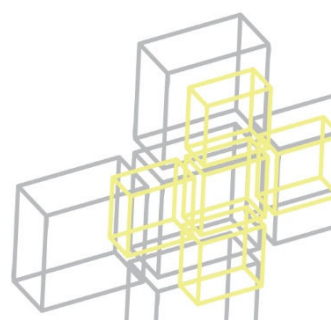
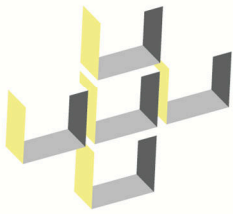


# **Annexure 10: Visual Impact Assessment**





# PLANNING PLUS

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## Visual Impact Assessment in relation to Application for Development Permit for Material Change of Use for 'Multiple Dwellings', 'Short-Term Accommodation' and 'Food and Drink Outlet' over Land at 69 – 73 Murphy Street, Port Douglas, described as Lot 2 on RP724386 and Lot 516 on PTD2094

November 2020

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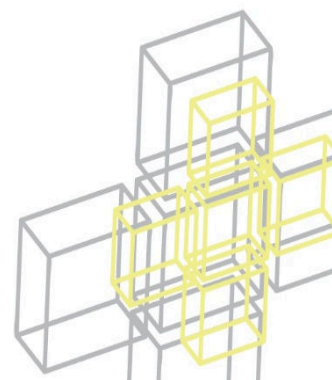
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Report Number: 20-12/001036  
Version / Date: 1 / November 2020

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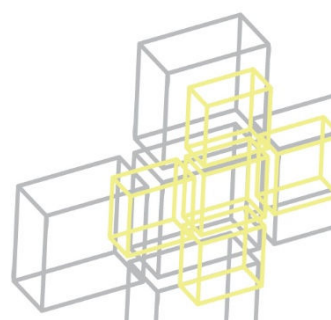
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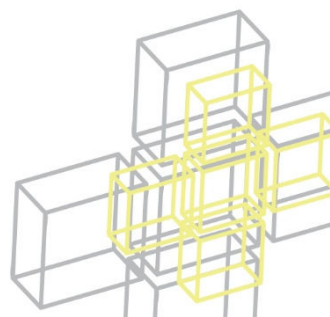


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Annexure 1:	Landscape Values Overlay Code Assessment
Annexure 2:	Viewpoint Analysis Map
Annexure 3:	Photopoint Views

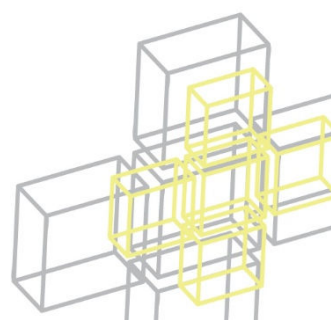


## 1.0. Introduction

The purpose of this report is to provide an assessment of the potential visual impact in relation to the proposed development of 'Multiple Dwellings', 'Short-Term Accommodation' and 'Food and Drink Outlet' over land at 69 – 73 Murphy Street, Port Douglas, described as Lot 2 on RP724386 and Lot 516 on PTD2094. The report has been prepared in accordance with Douglas Shire Council's Planning Scheme Policy SC6.6 – Landscape Values.

The proposal generally consists of a five (5) storey apartment building with basement carpark, set into the hillside and connected via a common podium to a three (3) storey hotel on the lower portion of the site. The site is located at the base of Flagstaff Hill and is characterised by vegetation and an altered topography from past quarry activities, while the broader locality comprises a mix of accommodation activities and is located a short distance to the centre of Port Douglas.

This report describes the existing landscape character within the local context of the site and identifies and assesses the existing local visual context, key viewpoints and impacts of the proposed development on the visual landscape character.





## 2.0. Site Context

The subject site, being 69 – 73 Murphy Street, Port Douglas, described as Lot 2 on RP724386 and Lot 516 on PTD2094, is located at the base of Flagstaff Hill, Port Douglas, a short distance from the coastline of Four Mile Beach. The site is currently vegetated and sloping, with a significant cut batter along the northern boundary as a result of past quarrying activities.

The surrounding area comprises a mix of accommodation activities, primarily consisting of multiple dwellings or large detached residential dwellings. A Google Aerial Image Overlay is provided below as Figure 1.

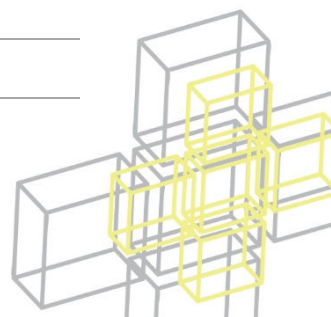
### Figure 1: Google Aerial Image Overlay



The site is located a short distance from the centre of Port Douglas where the highest intensity of development in the region occurs.

The planning context of the site includes:

<b>Regional Plan Designation:</b>	Urban Footprint
<b>Planning Scheme Local Plan Area:</b>	Port Douglas/Craiglie
<b>Planning Scheme Zone:</b>	Tourist Accommodation



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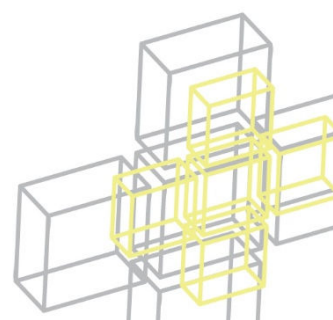
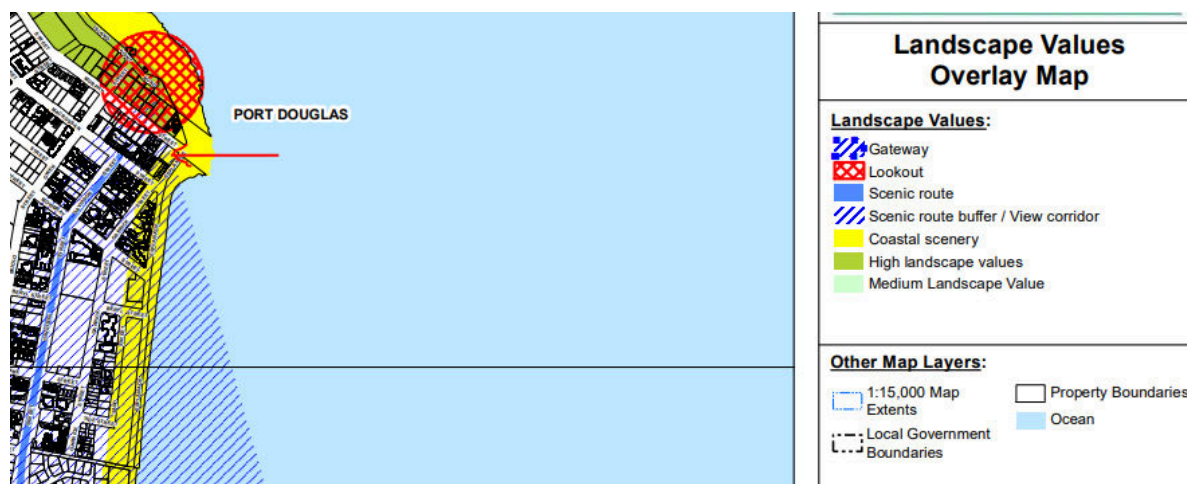
**Planning Scheme Overlays:**

Acid Sulfate Soils Overlay;  
Bushfire Hazard Overlay;  
Hillslopes Overlay;  
Landscape Values Overlay\*;  
Potential Landslide Hazard Overlay; and  
Transport Road Hierarchy Overlay.

---

\*Within the Landscape Values Overlay, the subject site is identified as comprising 'coastal scenery' and 'scenic route buffer / view corridor'. It appears from the overlay mapping that the 'view corridor' which applies to the site is associated with the 'lookout' on Flagstaff Hill – see Figure 2 below:

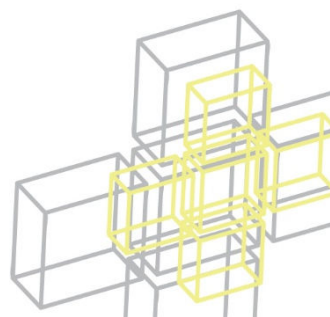
**Figure 2: Landscape Values Overlay Map Extract**



### **3.0. Proposed Development**

The proposal generally consists of a five (5) storey apartment building with basement carpark, set into the hillside and connected via a common podium to a three (3) storey hotel on the lower portion of the site.

A full set of Architectural Plans and Landscaping Plans are included within the Town Planning Report. Generally, the proposal adopts a high degree of tropical urbanism and is consistent with the Port Douglas vernacular.





## 4.0. Landscape Values Planning Scheme Policy

### 4.1. Landscape Character Types

Under the Landscape Values Planning Scheme Policy, the first step is to identify the Landscape Character Type of the site. The various options are provided in Table SC6.6.4.a - Landscape Character Types, included below as Figure 2.

Figure 2 - Table SC6.6.4.a - Landscape Character Types

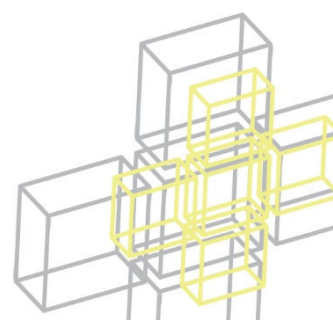
Character Type	Description
Forested mountains	Generally, the uplands of the mountain ranges which create the landscape 'frame' and viewshed edges, and form the scenic background to most views across the study area, and also from offshore. Forested hillslopes and headlands are also included in this character type.  Example: the Dagmar Range adjacent to Wonga.
Grassy hillsides	Grazed, burnt or disturbed hillsides, with grassy slopes often with a backdrop of forested mountain ranges.
Lowlands	The coastal and river plains and valley floors which are not used for sugar cane *, including forested woodland areas, grazed grassland and crops.  *canefields are a separate character type.
Canefields	Generally flat areas used for sugar cane cultivation.
Coast	The coastline is a mixture of mangrove inlets, rocky headlands and beaches, plus bays and inshore ocean.  For the purposes of landscape character type mapping, forested headlands are included in forested mountains landscape character type. The area mapped as the coastal landscape character type includes beaches, bays, mangroves and inshore ocean. Some of the beaches have an 'iconic' combination of white sand, fringing vegetation, and long views over the Coral Sea.
Inland watercourses	The major rivers include the Mowbray, the North and South Mossman, Daintree and Bloomfield Rivers, plus the associated gorges and waterfalls and many tributary creeks that either feed into these, or directly into the Coral Sea.
Urban	Urban areas include Mossman, Port Douglas, Craigie and smaller towns.

Given the urban zoning of the site and location within Port Douglas, the 'urban' landscape character type is considered applicable.

### 4.2. Landscape Values Overlay Code

Following identification of the relevant landscape character type, the relevant provisions of the Landscape Values overlay Code are to be identified. We note that this code differs from the Landscape Values Overlay Code contained within the Douglas Shire Planning Scheme.

An assessment of the proposal against the provisions of Table SC6.6.5.a - Landscape Values Overlay Code is provided as **Annexure 1**.



### 4.3. Summary of Analysis

As referenced in the assessment against the Landscape Values overlay Code, a Viewpoint Analysis Plan and images from the various photopoints with red outline of the proposal are included as **Annexures 2 & 3**, respectively. A summary of these views and commentary on visual impacts is provided as follows:

#### Photopoint 1

Location: Flagstaff Hill lookout

Visibility: Proposed development not visible at all.

#### Photopoint 2

Location: Corner of Davidson Street and Macrossan Street.

Visibility: Proposed development generally not visible at all.

#### Photopoint 3

Location: Garrick Street (approx 150m from site)

Visibility: Proposed development partly visible.

Comment: Views to the site are filtered by existing buildings and vegetation in the foreground and the vegetated hillsides in the background assist in absorbing the bulk of the building. The reduced building bulk and darker colours on the upper levels and roof would assist in reducing visual impact.

#### Photopoint 4

Location: Esplanade (approx 200m from site)

Visibility: Proposed development partly/moderately visible.

Comment: Similar to Photopoint 3 (i.e. filtering by existing buildings and vegetation in foreground and absorption of building bulk by vegetated hillsides in background also applicable).

#### Photopoint 5

Location: Corner of Esplanade and Macrossan Street.

Visibility: Proposed development moderately/highly visible.

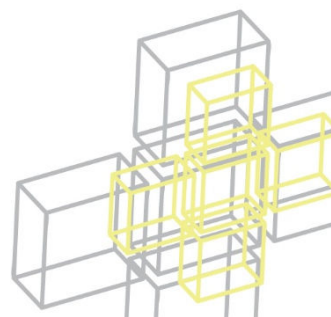
Comment: Some filtering by existing buildings and vegetation in foreground and absorption of building bulk by vegetated hillsides would be applicable. Reduced building bulk and darker colours on the upper levels and roof, as well as podium and vertical landscaping would assist in reducing visual impact from this point.

#### Photopoint 6

Location: Jalun Park

Visibility: Proposed development highly visible.

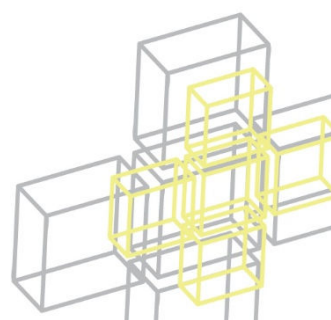
Comment: High level of visibility expected at such close range. The building is partly filtered by existing vegetation and the sloping landform in the foreground, while vegetation in the background assists in absorbing the bulk of the building. The reduced building bulk and darker colours on the upper levels, as well as the vertical landscaping, assist in reducing the severity of visual impacts at this scale.



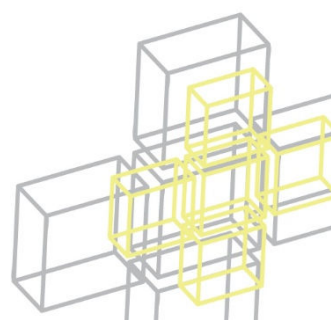
## 5.0. Conclusion

This Visual Impact has been prepared by Planning Plus (QLD) Pty Ltd (Planning Plus) on behalf of GurnerTM Nominee Pty Ltd (the 'applicant') to provide an assessment of the potential visual impact in relation to the proposed development of 'Multiple Dwellings', 'Short-Term Accommodation' and 'Food and Drink Outlet' over land at 69 – 73 Murphy Street, Port Douglas, described as Lot 2 on RP724386 and Lot 516 on PTD2094.

The report has been prepared in accordance with Douglas Shire Council's Planning Scheme Policy SC6.6 – Landscape Values and has found that the proposed development is generally not visible from significant viewpoints to the north (Flagstaff Hill lookout) and west (Davidson Street / Macrossan Street intersection). The proposal is visible in varying degrees from several closer viewpoints to the south and south-east of the site where foreground filtering exists to varying degrees. In all cases, background vegetation acts to absorb building bulk, while design features including the reduced bulk and darker colouring of upper levels, along with vertical landscaping elements, would act to reduce the severity of the visual impact.



# **Annexure 1:            Landscape    Values    Overlay Code Assessment**



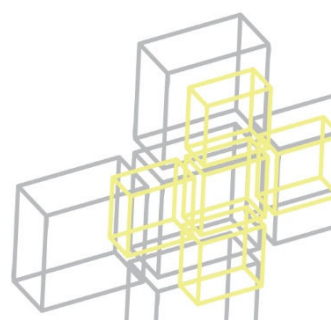
**Table SC6.6.5.a - Landscape values overlay code**

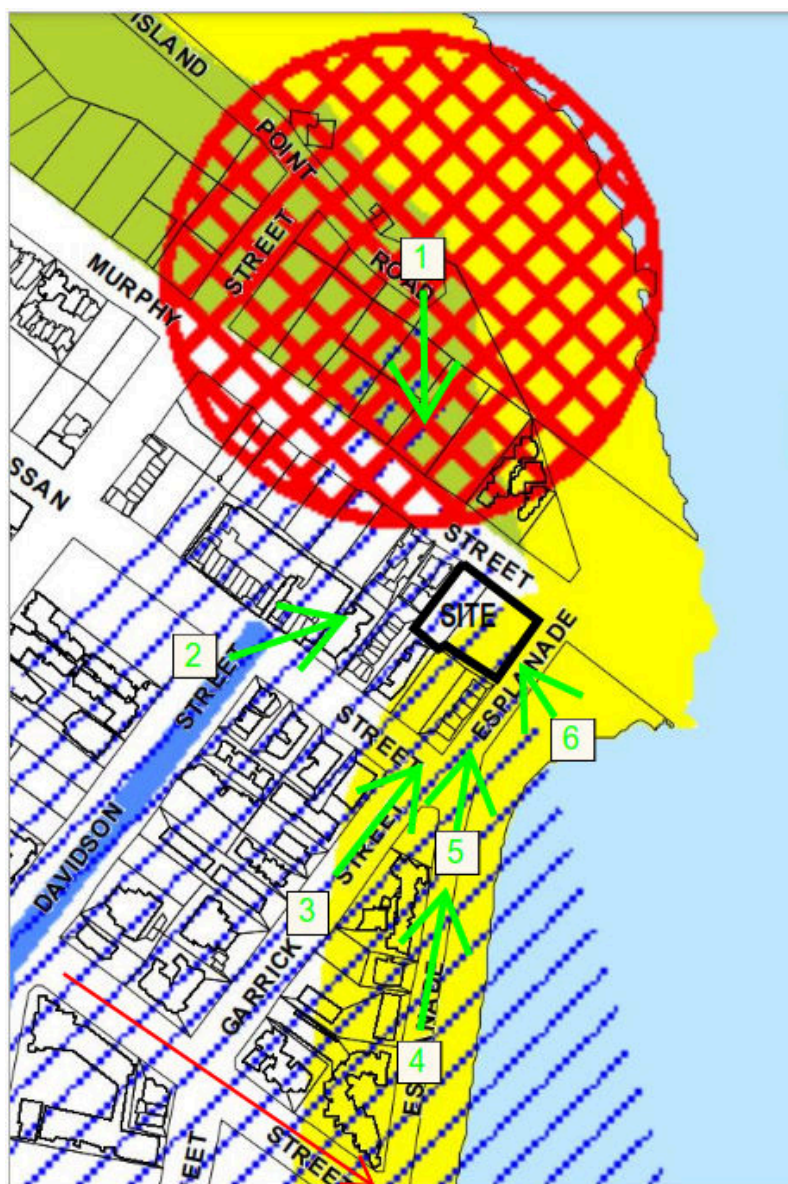
<b>Map category</b>	<b>Information required</b>	<b>Details</b>	<b>Response</b>
View corridors	Item 1: Context and setting	Detail 1: (a) provide a setting map or plan showing the proposed development in relation to lookouts, view corridors and sensitive receptors.	Viewpoint Analysis Plan shows location of site in relation to lookout/view corridor and is included as <b>Annexure 2</b> .
	Item 5: Landscape character analysis	Detail 5: (a) description of existing character within view corridor or surrounding the gateway; (b) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale and character.	(a) The existing character within the view corridor is considered to be largely urban, with the exception of foreground vegetation on Flagstaff Hill and the coastline of Four Mile Beach. (b) The proposed built form and scale is largely irrelevant for this part of the assessment as the proposed development will not be visible from the lookout and associated view corridor.
	Item 6: View analysis	Detail 6: (a) sight lines sections to the proposed development from lookouts or important view corridors shown on the Landscape Values Overlay Maps and the Local Plan (Townscape Plan Maps) for Port Douglas / Craiglie and Mossman in Schedule 2 including views to background landscape features.	(a) Sightlines have been assessed from the lookout and it is obvious that the proposed development will not be visible within the view corridor. Photos from the various viewpoints are as <b>Annexure 3</b> , including one from the lookout in the direction of the proposed development (Photopoint 1).
	Item 7: Visual impact assessment	Detail 7: (a) assessment of likely impacts on views, view corridors, visible features and landscape values, and/ or sense of entry or edges.	(a) As above, no visual impact will occur in relation to the lookout / view corridor.
Coastal landscape areas	Item 1: Coastal context and setting	Detail 1: (a) district setting map or plan showing the proposed development in relation to the coastline	(a) Viewpoint Analysis Map showing location of site in relation to coastline and routes leading to the coast is included as <b>Annexure</b>

		and routes (vehicle and pedestrian) leading to the coast; as well as lookouts, view corridors, gateways, scenic routes and sensitive receptors; (b) identify existing vegetation on site.	2. Several viewpoints have been chosen along the Esplanade. (b) Site is largely vegetated as shown on photos in <b>Annexure 3</b> . Red line plans are provided to show existing views with the outline of the proposed development, while a render has been included to show the visual outcome from adjacent Jalun Park.
	Item 5: Landscape character and coastal relationship analysis*- consistency or incongruity with existing character.	Detail 5: (a) provide a description of the existing character of the surrounding areas, (b) provide an analysis of proposed built form scale and character (including earthworks and landscape) and their contrast or compatibility with existing scale, character and landscape with emphasis on those elements or features which contribute or relate to the coastal environment and visual experience.	(a) Existing character of the surrounding area is largely urban, although Flagstaff Hill provides a vegetated backdrop. On Flagstaff Hill, vegetation is pierced by existing development, some of which is relatively large in scale. (b) Proposed built form appears to be generally consistent with scale of some larger existing development in the locality when viewed from surrounding viewpoints.










## **Annexure 2: Viewpoint Analysis Map**






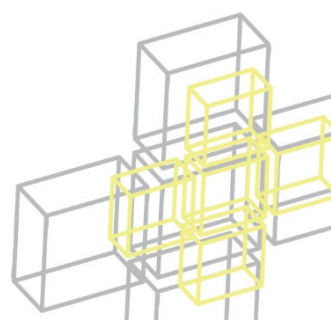
## Landscape Values Overlay Map

### Landscape Values:

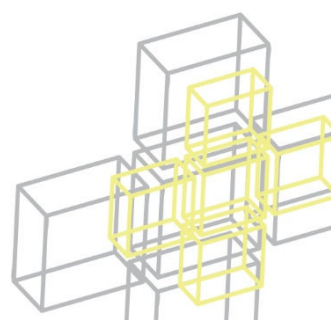
-  Gateway
-  Lookout
-  Scenic route
-  Scenic route buffer / View corridor
-  Coastal scenery
-  High landscape values
-  Medium Landscape Value

 Photopoint

 Route to coast



## **Annexure 3:                    Photopoint Views**



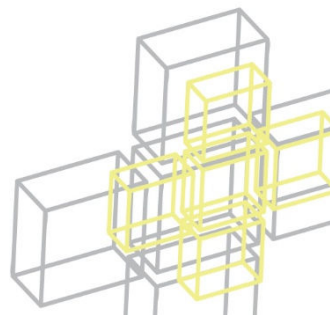




**Photopoint 1**



**Photopoint 2 (with red building outline)**



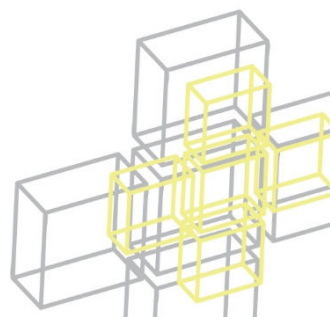




**Photopoint 3 (with red building outline)**



**Photopoint 4 (with red building outline)**







**Photopoint 5 (with red building outline)**



**Photopoint 6 (with render)**

