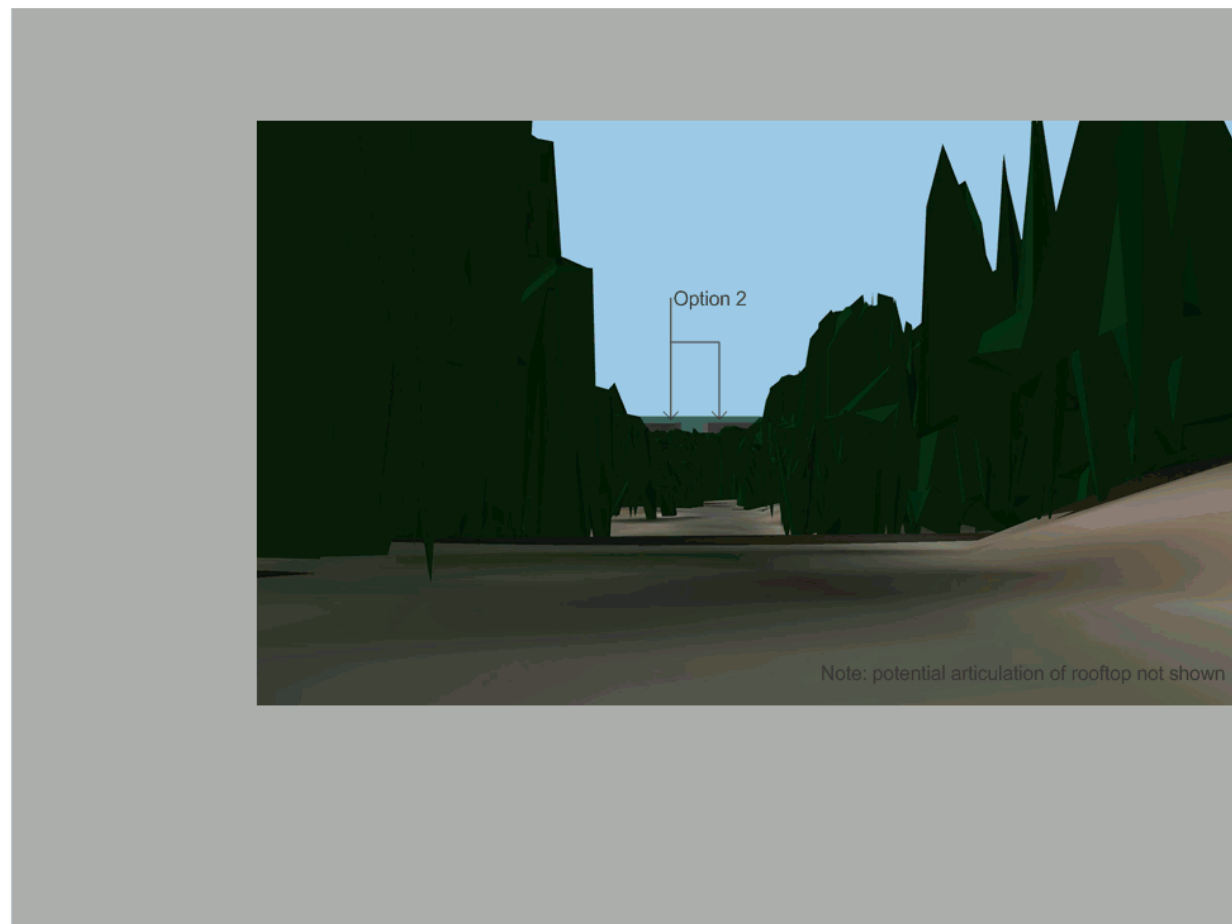
Option 2

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 116: Model View From Vantage Point



VP17 Mt Coolum

Receptor Sensitivity: HIGH

- viewers involved in outdoor recreation where interest focussed on landscape
- location is regionally significant lookout
- highly frequented vantage points offering quality views



Figure 119: Photo From Vantage Point



VP17 Mt Coolum

Figure 120: Photo From Vantage Point



This photo is provided to illustrate the expansiveness of views from Mt Coolum, and to reinforce the fact that the proposal would be viewed as part of a wide landscape.

VP17 Mt Coolum

Proposal

Figure 121: Model View From Vantage Point

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



VP17 Mt Coolum

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 122: Model View From Vantage Point



VP17 Mt Coolum

Option 2

Figure 123: Model View From Vantage Point

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



VP17 Mt Coolum

Table 24: Assessment Summary for VP17

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

Summary

1. This vantage point is highly sensitive - it is a well visited lookout where expansive views across the region can be achieved. The vantage point offers clear views down on to the proposal.
2. For the Proposal and Option 2 the built form would 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 124: Photo From Near Vantage Point Showing Cranes

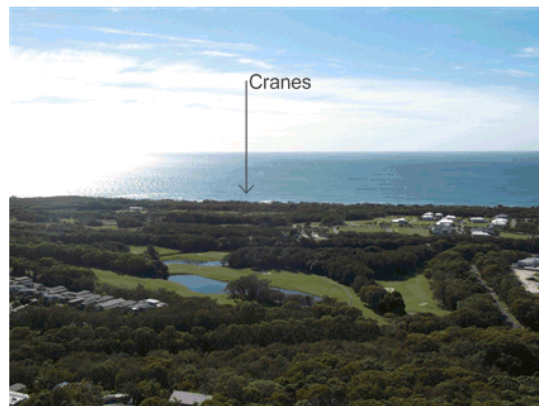


Figure 125: Enlarged Photo From Near Vantage Point Showing Cranes



VP18 Jarnahill Dr, south-west 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 126: Photo From Vantage Point



VP18 Jarnahill Dr, south-west of site

Proposal

Effect Magnitude: LOW

- likely to be minor memorable change to the landscape or key views
- built form well integrated such that landscape is clearly dominant
- little permanent change to local character



Figure 127: Model View From Vantage Point



VP18 Jarnahill Dr, south-west of site

Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views

Figure 128: Model View From Vantage Point



VP18 Jarnahill Dr, south-west of site

Option 2

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views

Figure 129: Model View From Vantage Point



VP18 Jarnahill Dr, south-west of site

Table 25: Assessment Summary for VP18

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

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, just the uppermost parts of the Proposal will be visible above the existing treeline. It would be enough to change the nature of the view, but only to a limited extent.
3. For Options 1 and 2, it is unlikely that the built form would be clearly visible. The impacts would be negligible.

Figure 130: Photo From Near Vantage Point Showing Cranes

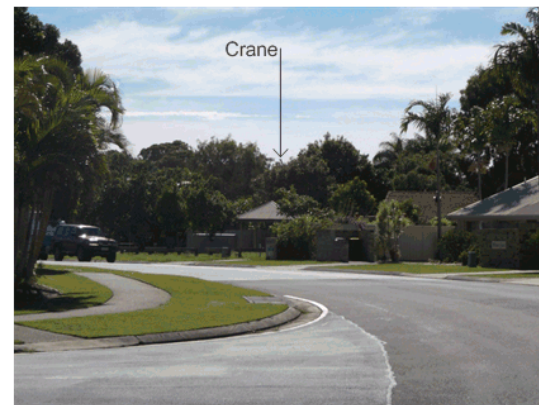


Figure 131: Enlarged Photo From Near Vantage Point Showing Cranes

5 Summary of Assessment

GHD has been engaged by Sunshine Coast Council to undertake a visual impact assessment for a proposed hotel and residential development on land at 1443 David Low Way and sites in the direct vicinity, at Yaroomba. This assessment considered the Proposal as presented by the proponent, as well as two alternative scenarios (Option 1 and Option 2), which both have the same number and arrangement of buildings, but lower building heights than the Proposal.

The process of assessment involved desktop analysis, inspections of the site and local area, photographic recording (including of two cranes positioned on site by the Applicant to indicate height of the proposed hotel) and reliance on a virtual model prepared by Council. This assessment broadly employed the assessment logic set out in the Guidelines for Landscape and Visual Impact Assessment, Third Edition, (2013) published by The Landscape Institute and the Institute for Environmental Management and Assessment in the UK.

A total of 18 sensitive vantage points were assessed, being:

VP01 – Point Arkwright

VP02 – Beach, north-east of site

VP03 – Beach, east of site near existing beach access stairs

VP04a&b – Beach, east of site

VP05 – Beach, south-east of site, near beach access track

VP06 – David Low Way, south-west of site

VP07 – David Low Way, near Tanah St East

VP08a&b – David Low Way, existing roundabout, and northern approach to roundabout

VP09a,b,&c – David Low Way, proposed entry roundabout, northern approach to roundabout, and southern approach to roundabout

VP10 – David Low Way, north-west of site, at existing pedestrian crossing

VP11 – David Low Way, north of site

VP12 - Yinneburra St, near beach access track

VP13 - Wunnunga Cr, overlooking vacant lot

VP14 - Eurungunder La, at end of cul-de-sac

VP15 - Warrack St, at intersection with Valerie Ave

VP16 - Toolga St, near Carrock Ct intersection

VP17 - Mt Coolum, part way up eastern side

VP18 – Jarnahill Dr, near Power Ct intersection

Those selected were considered vantage points in that they either represented views of sensitive receptors, or comprised an important view that was representative of other views within the catchment.

The significance of impacts was evaluated as a product of:

- the sensitivity or value of each of the sensitive and representative receptors
- the magnitude of impact on those receptors.

The rating of receptor sensitivity and impact magnitude was informed by a consideration of key planning provisions, particularly those in the Coolool Local Plan Code, as well as consideration of the baseline visual environment and an existing approval over the site.

The assessment found that most of the receptors identified were relatively sensitive to change, with many of the vantage points offering quality views to attractive landscape features and characteristics. Views from Pt Arkwright, the beach, locations along David Low Way west of the site, and Mt Coolool were found to be highly sensitive.

The assessment found that, for most of the receptors, the Proposal would have a moderate to high magnitude of impact, whilst Option 1 tended to have a moderate to negligible magnitude of impacts. Option 2 tended to have varied levels of impact, but for a number of vantage points the impacts would be moderate to high.

Ultimately, the assessment found that the Proposal generally represented a level of development (in terms of intensification and scale) that resulted in unacceptable impacts on the landscape and visual environment, and was not consistent with the level of impacts and types of outcomes sought by the relevant planning provisions (which sought development that was integrated with the landscape, protected views to key landscape features, touched lightly on the landscape, and so on).

Frequent causes of impacts were: the introduction of prominent built form into a predominantly natural landscape setting; introduction of built form that affected views of key landscape elements; the intensity of built form where it limited potential integration with the landscape; and the scale of built form where it appeared to significantly contrast with the scale of the landscape, with other built form in the local area, and with the general low intensity character of the area.

Ultimately, the assessment found that a scenario that was more consistent with the scale of built form presented in Option 1 would be more likely to satisfy the higher level planning provisions identified. Specifically, an outcome that limited building height generally, and limited the amount of built form visible from the beach and David Low Way. It is important to note however that, even a scenario such as Option 1 would require and benefit from variations to the siting and design of built form (particularly to limit the scale of building, ensure appropriate separation between buildings, and to achieve high levels of building articulation to help integrate built form with the landscape), and greater integration of existing and new landscaping.

The following tables summarise the significance of impacts for each scenario on each of the key receptors. Following this is a set of recommendations arising from the assessment intended to inform the further design of the proposal.