

6.44

There are no hard and fast rules about what makes a significant effect, and there cannot be a standard approach since circumstances vary with the location and context and with the type of proposal. In making a judgement about the significance of visual effects the following points should be noted:

- Effects on people who are particularly sensitive to changes in views and visual amenity are more likely to be significant.
- Effects on people at recognised and important viewpoints or from recognised scenic routes are more likely to be significant.
- Large-scale changes which introduce new, non-characteristic or discordant or intrusive elements into the view are more likely to be significant than small changes or changes involving features already present within the view.

(Landscape Institute; I.E.M.A. Guidelines for Landscape and Visual Impact Assessment)

LAND USE	DISTANCE FROM THE DEVELOPMENT				
	FOREGROUND		MIDDLEGROUND		BACKGROUND
	0 – 200 m	200 – 500 m	500 – 1000 m	1000 – 2000 m	> 2000 m
Residential private realm	H	H	H	M	L
Parks and reserves	H	H	H	M	L
Health care facilities	H	M	M	L	L
Educational facilities	H	M	M	L	L
Community facilities	H	M	M	L	L
Residential public realm	M	M	L	L	L
Shared use paths	M	M	L	L	L
Commercial	M	M	L	L	L
Arterial Road	L	L	L	L	L
Industrial areas	L	L	L	L	L
Rail yards and port areas	L	L	L	L	L

Legend - H = High, M = Moderate, L = Low

MODIFICATION LEVEL	DESCRIPTION
High	The proposal is highly visible and intrusive in regards to the size, scale and geographical extent, and would disrupt views currently experienced from sensitive land use areas and/or strongly contrasts with the existing landscape setting which has limited capacity for change.
Moderate	The proposal partially intrudes in regards to the size, scale and geographical extent or somewhat obstructs current views from sensitive land use areas and/or a noticeable compositional change to the existing landscape setting in which there is moderate capacity for change.
Low	The proposal is barely perceptible resulting in minor deterioration to the view currently experienced from sensitive land use areas; and/or results in a small change to the existing landscape setting in which change is possible without harm.
Not apparent	There are no views of the project components and as such, there is no impact.



























