

We don't have anything of this type of Development in this area.

5.1.2. Visual effect

Visual Effect is an estimation of the capacity of the landscape to absorb development without creating significant visual change. The capacity to absorb development is primarily dependent on landform, vegetation cover and the presence of other development. What a load of rubbish!

The extent to which portions of the site can potentially absorb development without reducing the scenic quality of the area is assessed under this criteria. Generally, an urban context is able to absorb buildings and structures with low impact to the scenic value, while erecting structures in a natural or agricultural setting may impact the scenic quality significantly. yes correct

The level of contrast is also strongly influenced by the nature of the backdrop against which development is viewed. In particular, structures that are viewed above the skyline will potentially create a higher degree of contrast that the same elements viewed against a backdrop of similar structures or a landscape of similar colour/textures as the building or structure. An open cut pit over burden - dirty water dams are not here!
 The degree of contrast between proposed development and the existing landscape (buildings and vegetation) can be reduced by careful attention to the colour, scale, texture, and reflectivity of building materials and by avoiding development that breaks the height of the existing tree canopy. Where possible these considerations are to be incorporated into the design and locations of buildings, roads and other structures.

↑ none of the above will hide the heinous affects this DA will have if its approved - though once Hunter Damies dropped their overburden below the tree lines it reduced what was seen on highway (a bit) -!

The two sensitivity ratings above are then combined to form the visual sensitivity rating as indicated in Table 5.3. This combined rating is applied to the visual impact rating shown in Table 5.5.

Table 5.3: Visual sensitivity rating.

Visual sensitivity rating		Viewing location			
		High	Moderate	High	Low
Viewer experience	High	High	High	Moderate	Moderate
	Moderate	High	Moderate	Moderate	Low
	Low	Moderate	Low	Low	Low

This heinous Development if approved will be catastrophic to environment, areas amenity and properties 360 degrees around. Lets not fake the false results, tables, graphs, hypotheses, desk-top analysis - to try to justify how dreadful this will be to everyone and everything left to suffer if DPIE or IFC approves this DA - which is the complete opposite to the affects it will have on everyone left to suffer - yet this documentation falsely states

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 little to no impacts on the very people that live in this bushland area unspoilt by such a Development. No Approval - No quarry