

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

## VP08b David Low Way, existing roundabout

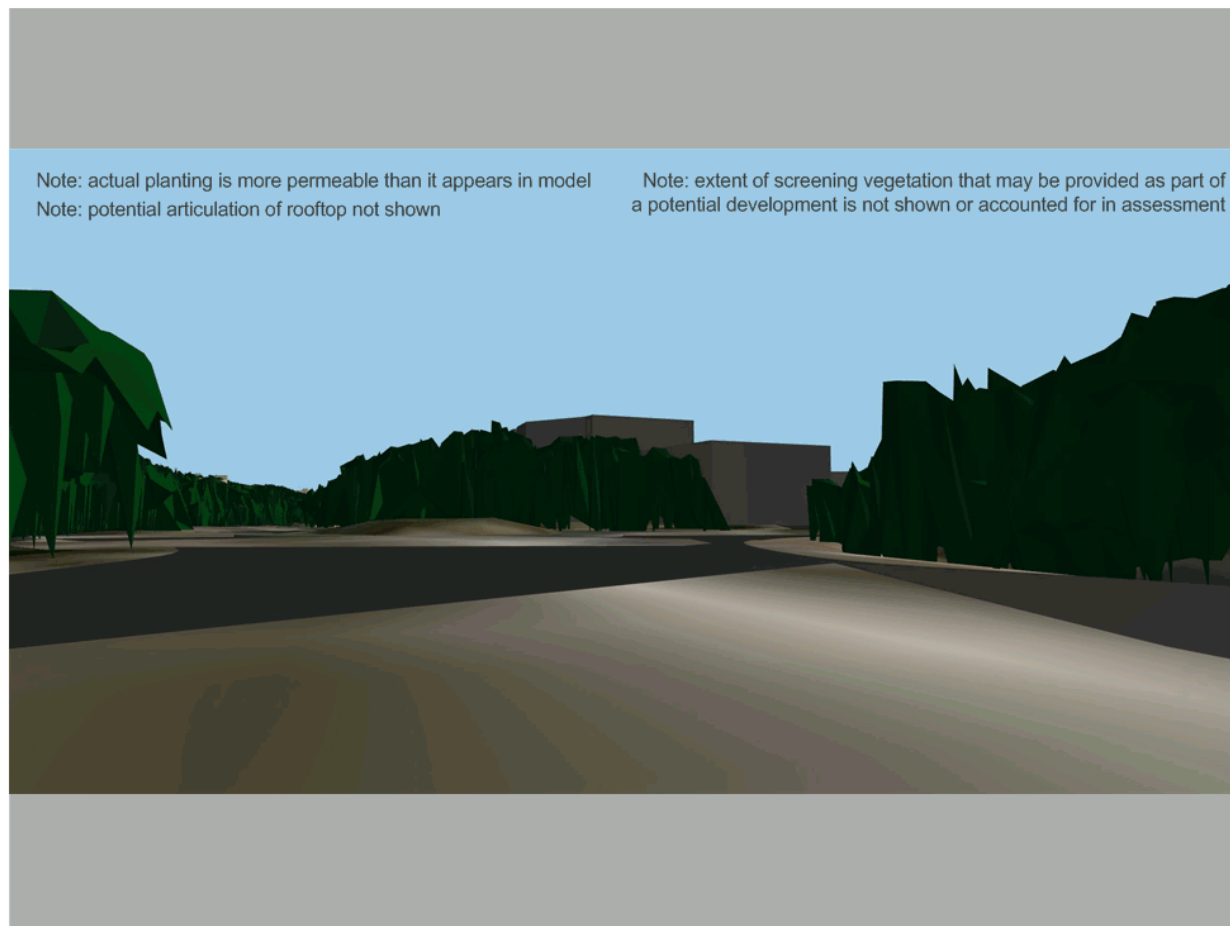
Proposal

### 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 64: 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

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

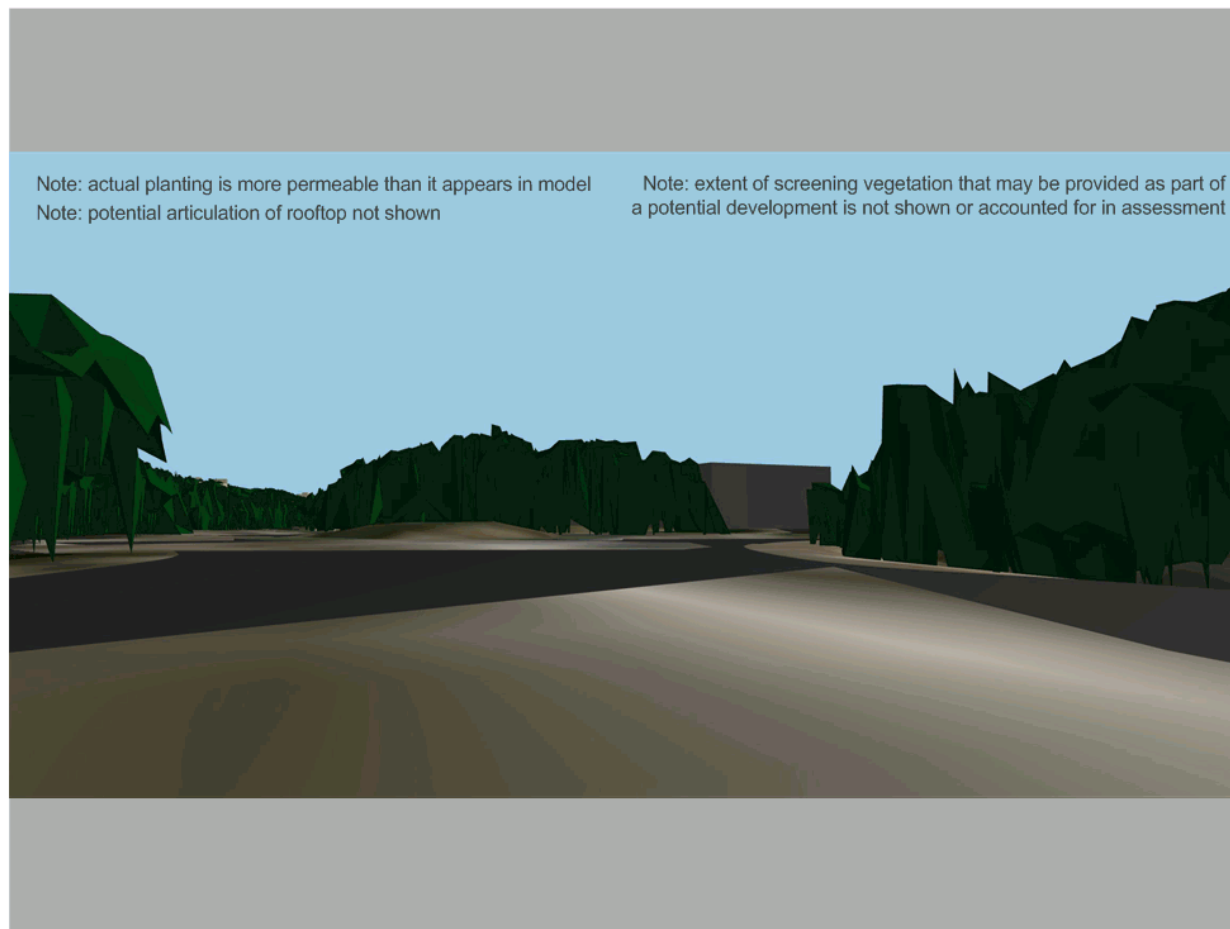
## VP08b David Low Way, existing roundabout

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 65: 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

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

## VP08b David Low Way, existing roundabout

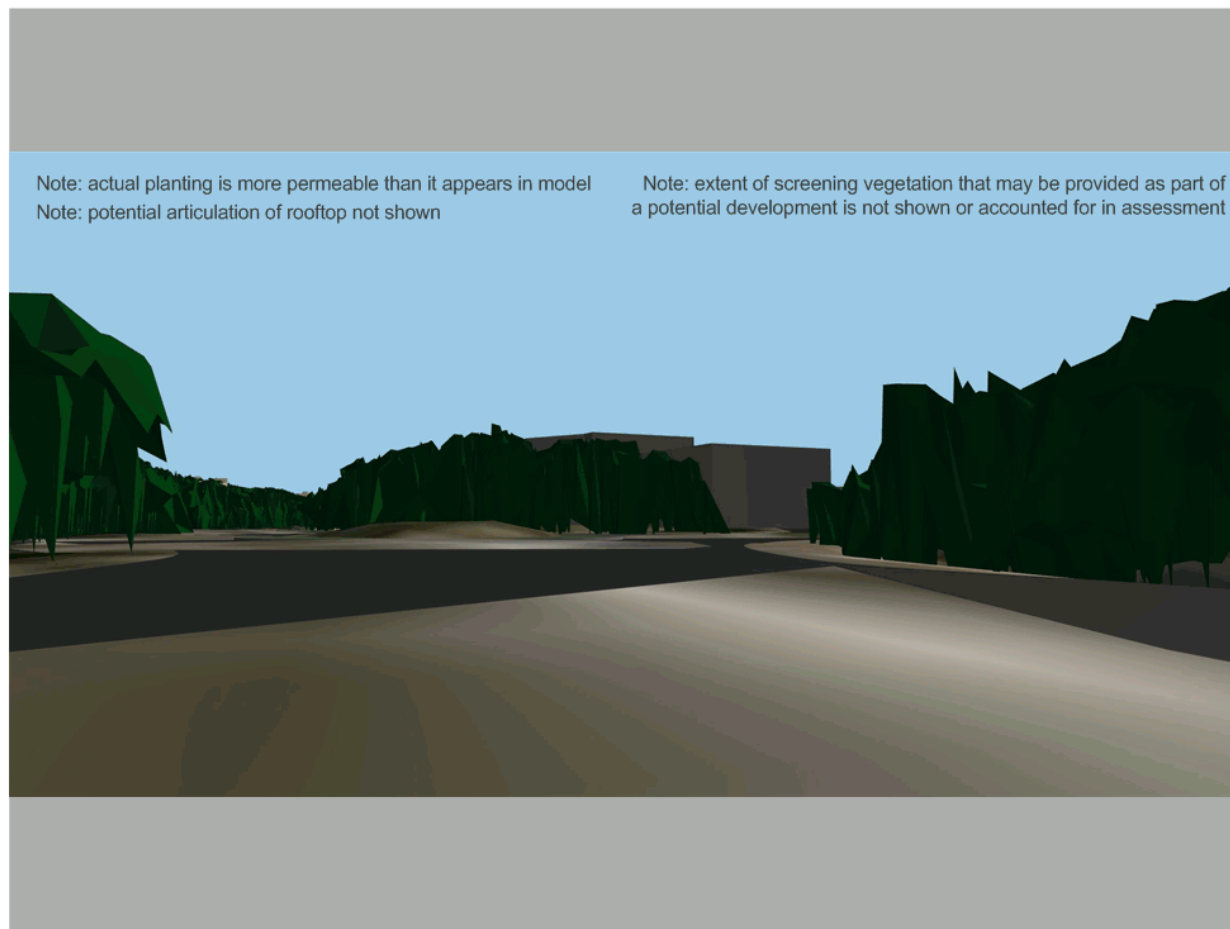
### Option 2

#### 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 66: Model View From Vantage Point



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

## VP09a David Low Way, proposed entry

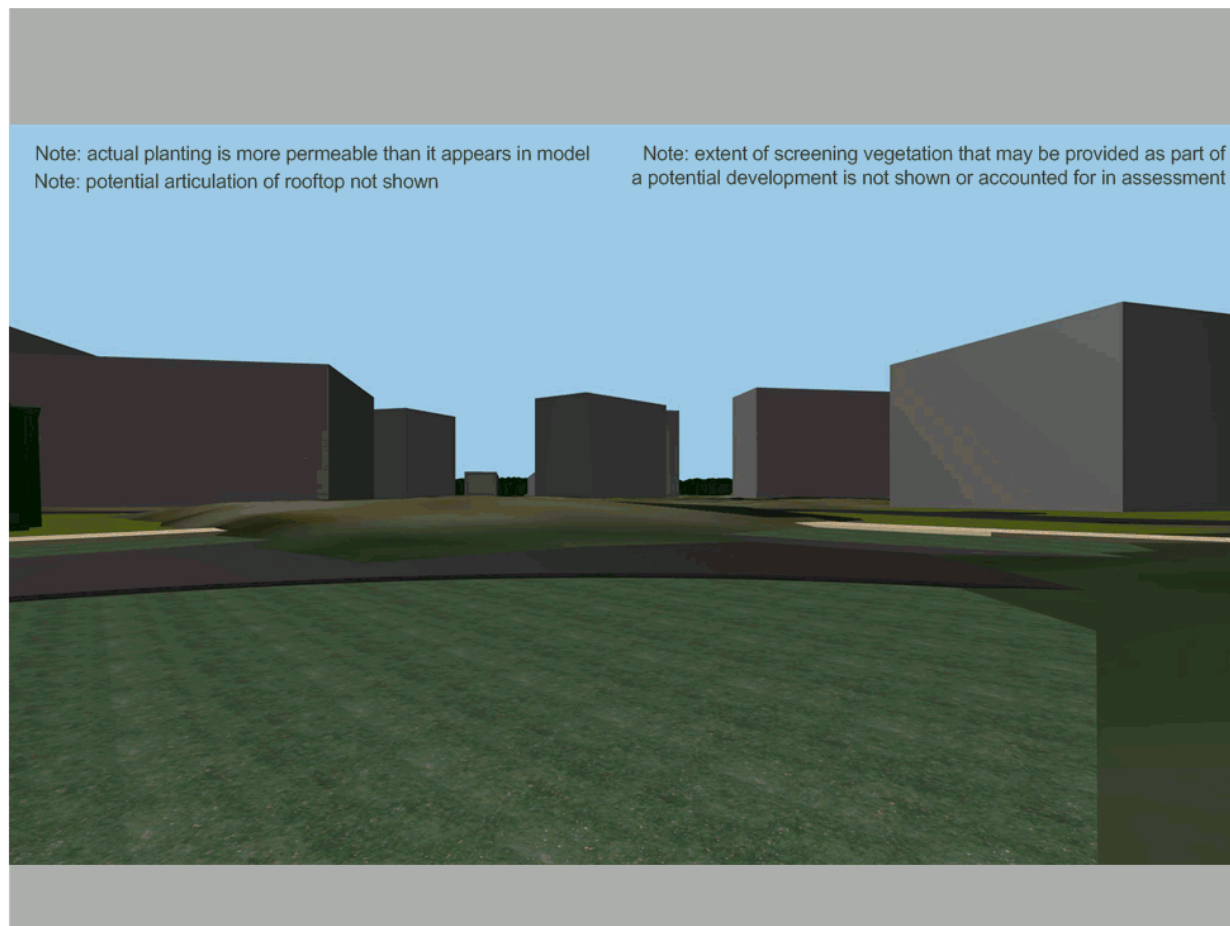
Proposal

### 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 68: Model View From Vantage Point



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

## VP09a David Low Way, proposed entry

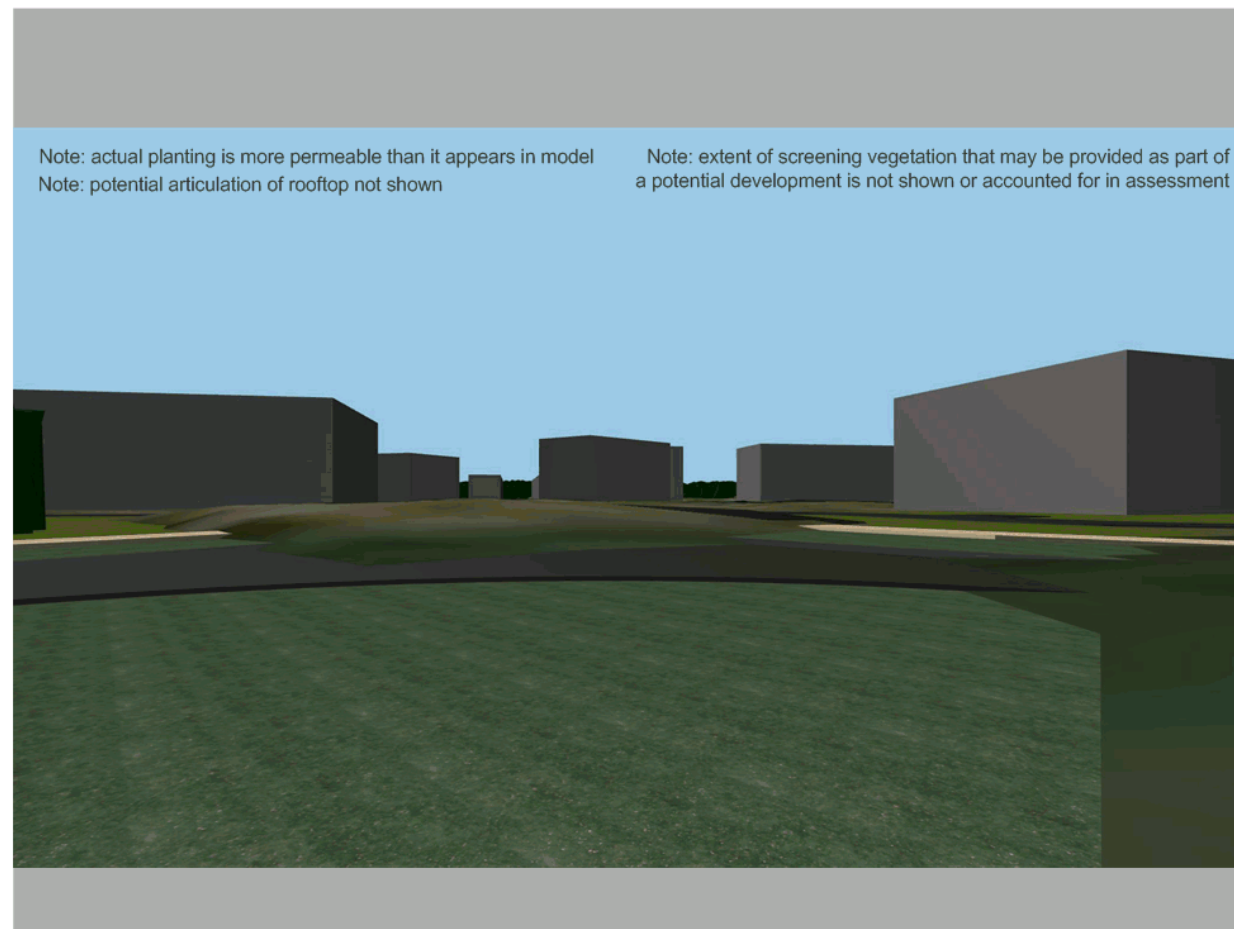
Option 1

### 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 69: Model View From Vantage Point



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

## VP09a David Low Way, proposed entry

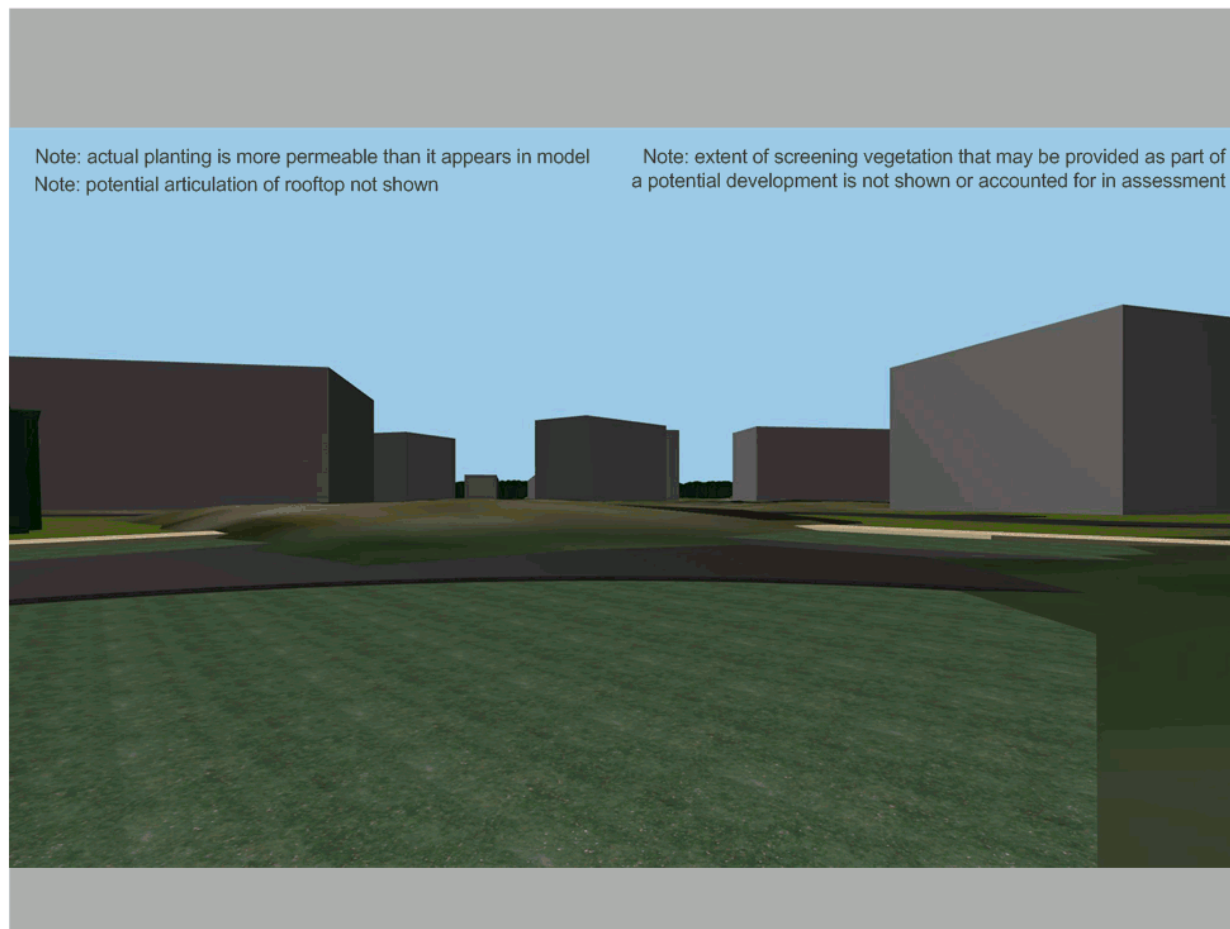
Option 2

### 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 70: Model View From Vantage Point



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

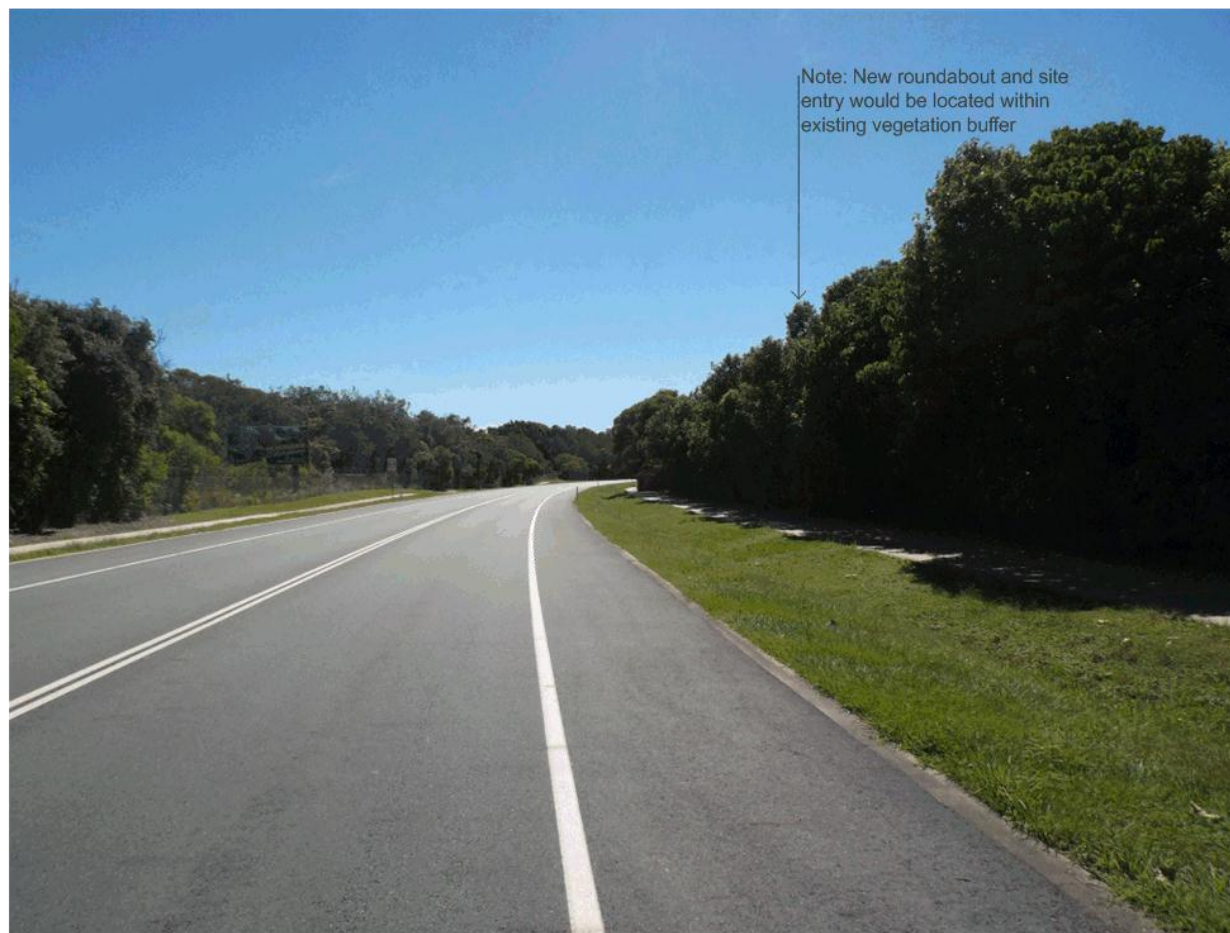
## VP09b David Low Way, proposed entry

### 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 71: Photo 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

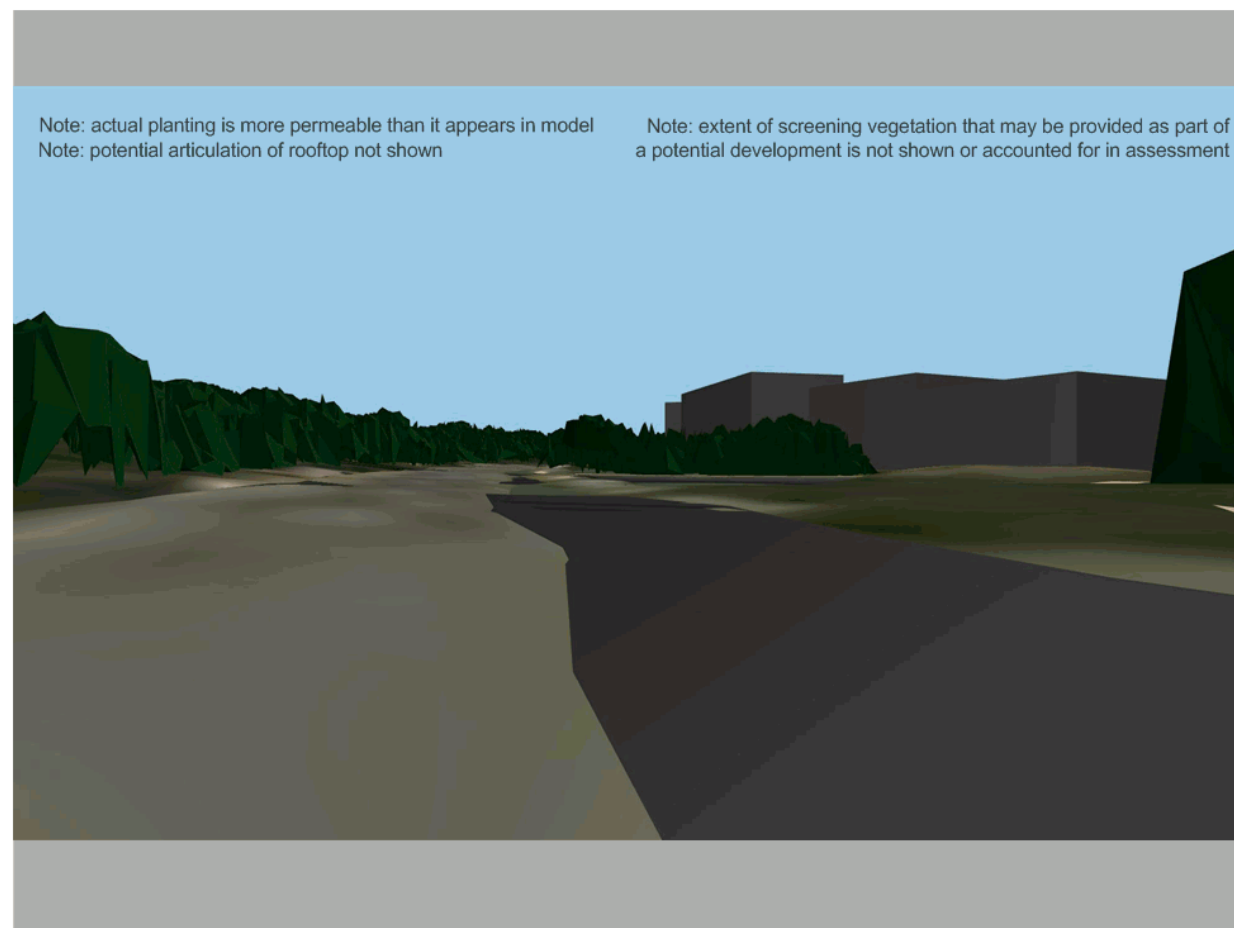
Proposal

### 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 72: 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

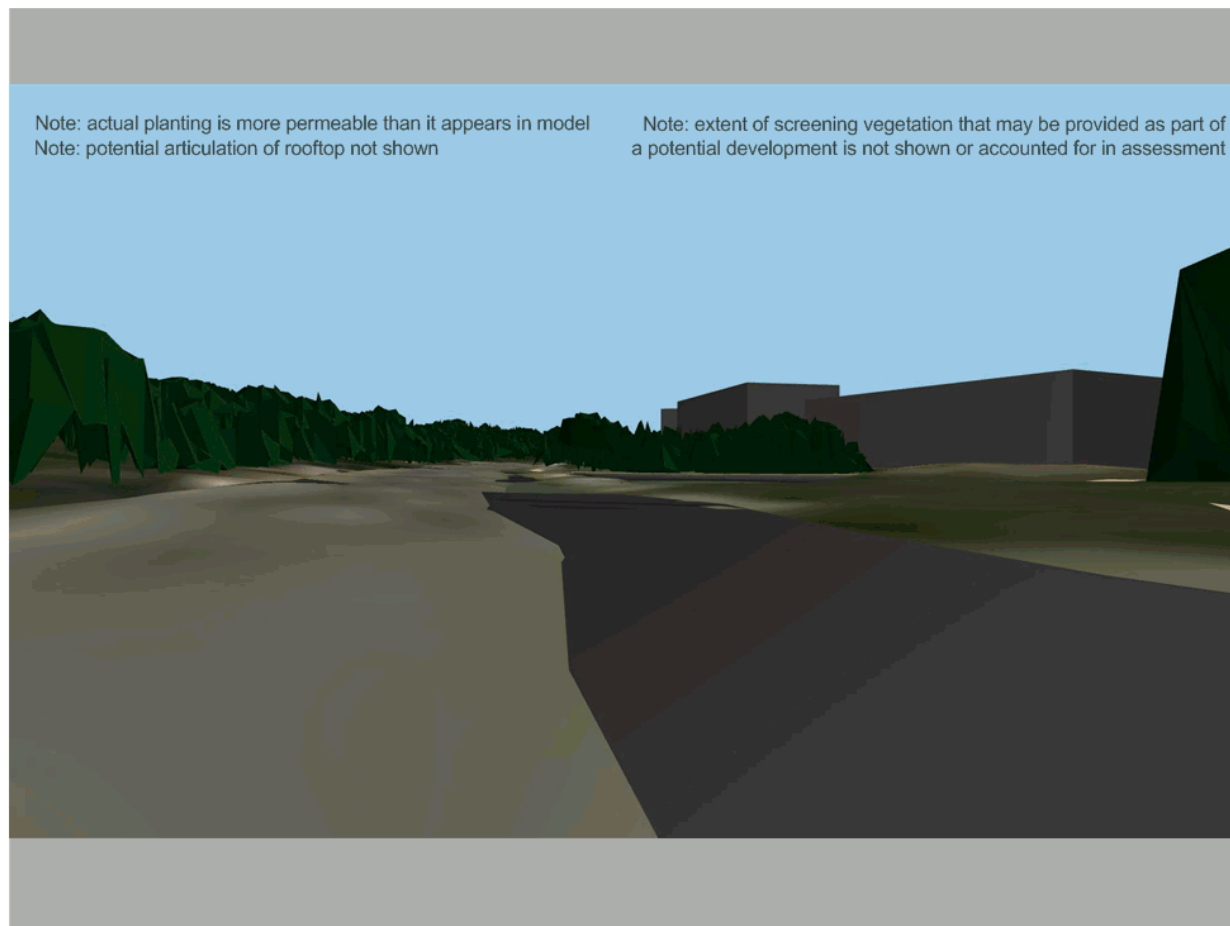
### Option 2

#### 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 74: Model View From Vantage Point



Note: VP09c included to allow consideration of views through proposed access off David Low Way, when approaching from north

## VP09c 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 75: Photo From Vantage Point



Note: New roundabout and site entry would be located within existing vegetation buffer

Note: VP09c included to allow consideration of views through proposed access off David Low Way, when approaching from north

## VP09c David Low Way, proposed entry

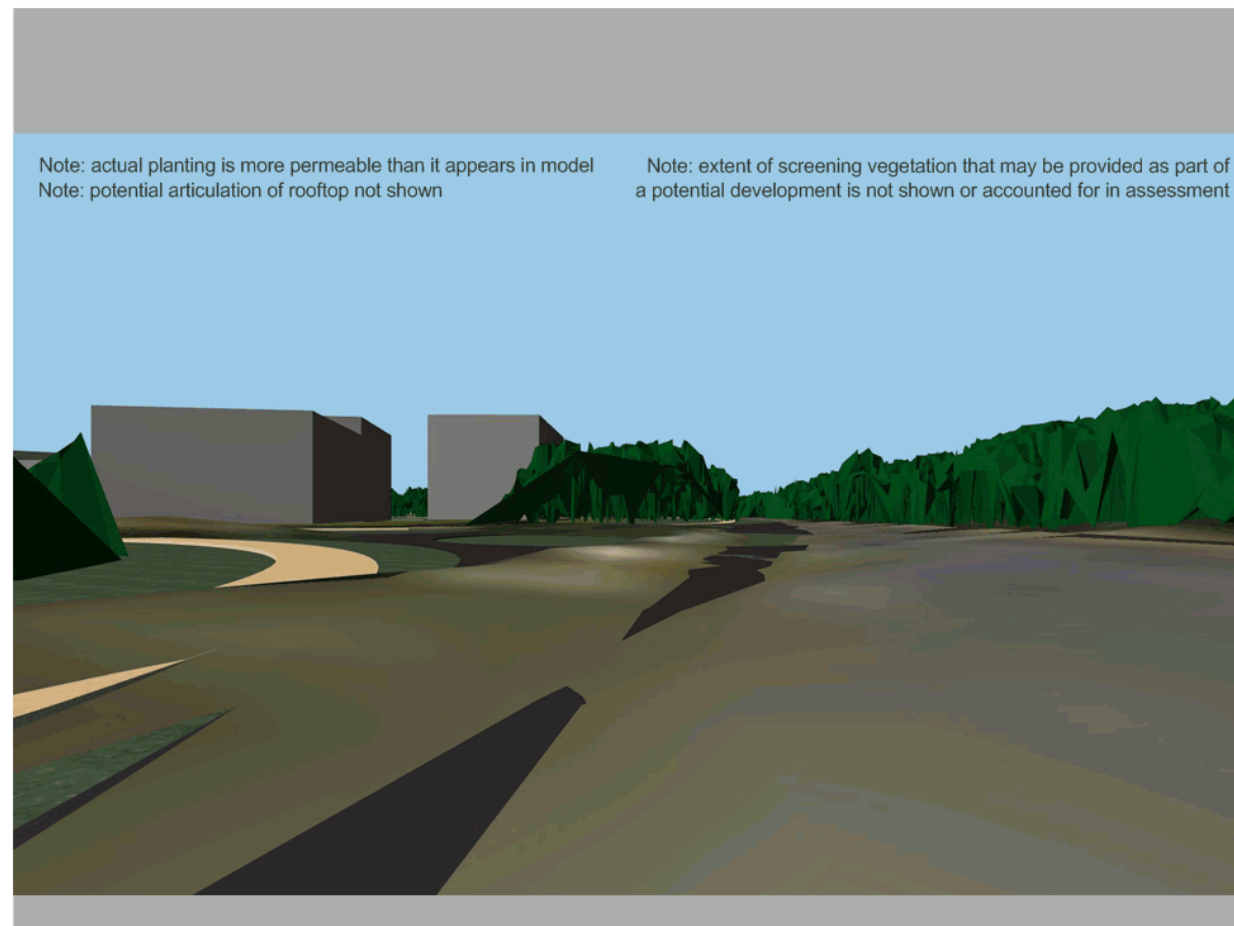
Proposal

### 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 76: 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

Note: VP09c included to allow consideration of views through proposed access off David Low Way, when approaching from north

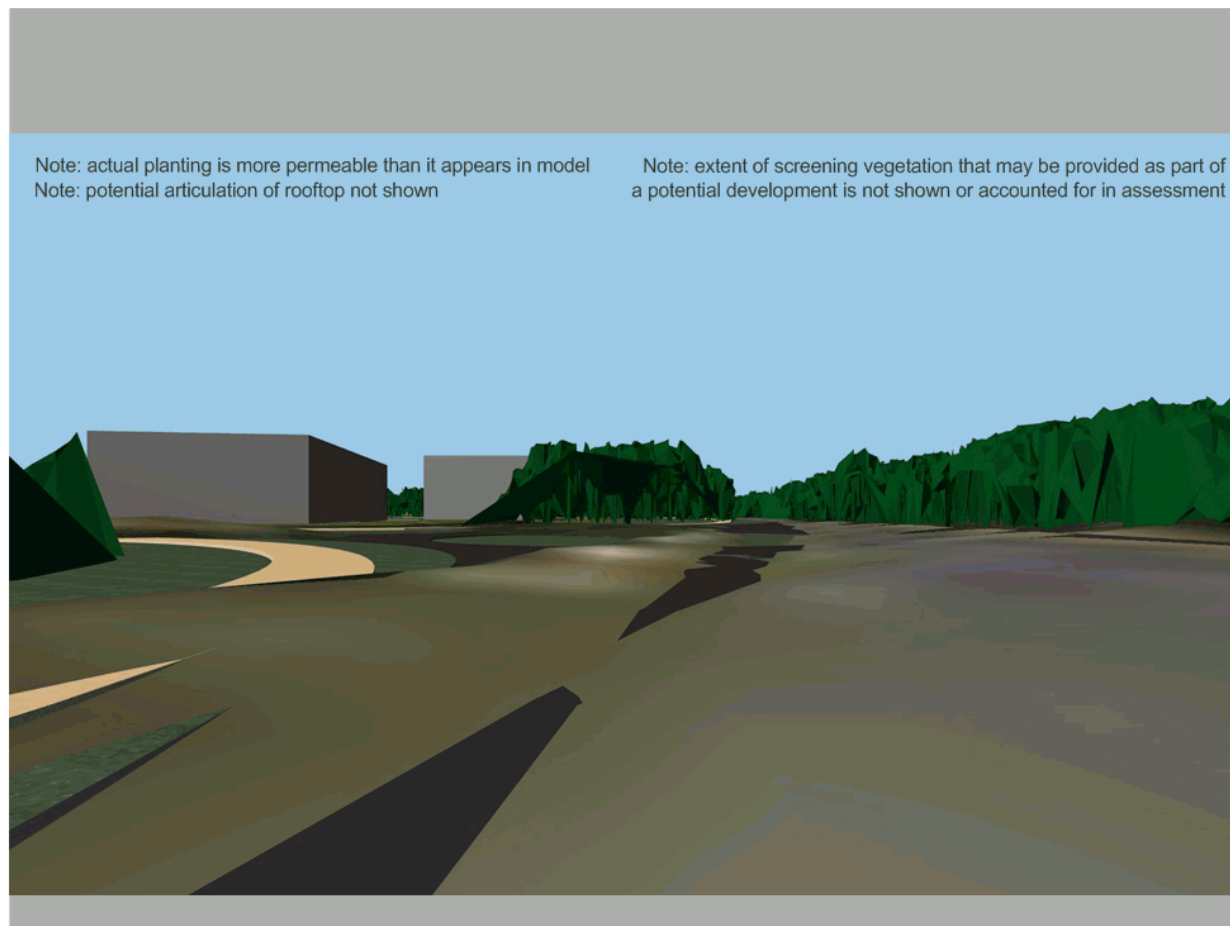
## VP09c David Low Way, proposed entry

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 77: Model View From Vantage Point



Note: VP09c included to allow consideration of views through proposed access off David Low Way, when approaching from north

## VP09c David Low Way, proposed entry

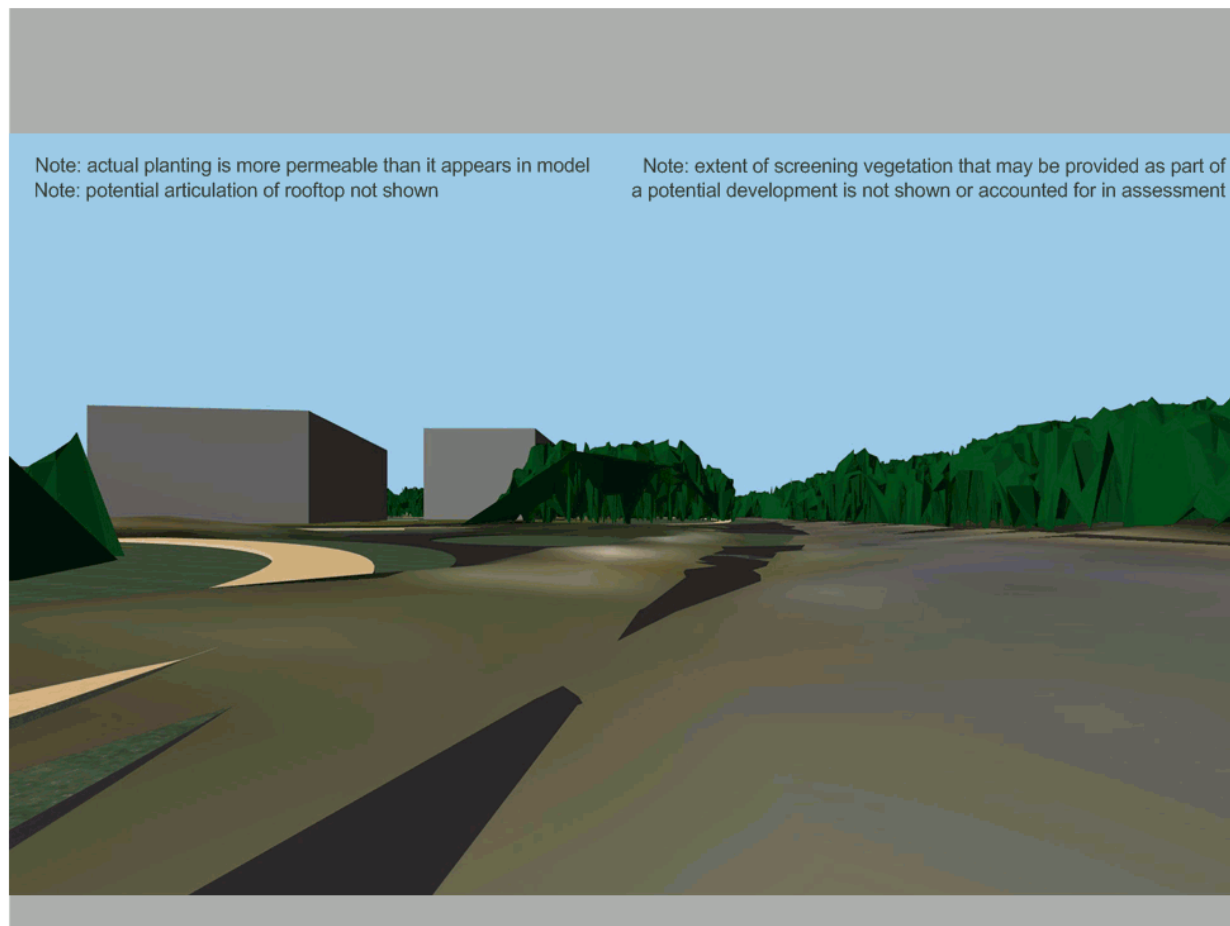
### Option 2

#### 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 78: Model View From Vantage Point



## VP09a, VP09b, VP09c David Low Way, proposed entry

**Table 14: Assessment Summary for VP09a**

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

### 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. Both the Proposal and Option 2 would have high magnitude of impacts on views from all three vantage points.
3. Option 1 would have a slightly reduced level of impact for VP09b and VP09c as the built form, whilst prominent, would be better integrated with the landscape in that it would not protrude 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. Avoiding a direct line of sight to built form (through variation to the horizontal alignment of the entry drive) would also reduce potential impacts.

**Table 15: Assessment Summary for VP09b**

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

**Table 16: Assessment Summary for VP09c**

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

## VP10 David Low Way, north of site

### 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
- attention of pedestrian or driver would be partially on navigating the crossing



Figure 79: Photo From Vantage Point



Note: This vegetation has been trimmed since the model was created. As such, the following model views include taller vegetation in this area which no longer exists. The trimming of this vegetation (and the reduced amount of screening) has been taken into account in the assessment.

## VP10 David Low Way, north-west of site

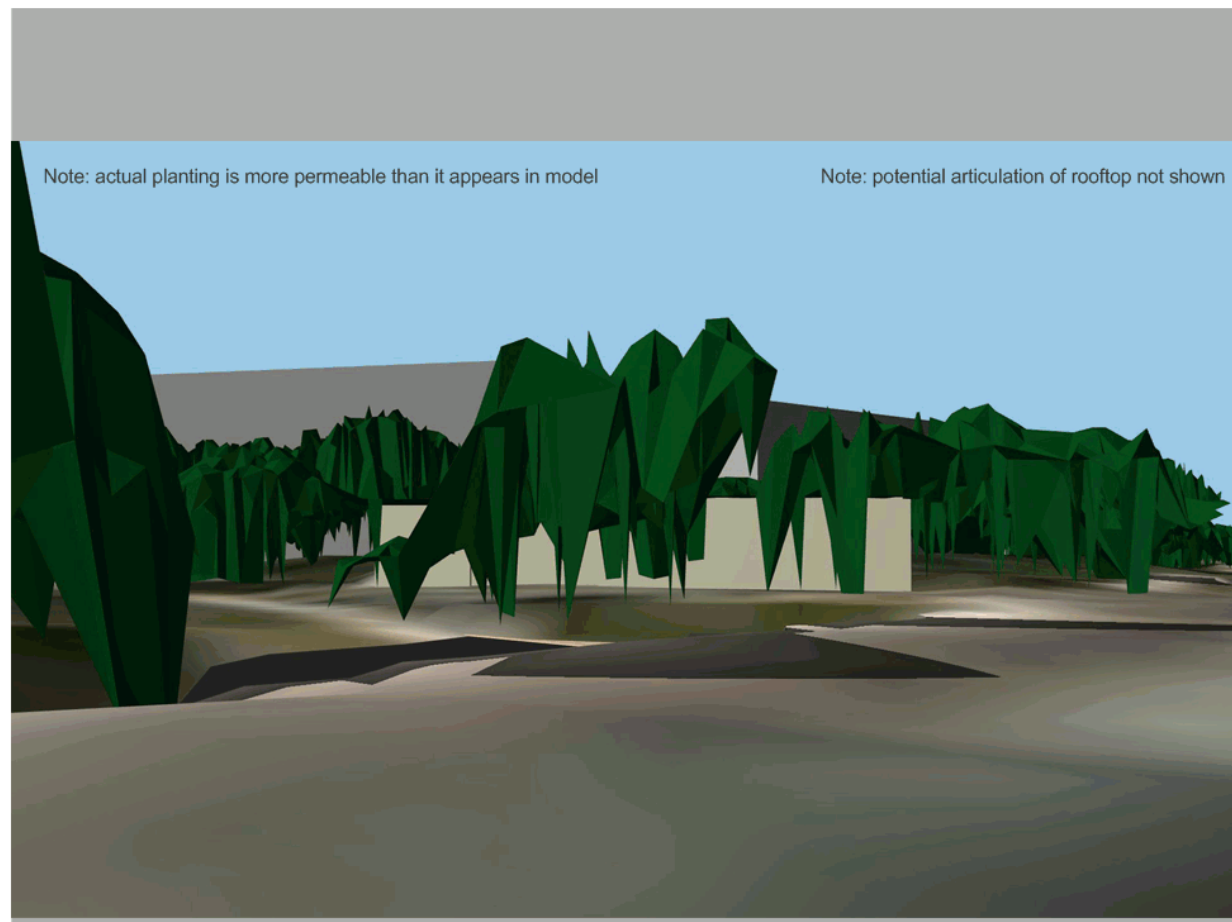
Proposal

### Effect Magnitude: HIGH

- recognising removal of some foreground vegetation, there would be an overwhelming addition of features in the view, such that nature of view or character of landscape is fundamentally changed
- visual amenity of viewer substantially and permanently altered



Figure 80: Model View From Vantage Point





## VP10 David Low Way, north-west of site

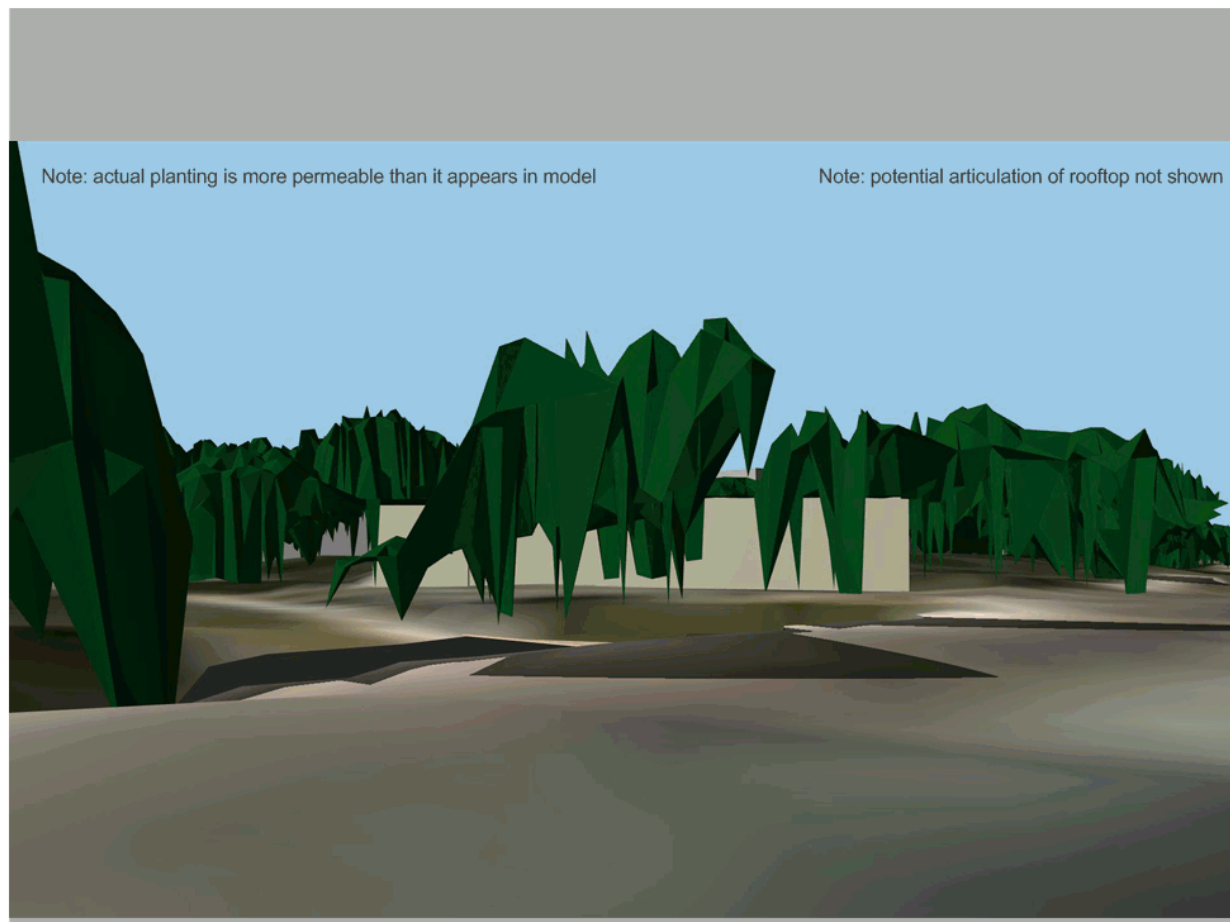
Option 1

### Effect Magnitude: LOW

- recognising removal of some foreground vegetation, likely to be minor memorable change to the view
- built form well integrated such that landscape is clearly dominant
- little permanent change to local character



Figure 81: Model View From Vantage Point



## VP10 David Low Way, north-west of site

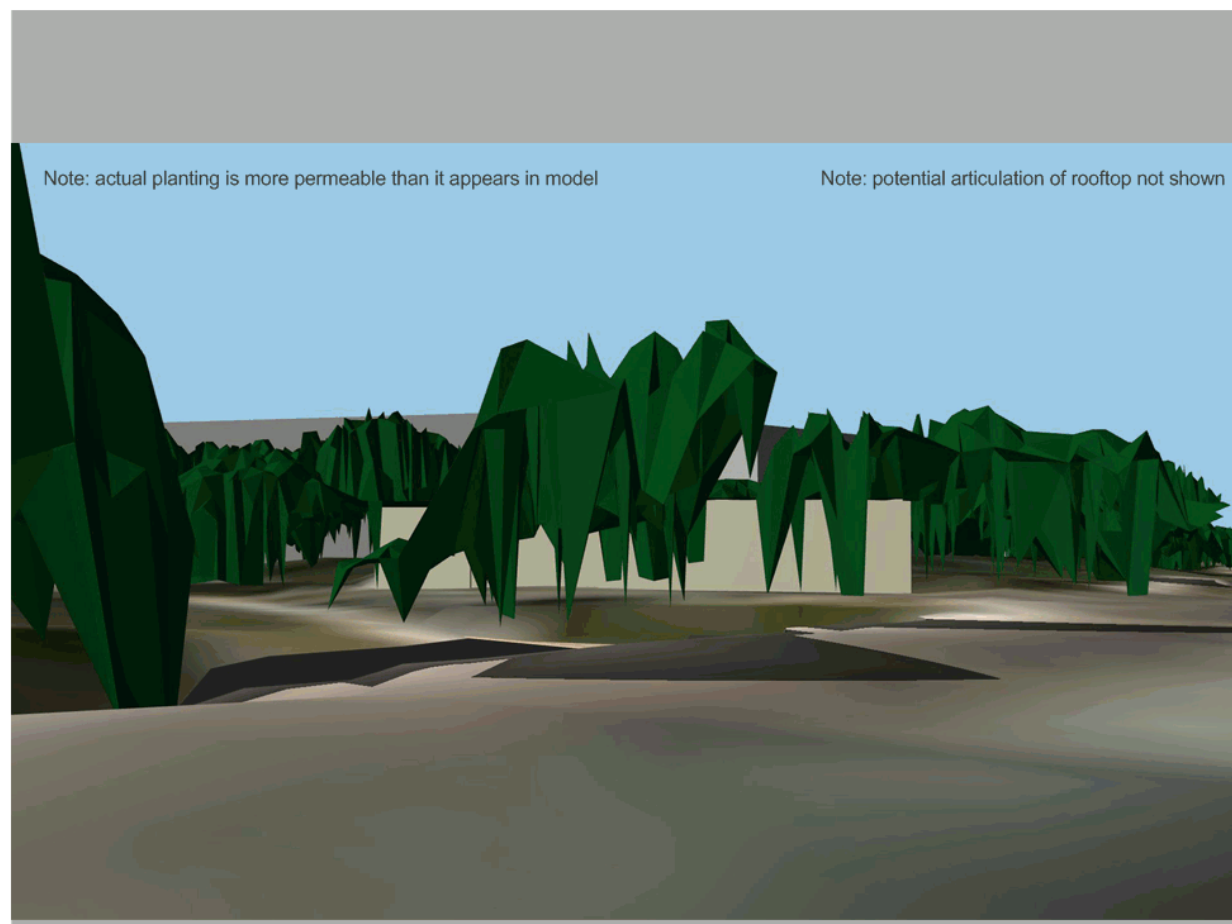
Option 2

### Effect Magnitude: HIGH

- recognising removal of some foreground vegetation, there would be an overwhelming addition of features in the view, such that nature of view or character of landscape is fundamentally changed
- visual amenity of viewer substantially and permanently altered



Figure 82: Model View From Vantage Point



## VP10 David Low Way, north-west of site

**Table 17: Assessment Summary for VP10**

Option	Receptor Sensitivity	Impact Magnitude	Impact Significance
Proposal A (12st hotel)	Moderate	High	High-Moderate
Option 1 (6st hotel)	Moderate	Low	Moderate-Low
Option 2 (8st hotel)	Moderate	High	High-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. At this point at least part of the attention of both drivers and pedestrians will be on navigating the crossing, and less so on the landscape.
3. From this route, parts of the Proposal (the western-most buildings) will be clearly visible above, and 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.
4. The Proposal and Option 2 would have a high magnitude of impact, being partially integrated with the landscape but also resulting in a noticeable contrast between built form and the natural landscape such that the nature of the view will be altered.
5. For Option 1 it is unlikely that the built form would be visible above the vegetation, but will be clearly visible through the vegetation, as such impacts would be low.
6. For the all scenarios, improving the landscape buffer could further reduce the magnitude and significance of impacts.