

4 Impact Assessment

The following sheets summarise the assessment of impacts on each of the identified visual receptors. As explained earlier, a number of key visual receptors were identified through desktop analysis and site inspections. These include:

- VP01 – Point Arkwright roundabout (VP09b), and southern approach to roundabout (VP09c)
- 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 int
- VP08a&b – David Low Way, existing roundabout (VP08a), and northern approach to roundabout (VP08b)
- VP09a,b,&c – David Low Way, proposed entry roundabout (VP09a), northern approach to
- 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

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The following sheets describe and rate the sensitivity of each receptor, the nature and magnitude of effects likely to result from each scenario, and the subsequent significance of effects for each receptor.

Photos from each receptor are provided, as well as views to the model for each scenario.

The following describes the order of figures provided for each receptor:

- **Photo from vantage point**, as well as description and **rating of sensitivity** (based on ratings provided at Table 1).
- View to **model for Proposal**, as well as description and **rating of impact magnitude** (based on ratings provided at Table 2).
- View to **model for Option 1 Scenario**, as well as description and **rating of impact magnitude** (based on ratings provided at Table 2).
- View to **model for Option 2 Scenario**, as well as description and **rating of impact magnitude** (based on ratings provided at Table 2).
- Summary sheet, **summarising impacts for each scenario** and **rating impact significance** (based on ratings provided at Table 3). Where appropriate, additional photos showing cranes erected by the Applicant (to illustrate the height of the proposed hotel) have been included.

VP01 Point Arkwright

Receptor Sensitivity: HIGH

- an identified significant view and lookout
- a high quality view almost absent of built form
- a focus on landscape



Figure 20: Photo From Vantage Point



VP01 Point Arkwright

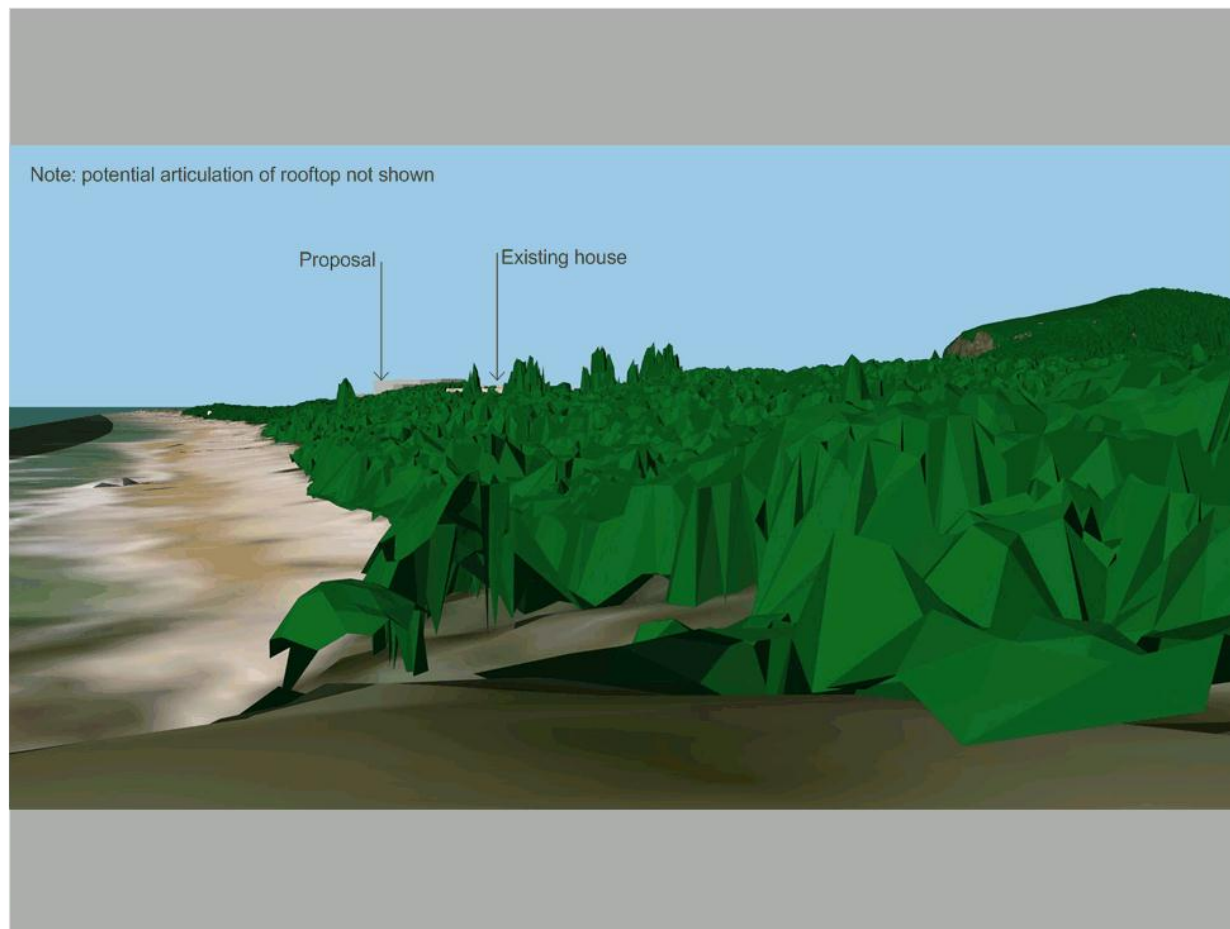
Proposal

Effect Magnitude: HIGH

- key landscape features 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 21: Model View From Vantage Point



VP01 Point Arkwright

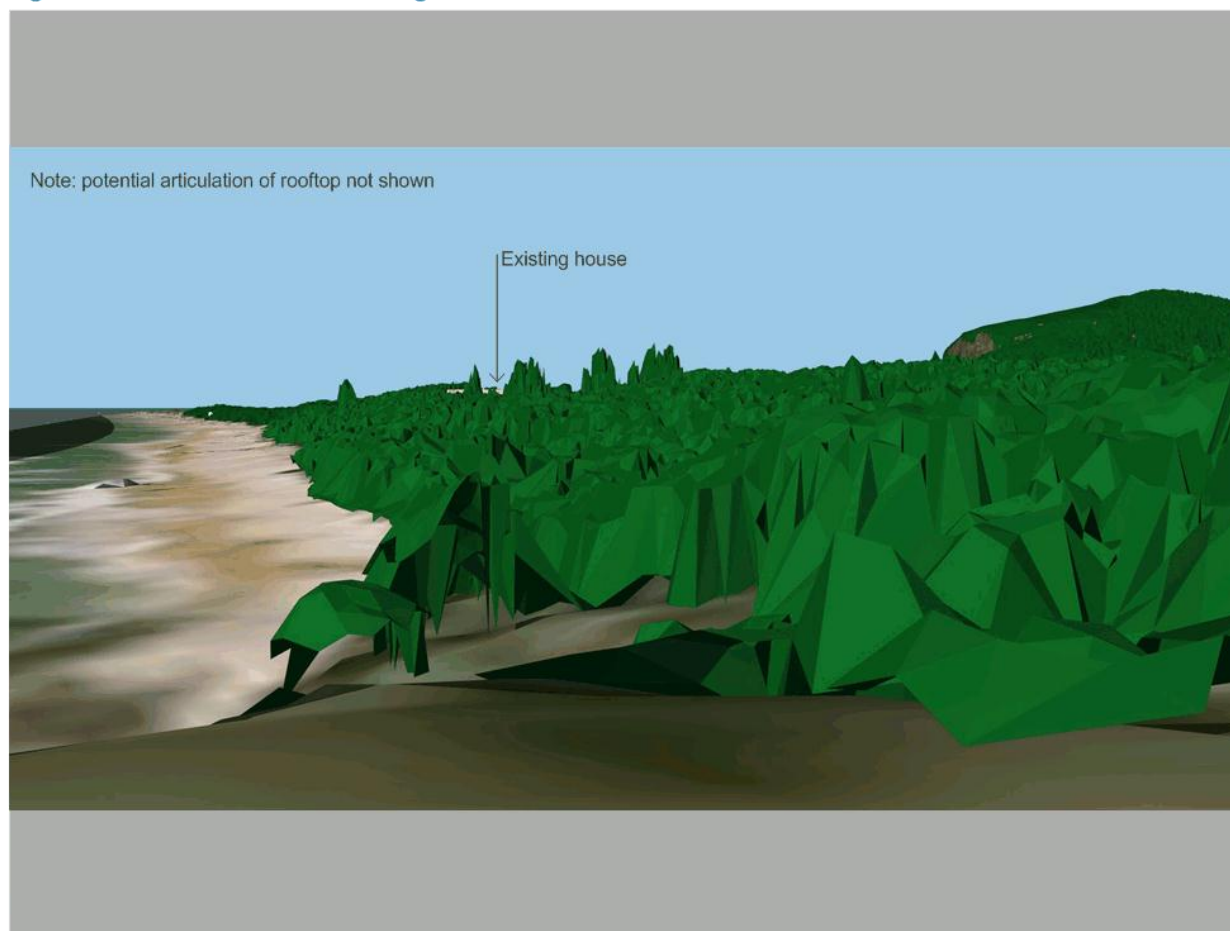
Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 22: Model View From Vantage Point



VP01 Point Arkwright

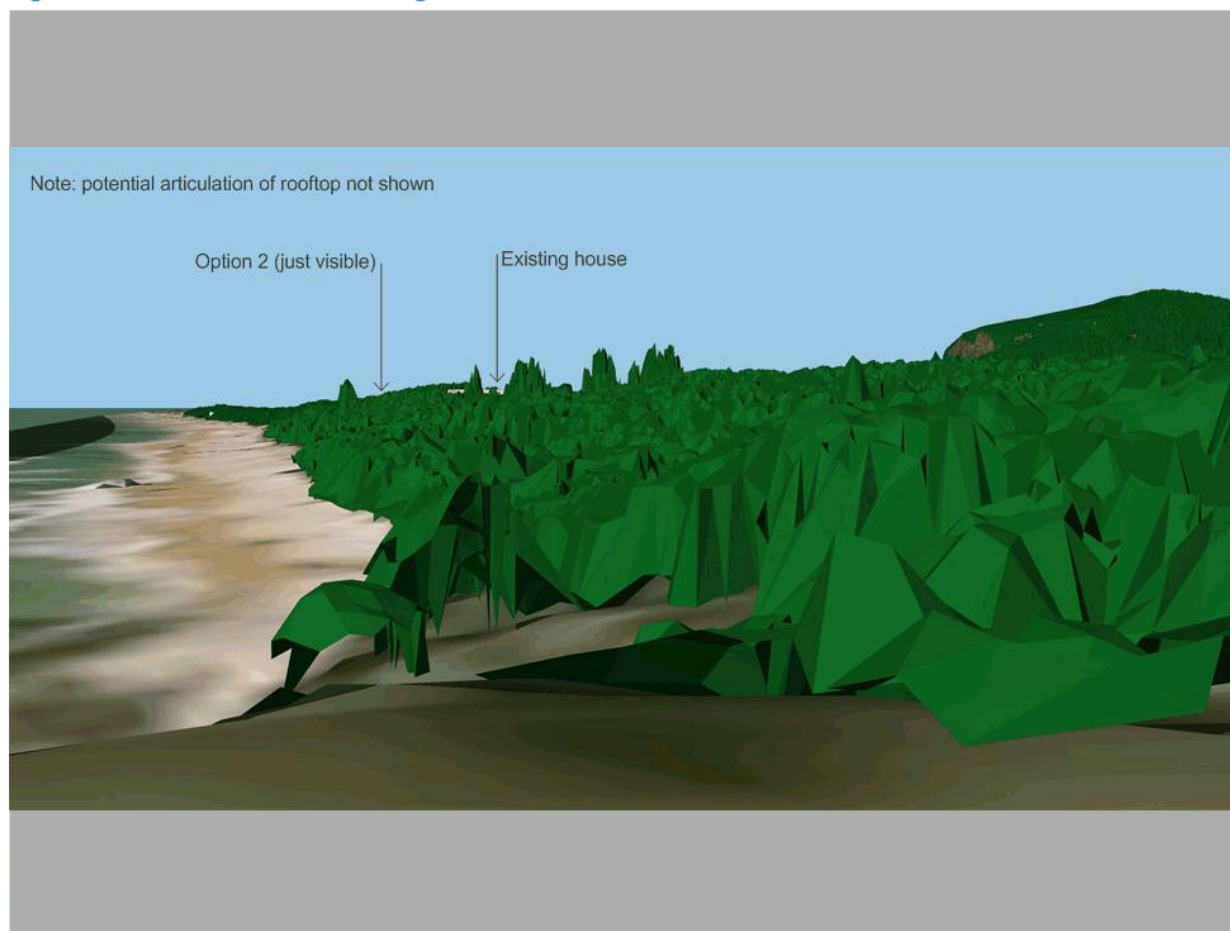
Option 2

Effect Magnitude: LOW

- 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 23: Model View From Vantage Point



VP01 Point Arkwright

Table 4: Assessment Summary for VP01

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	Low	Moderate

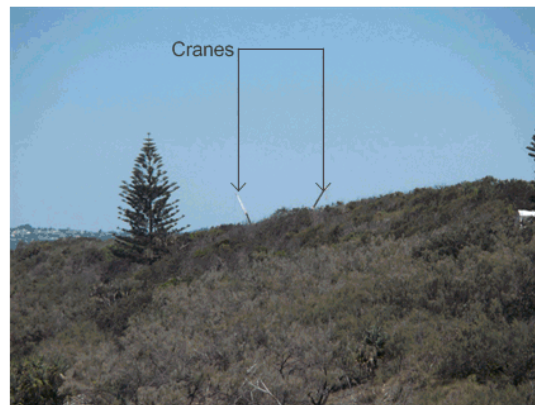
Summary

1. This vantage point is highly sensitive - it is a well visited lookout where the view is dominated by an attractive, natural landscape.
2. The proposed hotel (at 10 storeys) will be clearly visible and will have a significant impact on the view, it will be a visible intrusion of built form in an almost wholly natural landscape - the outcome would be unacceptable without substantial changes.
3. For Option 1, it appears that the proposal would not be visible above the dune vegetation. As such, the impacts would be negligible.
4. For Option 2, a very small part of the hotel (at 8 storeys) would be visible, but may not be particularly noticeable, depending on the architectural treatments and colours employed. As such, the impacts would be low.
5. In all instances, the dune topography and vegetation plays an important role in obscuring proposed built form. Conditions requiring protection of dune vegetation are likely to be required. Controls on lighting for upper parts of any development above 6 storeys likely to be required.

Figure 24: Photo From Near Vantage Point Showing Cranes



Figure 25: Enlarged Photo From Near Vantage Point Showing Cranes



VP02 Beach, north-east of site

Receptor Sensitivity: HIGH

- a focus on landscape
- lack of built form
- prolonged views from near location
- highly frequented vantage points offering quality views



Figure 26: Photo From Vantage Point



VP02 Beach, north-east of site

Proposal

Effect Magnitude: LOW

- 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 27: Model View From Vantage Point



VP02 Beach, north-east of site

Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views

Figure 28: Model View From Vantage Point



VP02 Beach, north-east of site

Option 2

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views

Figure 29: Model View From Vantage Point



VP02 Beach, north-east of site

Table 5: Assessment Summary for VP02

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

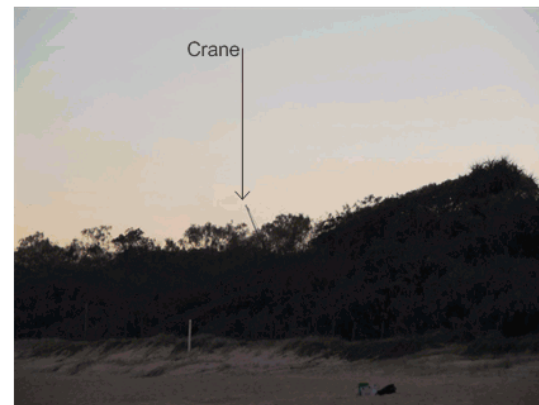
Summary

1. This vantage point is highly sensitive - the beach is well-visited and the view is of an attractive, natural landscape, absent of built form.
2. At 10 storeys, the proposed hotel will be only partially visible and will have a moderate impact on the view, it will be a visible intrusion of built form in an almost wholly natural landscape but will not be particularly obvious.
3. For Options 1 and 2 none of the built form would be likely to be visible. The impacts for both options would be negligible.
4. Again, the dune topography and vegetation plays an important role in obscuring proposed built form. Conditions requiring protection of dune vegetation are likely to be required. Controls on lighting for upper parts of any development above 6 storeys likely to be required.

Figure 30: Photo From Near Vantage Point Showing Cranes



Figure 31: Enlarged Photo From Near Vantage Point Showing Cranes



VP03 Beach, east of site (near existing stairs - Access 91)

Receptor Sensitivity: HIGH

- a focus on landscape
- lack of built form
- prolonged views from near location
- highly frequented vantage points offering quality views
- there is an apparent "gap" in dune vegetation



Figure 32: Photo From Vantage Point



VP03 Beach, east of site (near existing stairs - Access 91)

Proposal

Effect Magnitude: HIGH

- key landscape features substantially affected
- significant contrast of any new features or changes compared to existing and remaining landscape
- visual amenity of viewer substantially and permanently altered, largely due to proximity of built form to vantage point



Figure 33: Model View From Vantage Point



Note: actual planting is more permeable than it appears in model
- assessment assumes some visibility through vegetation

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

VP03 Beach, east of site (near existing stairs - Access 91)

Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 34: Model View From Vantage Point



Note: actual planting is more permeable than it appears in model
- assessment assumes some visibility through vegetation

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

VP03 Beach, east of site (near existing stairs - Access 91)

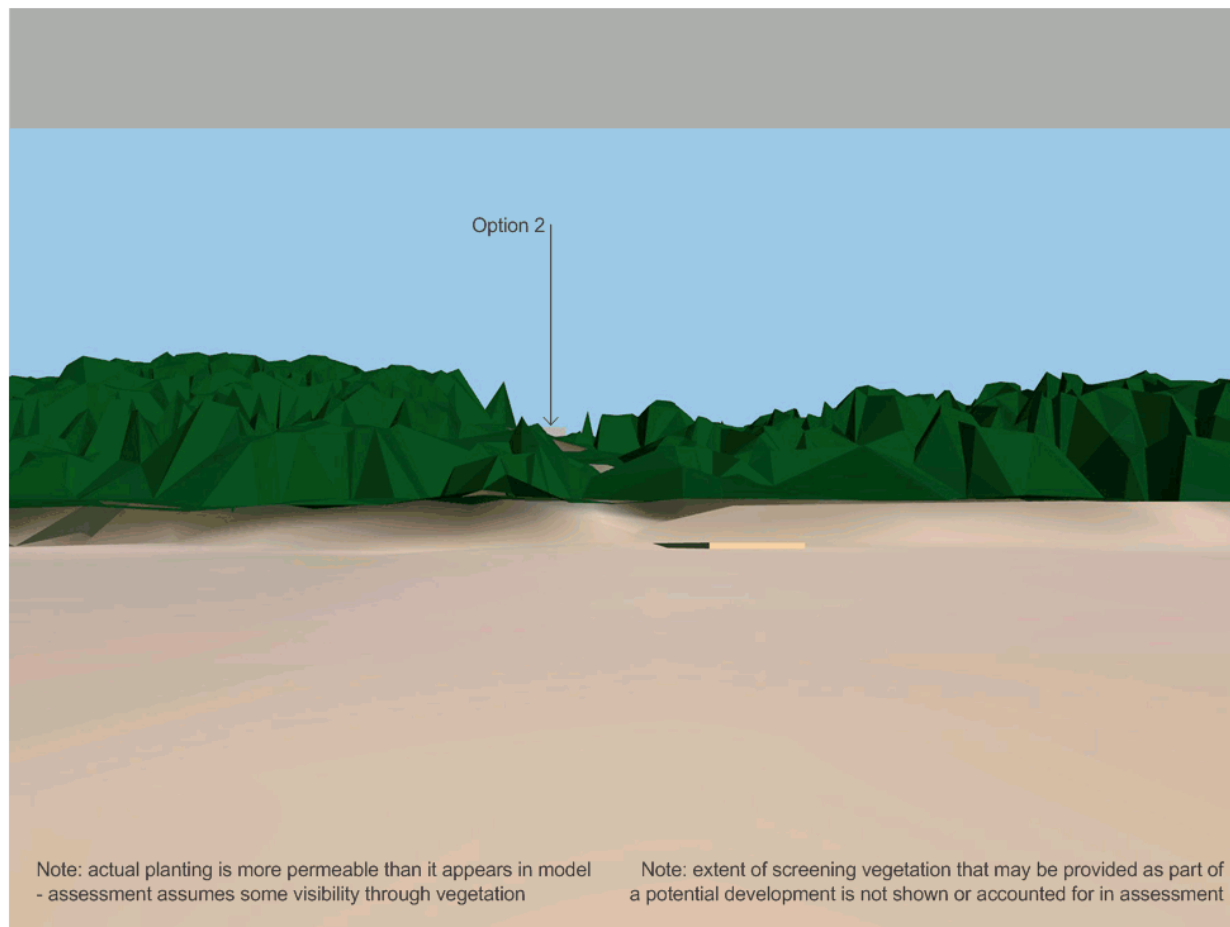
Option 2

Effect Magnitude: LOW

- assuming some built form will be visible through gaps in the dune vegetation, likely to be minor memorable change to the landscape and key views
- any visible built form will be well integrated such that landscape is clearly dominant
- likely to be little permanent change to local character



Figure 35: Model View From Vantage Point



Note: actual planting is more permeable than it appears in model
- assessment assumes some visibility through vegetation

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

VP03 Beach, east of site (near existing stairs - Access 91)

Table 6: Assessment Summary for VP03

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	Low	Moderate

Summary

1. This vantage point is highly sensitive - the beach is well-visited and the view is of an attractive, natural landscape, absent of built form. This view takes in an apparent "gap" in the dune vegetation, enabling more direct views into the site.
2. The proposed hotel (at 10 storeys) would be likely to be visible through and above the dune vegetation (which is more permeable than is shown in the model views). Where any built form is visible, it would have significant impact on the visual experience from this location.
3. For Option 1, it is unlikely that any built form would be visible, even through the vegetation. The impacts would be negligible.
4. For Option 2, some built form would be visible above the dune vegetation and it is assumed that some will be visible through the vegetation. For this reason, impacts would be of low magnitude.
5. In this instance, rehabilitation of vegetation through the dune area would do much to reduce impacts on views from this part of the beach. Again, controls on lighting for upper parts of any development above 6 storeys likely to be required.

VP04a Beach, east of site

Receptor Sensitivity: HIGH

- a focus on landscape
- lack of built form
- prolonged views from near location
- highly frequented vantage points offering quality views
- there is an apparent "gap" in dune vegetation



Figure 36: Photo From Vantage Point



VP04a Beach, east of site

Proposal

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 37: Model View From Vantage Point



VP04a Beach, east of site

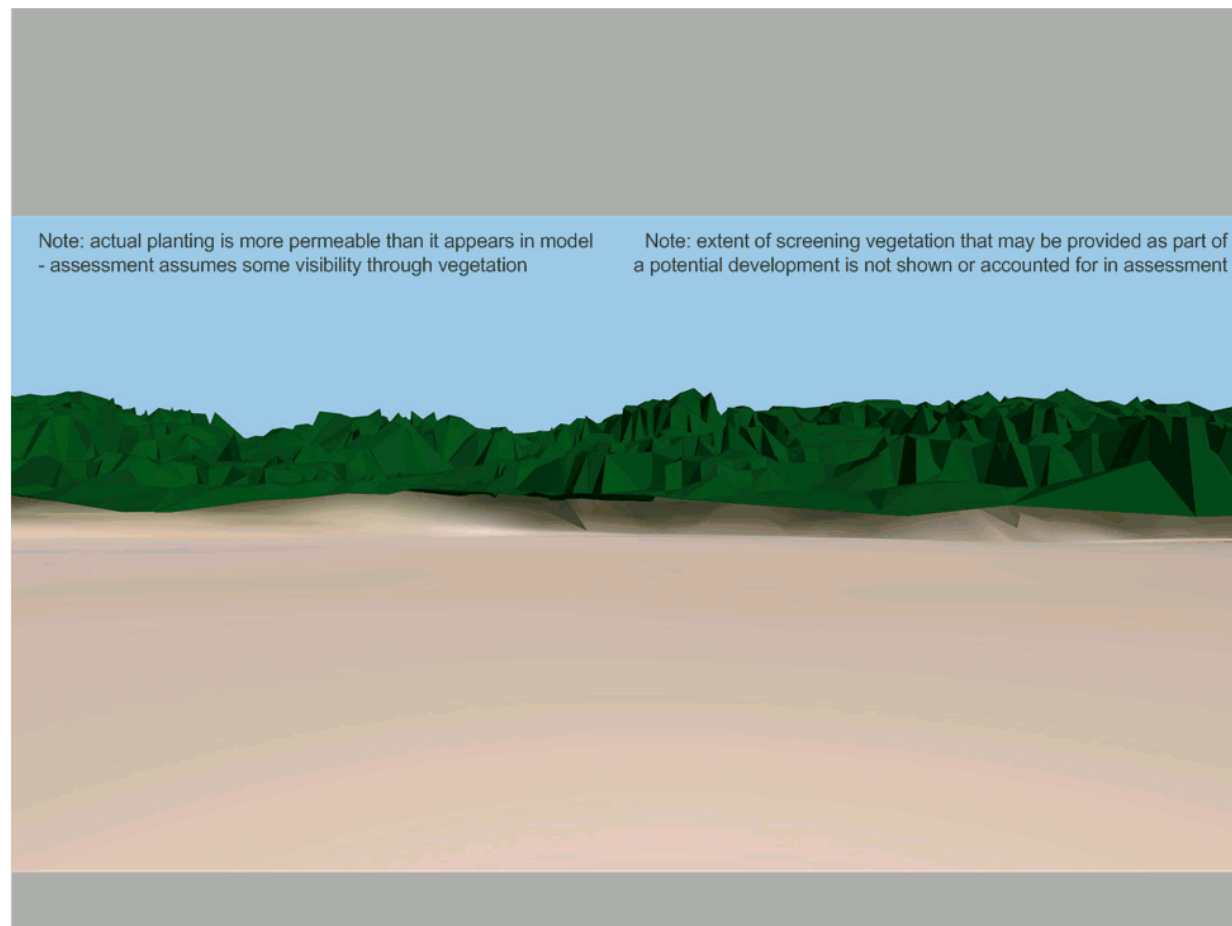
Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 38: Model View From Vantage Point



VP04a Beach, east of site

Option 2

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 39: Model View From Vantage Point



VP04b Beach, south-east of site

Receptor Sensitivity: HIGH

- a focus on landscape
- lack of built form
- prolonged views from near location
- highly frequented vantage points offering quality views



Figure 40: Photo From Vantage Point



VP04b Beach, south-east of site

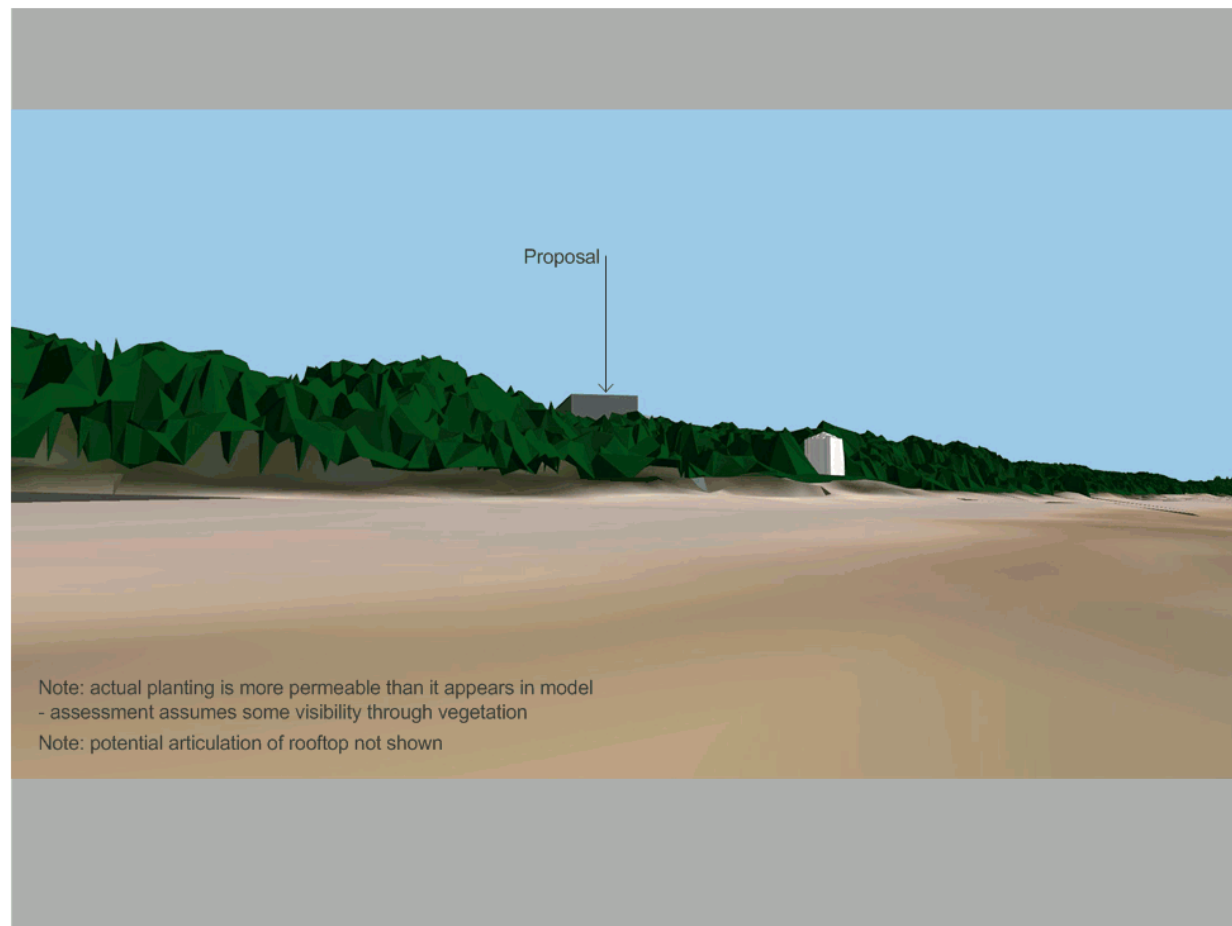
Proposal

Effect Magnitude: HIGH

- key landscape features substantially affected
- significant contrast of any new features or changes compared to existing and remaining landscape
- visual amenity of viewer substantially and permanently altered, largely due to proximity of built form to vantage point



Figure 41: Model View From Vantage Point



Note: actual planting is more permeable than it appears in model
- assessment assumes some visibility through vegetation
Note: potential articulation of rooftop not shown

VP04b Beach, south-east of site

Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 42: Model View From Vantage Point



VP04b Beach, south-east of site

Option 2

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 43: Model View From Vantage Point



VP04a and VP04b Beach, east of site

Table 7: Assessment Summary for VP04a

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	Negligible	Negligible

Table 8: Assessment Summary for VP04b

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	Negligible	Negligible

Summary

1. This vantage point is highly sensitive - the beach is well-visited and the view is of an attractive, natural landscape, absent of built form. This view takes in an apparent "gap" in the dune vegetation, enabling more direct views into the site.
2. The proposed hotel (at 10 storeys) would be likely to be visible through the dune vegetation (which is more permeable than is shown in the model views). Where any built form is visible, it would have significant impact on the visual experience from this location.
3. For Options 1 and 2, it is unlikely that any built form would be visible, even through the vegetation. The impacts would be negligible.
4. In this instance, rehabilitation of vegetation through the dune area would do much to reduce impacts on views from this part of the beach. Again, controls on lighting for upper parts of any development above 6 storeys likely to be required.
5. It is relevant to note that, along the beach in the vicinity of VP04a and VP04b, the visibility of the cranes varied significantly with only minor changes to the location of the viewing point. This is largely due to the variability in the dune profile and density of dune vegetation.

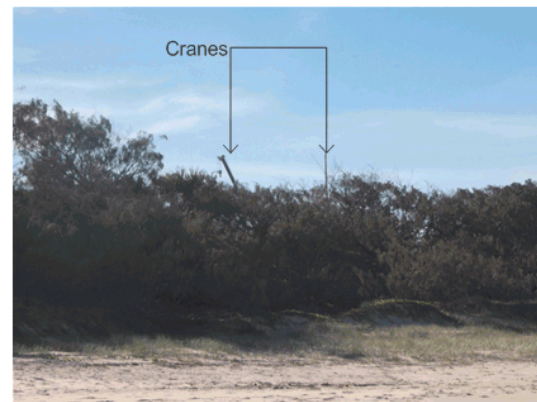


Figure 44: Enlarged Photo From Near Vantage Point Showing Cranes

VP05 Beach, south-east of site

Receptor Sensitivity: HIGH

- a focus on landscape
- lack of built form
- prolonged views from near location
- highly frequented vantage points offering quality views



Figure 45: Photo From Vantage Point



VP05 Beach, south-east of site

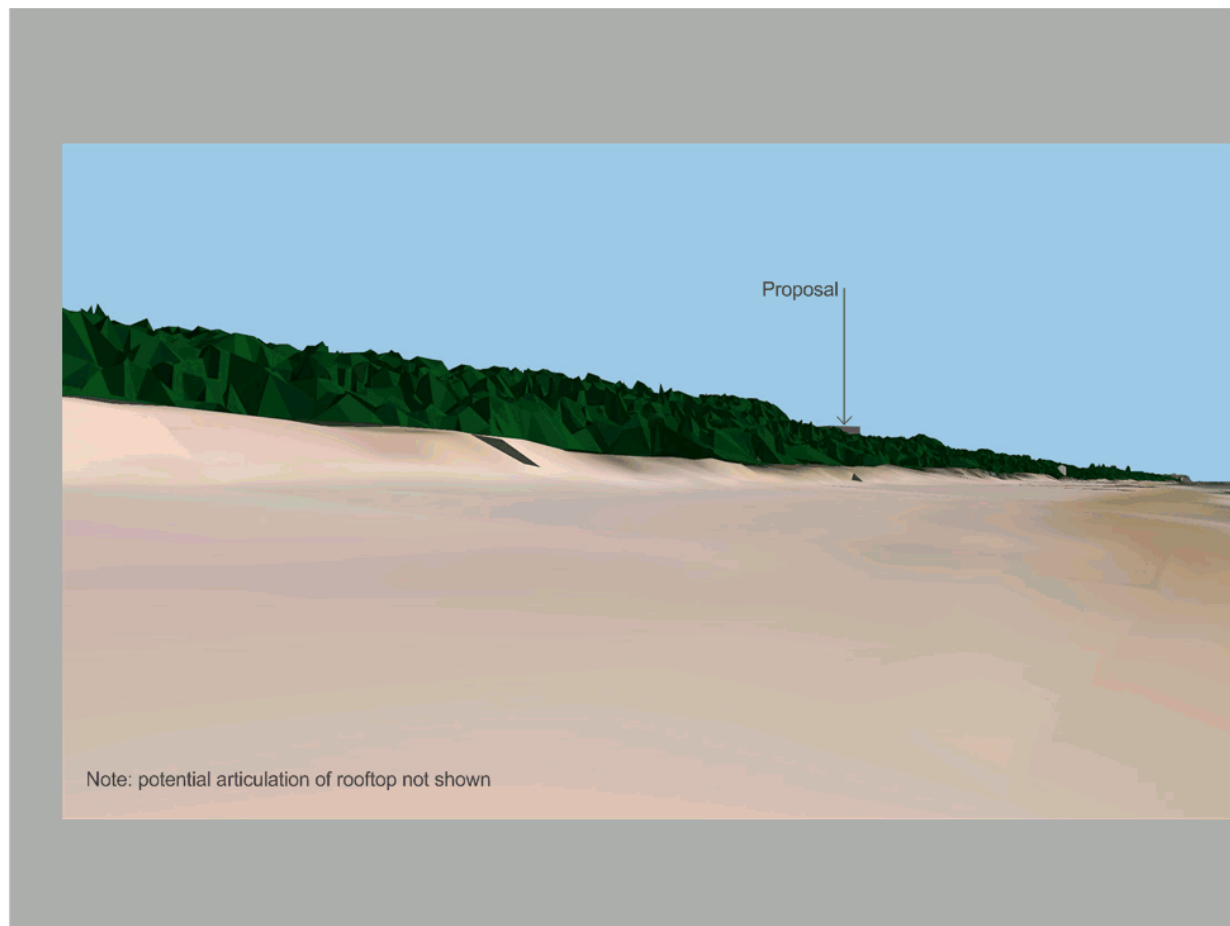
Proposal

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 46: Model View From Vantage Point



VP05 Beach, south-east of site

Option 1

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 47: Model View From Vantage Point



VP05 Beach, south-east of site

Option 2

Effect Magnitude: NEGLIGIBLE

- no memorable change to the landscape or key views



Figure 48: Model View From Vantage Point



VP05 Beach, south-east of site

Table 9: Assessment Summary for VP05

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

Summary

1. This vantage point is highly sensitive - the beach is well-visited and the view is of an attractive, natural landscape, absent of built form.
2. At 10 storeys, the proposed hotel will be partially visible and from a reasonably close distance, resulting in a moderate magnitude of impact on the view, it will be a visible intrusion of built form in an almost wholly natural landscape but will not be particularly obvious.
3. For Options 1 and 2 none of the built form would be likely to be visible. The impacts for both options would be negligible.
4. Again, the dune topography and vegetation plays an important role in obscuring proposed built form. Conditions requiring protection of dune vegetation are likely to be required. Controls on lighting for upper parts of any development above 6 storeys likely to be required.