



VISUAL & VIEW IMPACT ASSESSMENT

FOR THE REDEVELOPMENT OF
5 LAUDERDALE AVENUE FAIRLIGHT

ON BEHALF OF
**HPG PROJECT LAUDERDALE PTY LTD &
COP PROJECT LAUDERDALE PTY LTD**

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BONUS + ASSOCIATES

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EXECUTIVE SUMMARY



3D AERIAL VIEW OF FAIRLIGHT (SOURCED: DOMAIN REAL ESTATE)

This visual impact and view impact assessment has been prepared for HPG Project Lauderdale Pty Ltd and COP Project Lauderdale Pty Ltd (HPG&COP) by Bonus + Associates (B+A) to inform the design for the residential redevelopment of 5 Lauderdale Avenue Fairlight.

The project includes:

- the demolition of an existing single storey dwelling,
- removal of trees not subject to tree preservation and
- construction of a four-storey residential flat building containing 5 dwellings and basement level car parking.

5 Lauderdale Avenue is a south facing rectangular parcel of land which falls from the street to Fairlight Beach. The site is zoned C4 Environmental Living.

Adjoining buildings include:

- a two-storey duplex at 3 Lauderdale Avenue,
- a five-storey residential flat building at 7 Lauderdale Avenue and
- a seven-storey residential flat building at 9 Lauderdale Avenue.
- Further to the east, and less than 50m from the subject site, a seventeen-storey residential flat building occupies a small headland dividing Fairlight Beach from Manly Cove.
- The northern side of Lauderdale Avenue is elevated relative to the subject site and occupied by residential buildings between one and five storeys in height.

B+A have employed a three-stage process in preparing this visual and view impact assessment:

Firstly, the site, surrounding buildings, and the design proposal prepared by Platform Architects were modelled in 3D via SketchUp Pro 2020 to investigate the likely visual impact of the proposal within the harbourside setting and to identify which of the surrounding buildings could enjoy views which may be impacted by this proposal. The surrounding buildings modelled and assessed for view impacts included:

- 3B Lauderdale Avenue
- 7 Lauderdale Avenue
- 8 Lauderdale Avenue
- 12 Lauderdale Avenue

Secondly, publicly available real estate photographs of apartment dwellings within each building were employed to identify vantage points, illustrate the views presently enjoyed and assess the impact the proposed development of 5 Lauderdale Avenue would have on those views.

Thirdly, a Tenacity Assessment was prepared for each of the vantage points identified.

Regarding the visual impact of the proposal, the north elevation of the design proposed presents to Lauderdale Avenue as a two-storey building and complies with the 8.5m height limit required by Manly LEP 2013. The building presents as a similar height to its neighbour to the east and one storey lower than its neighbour to the west. While the south elevation of the design proposed exceeds the 8.5m height limit, the building presents as one storey lower than its neighbour to the west and fits into the visual context of Fairlight Beach when viewed from both Fairlight Walk and Sydney Harbour.

Regarding any view impacts that may arise from the development, a Tenacity Assessment confirms that any view impacts are negligible, minor or moderate and that the proposal is reasonable.



EXISTING - 5 LAUDERDALE AVENUE FAIRLIGHT



PROPOSED - 5 LAUDERDALE AVENUE FAIRLIGHT

SITE





LOCATION PLAN
SITE

BONUS + ASSOCIATES



VIEW & VISUAL IMPACT FROM PUBLIC PLACES





PHOTOGRAPH (COURTESY OF DAVID MURGATROYD, ROCKHUNTER PTY LTD)



EXISTING



LOCATION MAP



PROPOSED

VP 1 - VIEW FROM LAUDERDALE AVENUE AT WOODS PARADE BUS STOP
VISUAL IMPACT



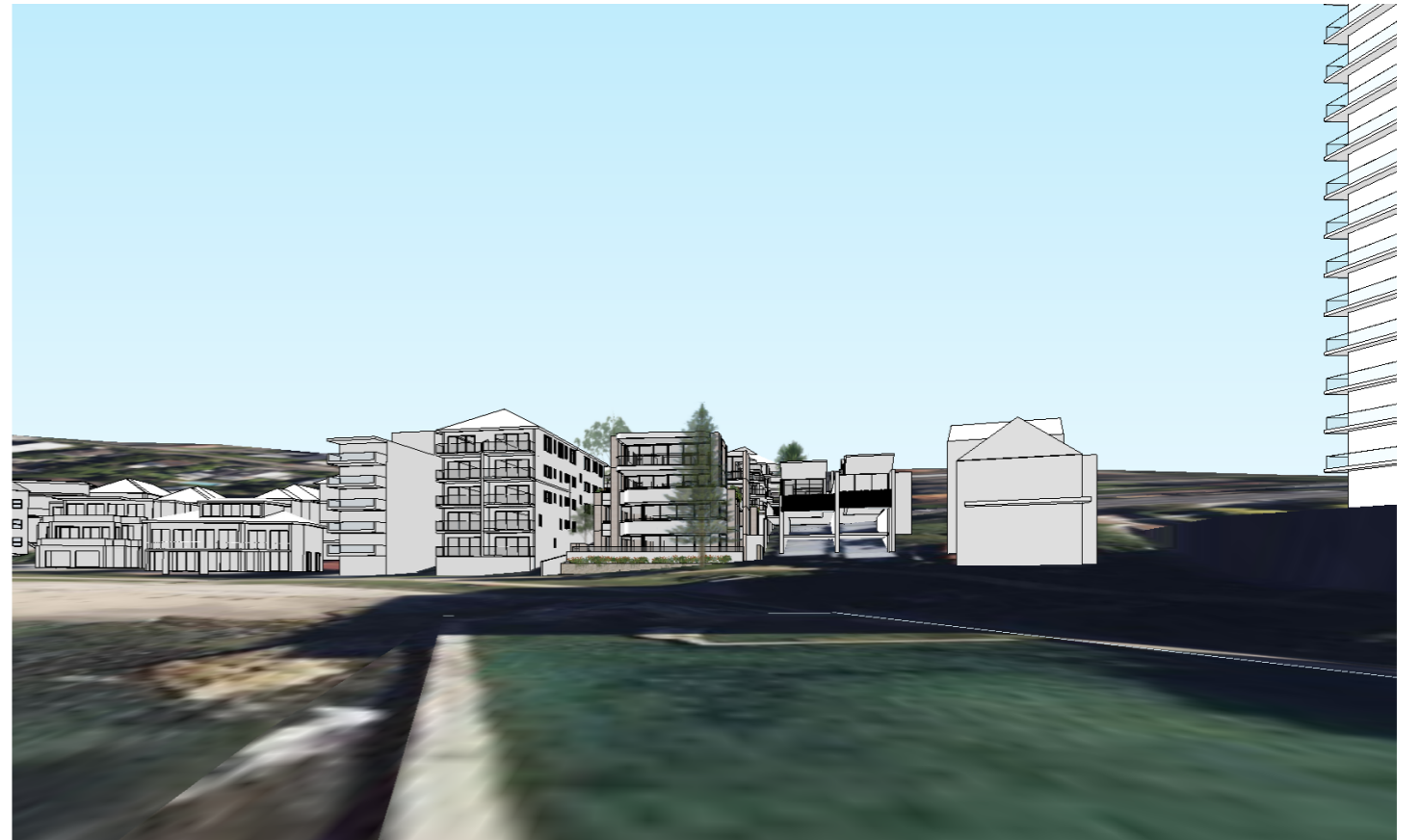
PHOTOGRAPH (COURTESY OF DAVID MURGATROYD, ROCKHUNTER PTY LTD)



EXISTING



LOCATION MAP

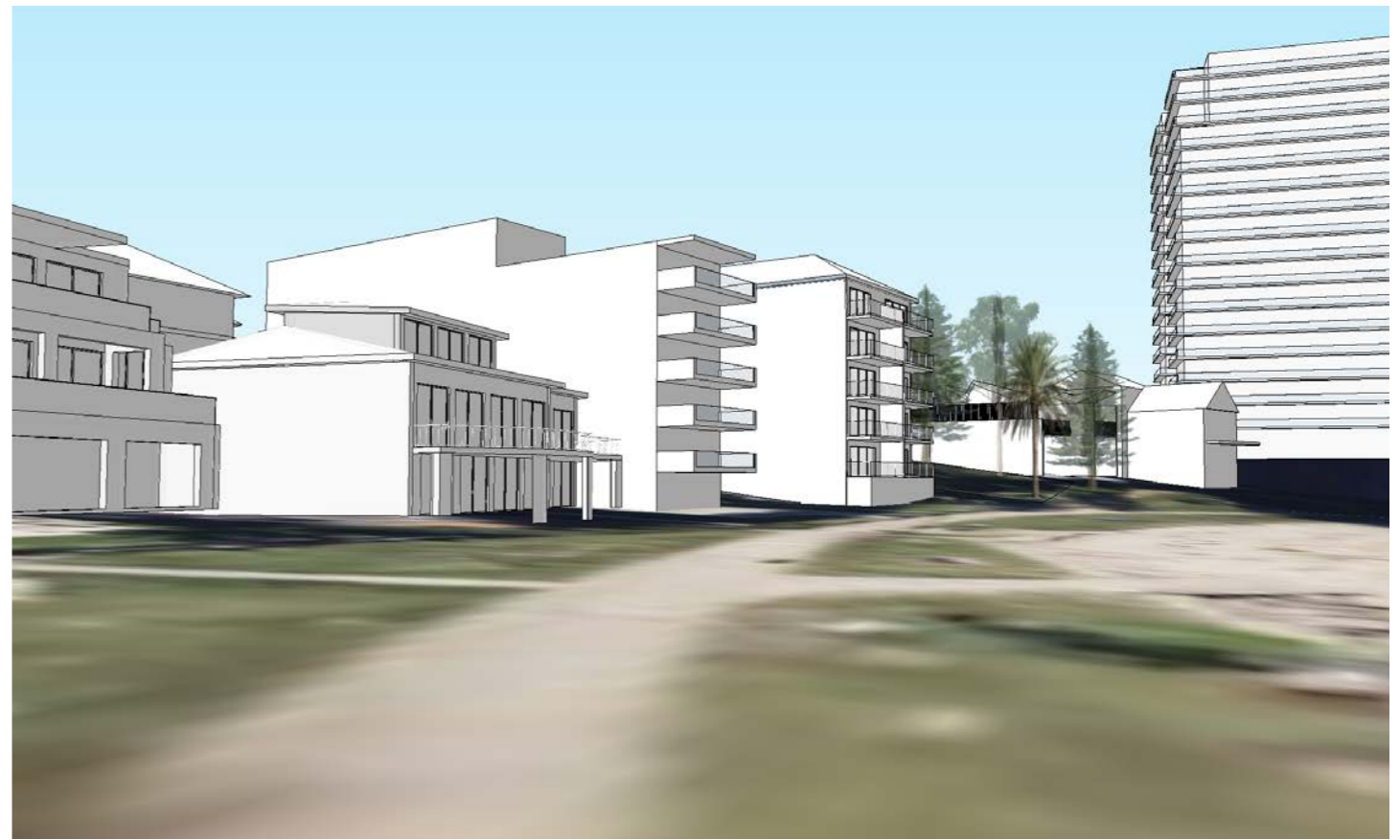


PROPOSED

VP 2 - VIEW FROM CORNER OF FAIRLIGHT BEACH ROCKPOOL
VISUAL IMPACT



PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP



PROPOSED

VP 3 - VIEW FROM SOUTH EAST CORNER OF FAIRLIGHT WALK
VISUAL IMPACT



PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP

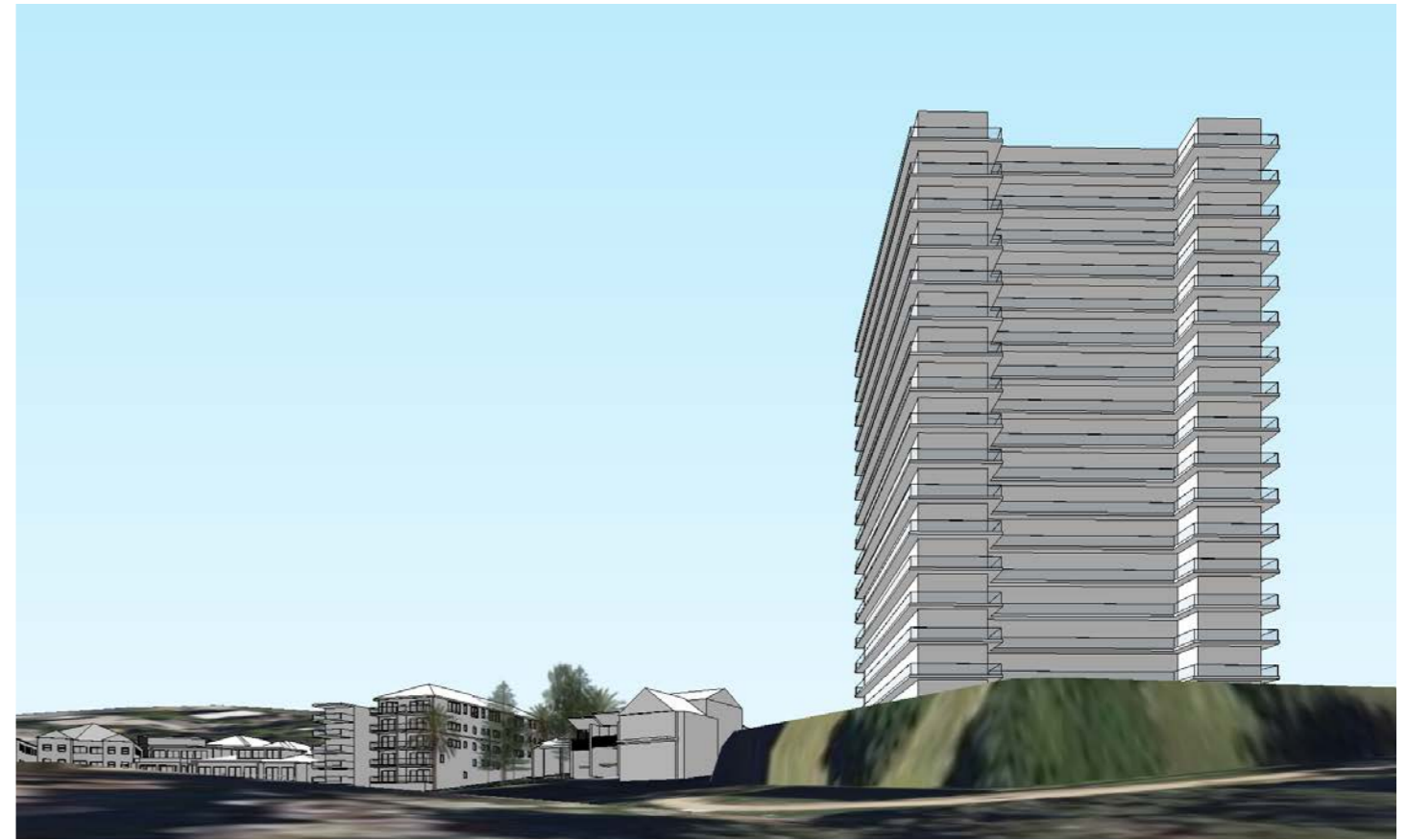


PROPOSED

VP 4 - VIEW FROM LITTLE FAIRLIGHT BEACH
VISUAL IMPACT



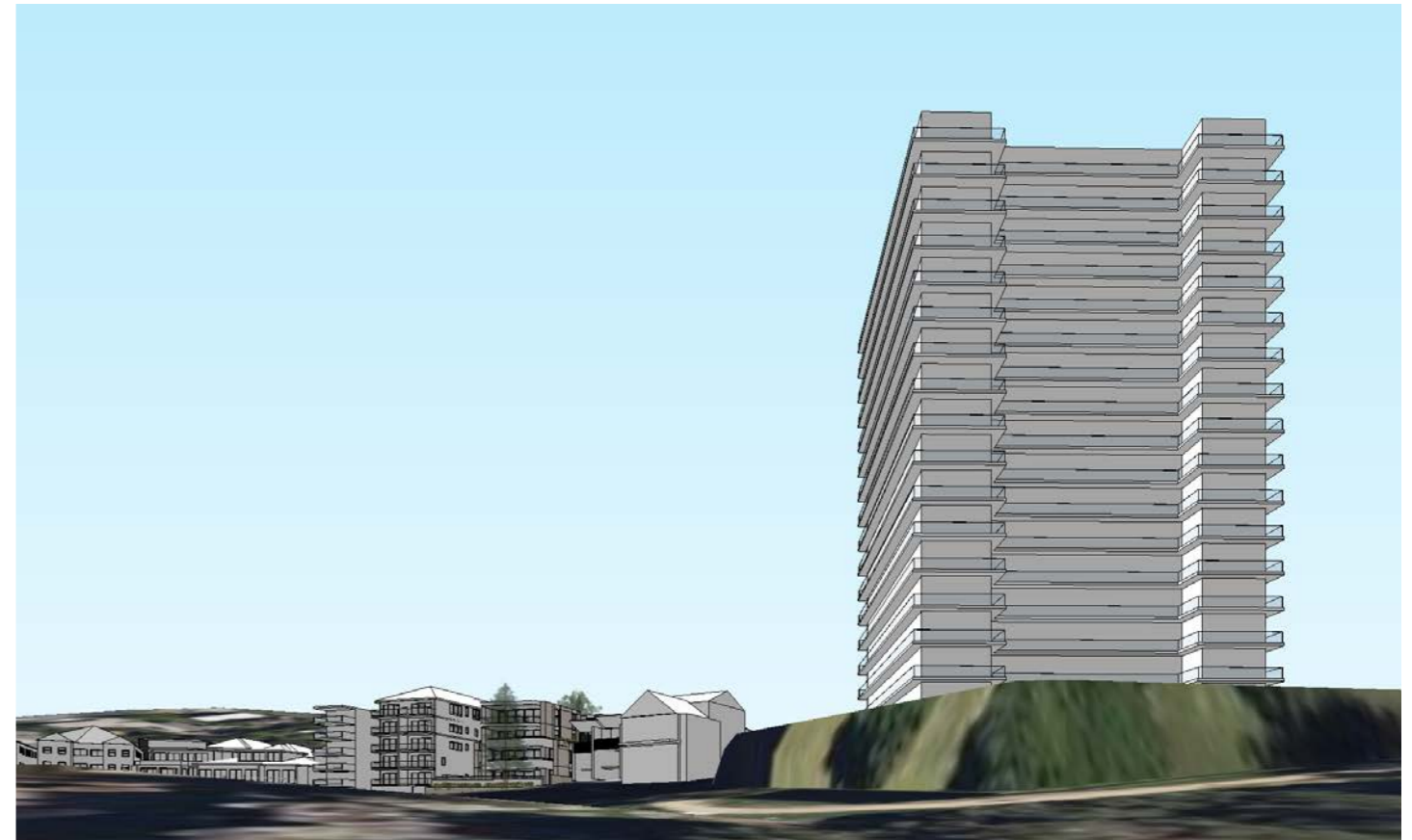
PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP

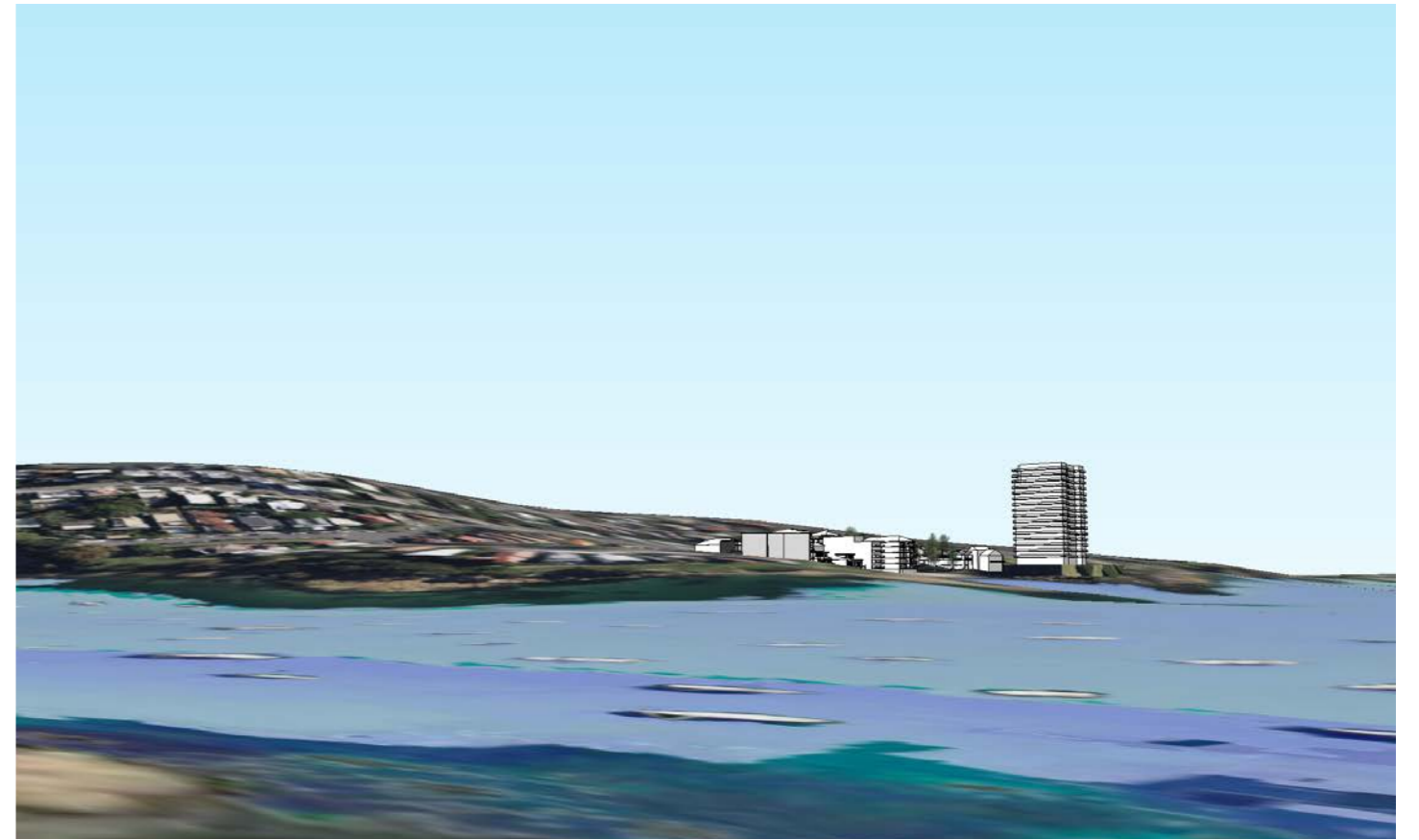


PROPOSED

VP 5 - VIEW FROM CLEMENT FISHING ROCK
VISUAL IMPACT



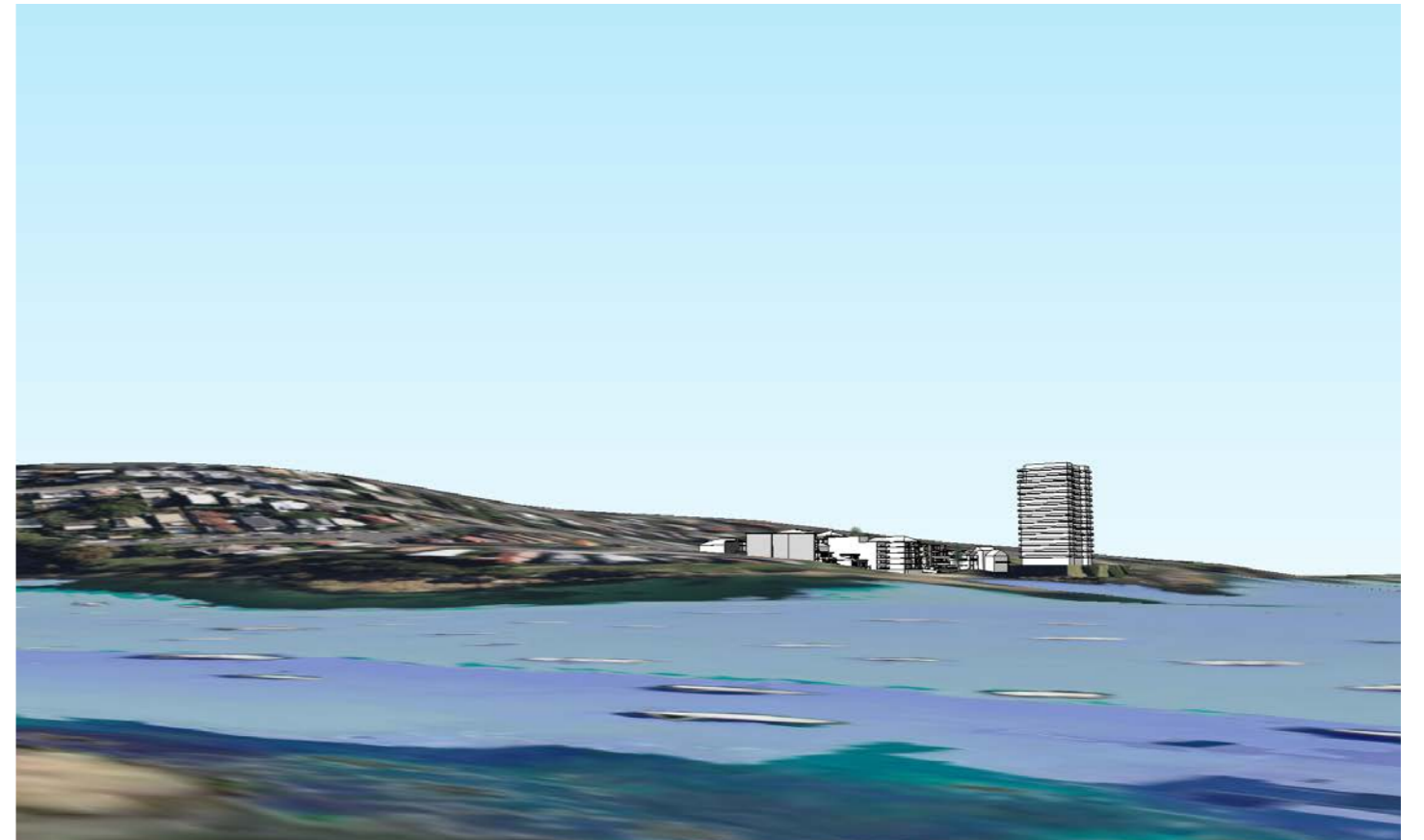
PHOTOGRAPH (SOURCE: GOOGLE STREETVIEW)



EXISTING



LOCATION MAP



PROPOSED

VP 6 - VIEW FROM FORTY BASKETS BEACH
VISUAL IMPACT



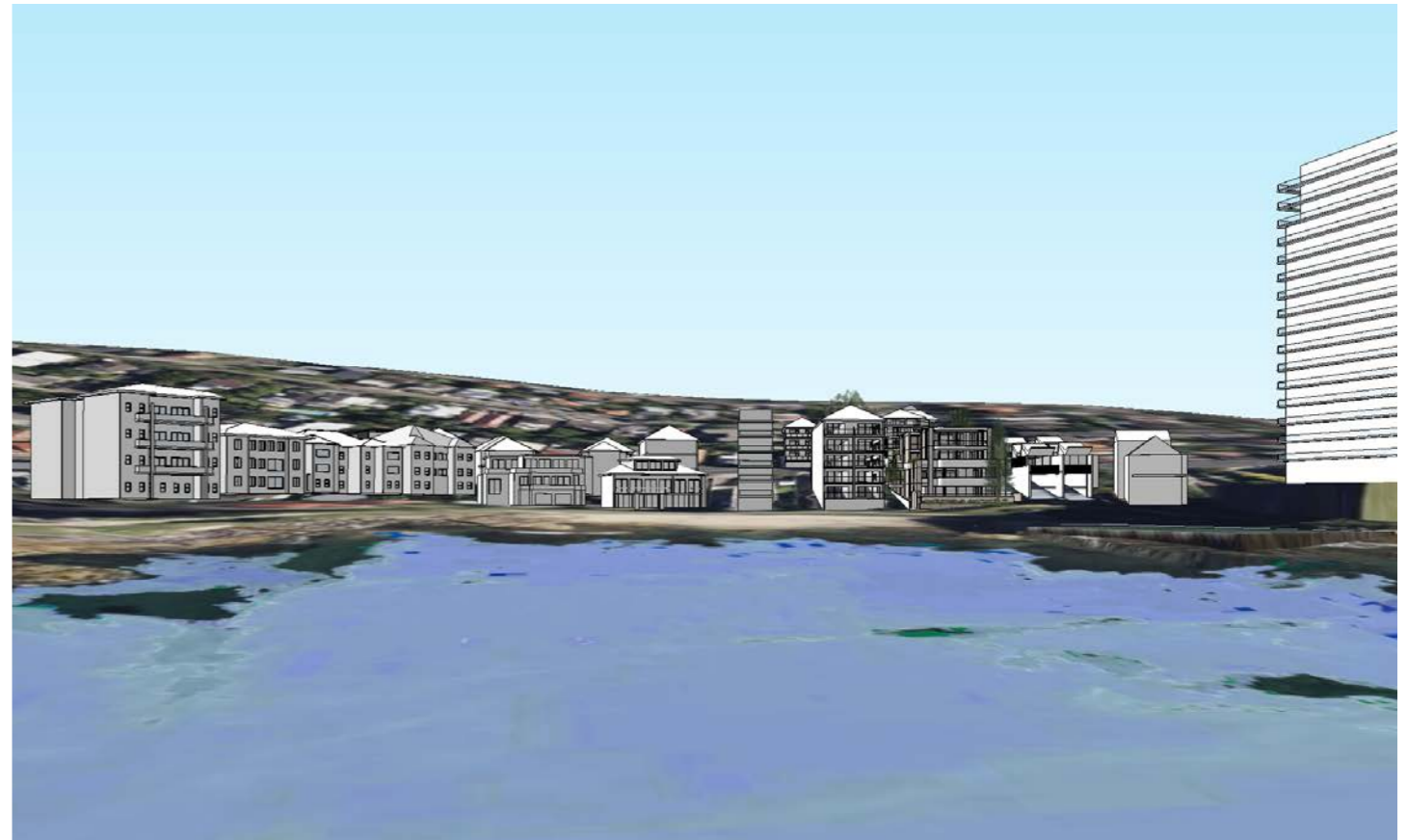
DRONE PHOTOGRAPH



EXISTING



LOCATION MAP



PROPOSED

VP 7 - DRONE VIEW FROM NORTH HARBOUR
VISUAL IMPACT



8 LAUDERDALE AVENUE STREET VIEW - GOOGLE STREETVIEW

8 LAUDERDALE AVENUE STREET VIEW IMPACT ANALYSIS



FLOOR PLAN (SOURCE: REAL ESTATE)



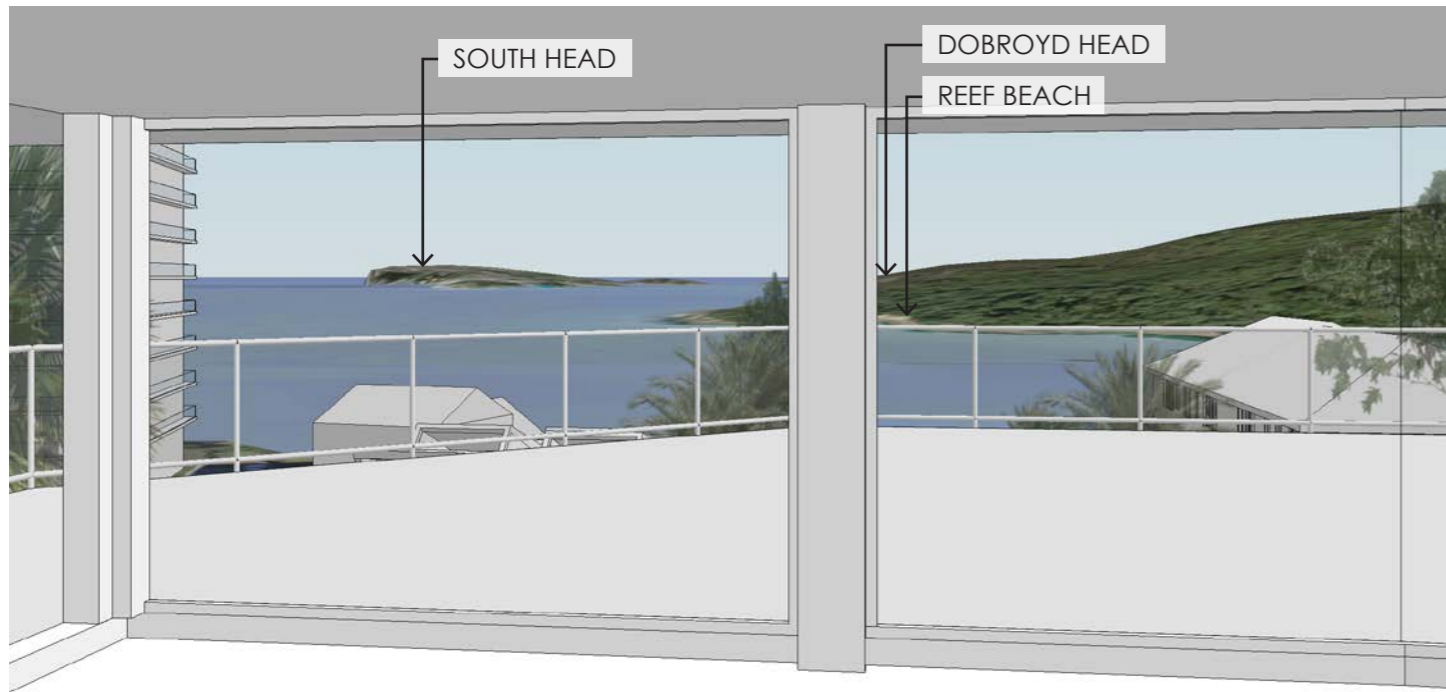
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



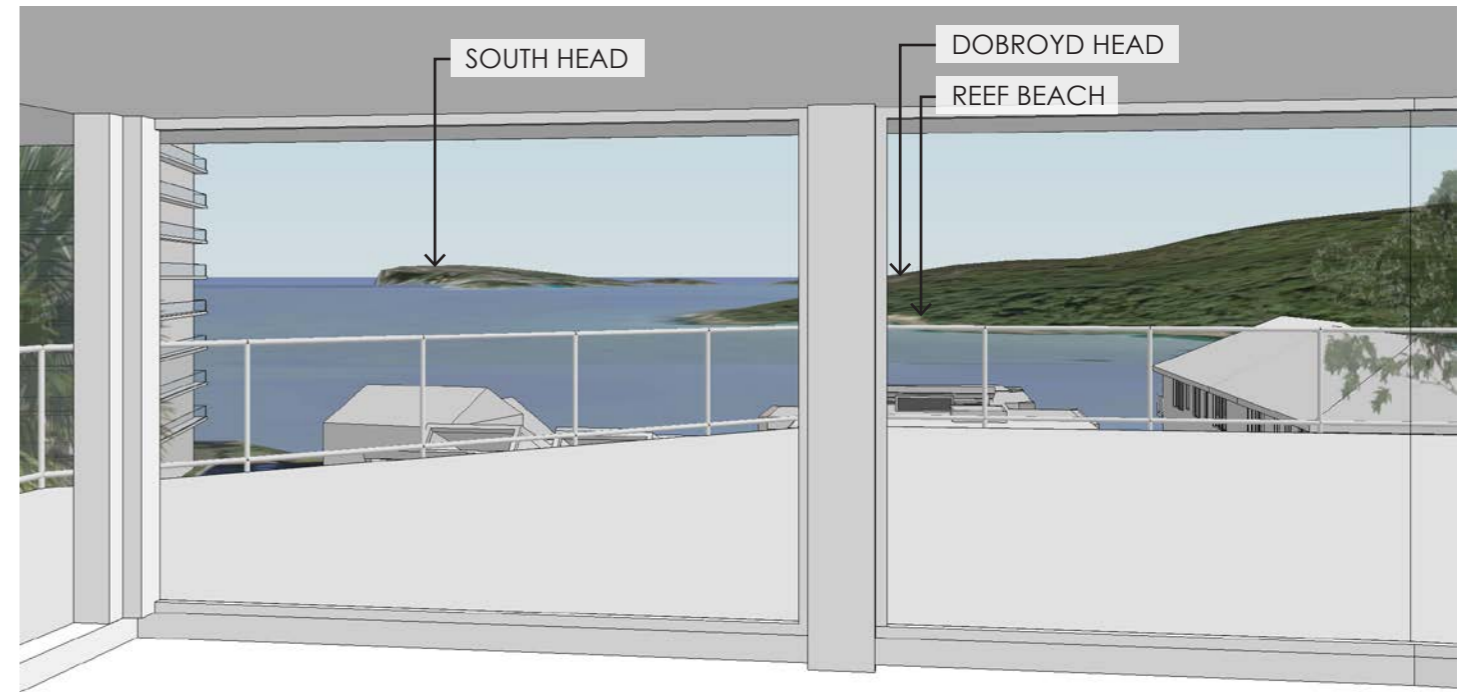
LOCATION MAP



BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



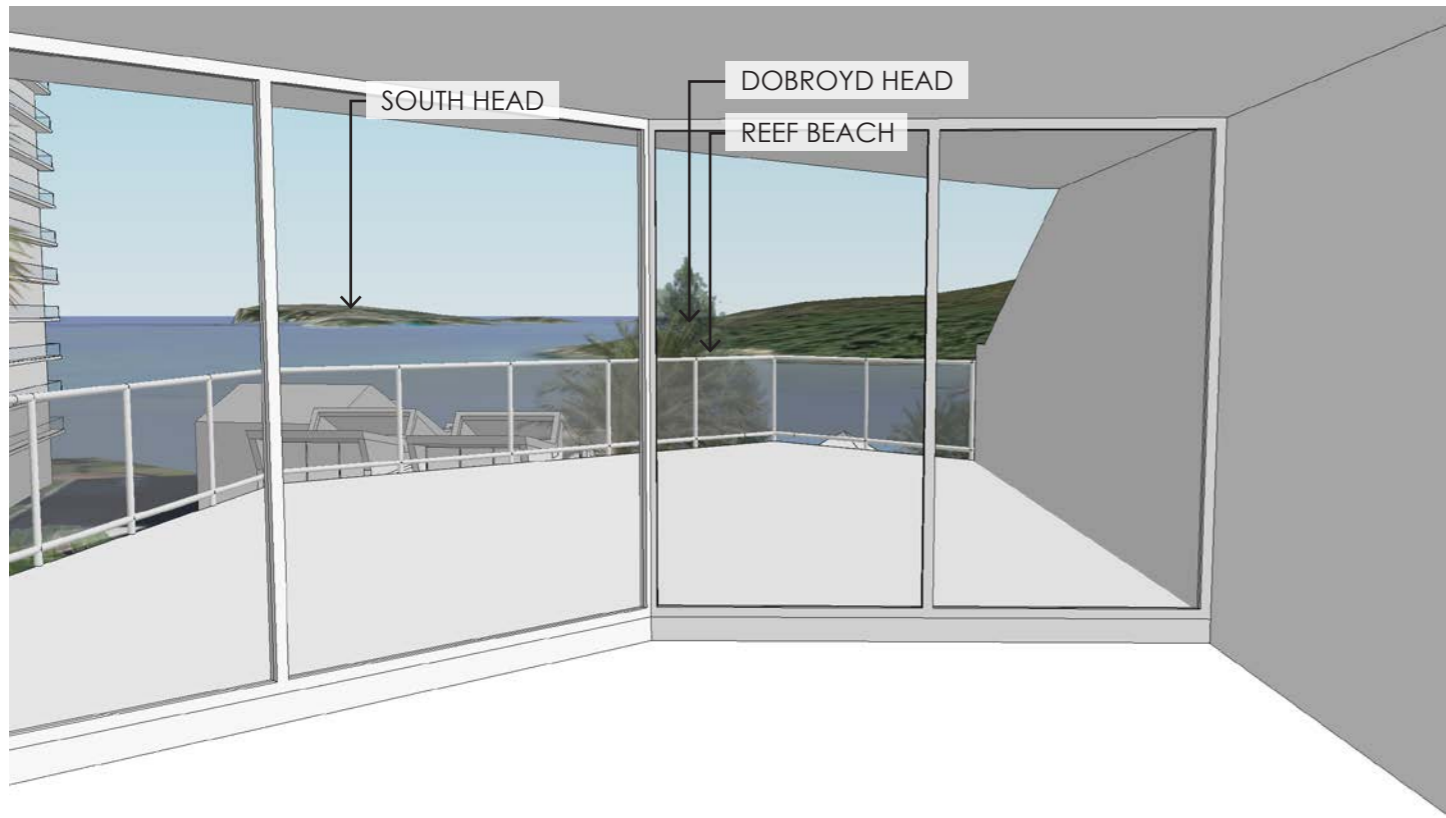
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



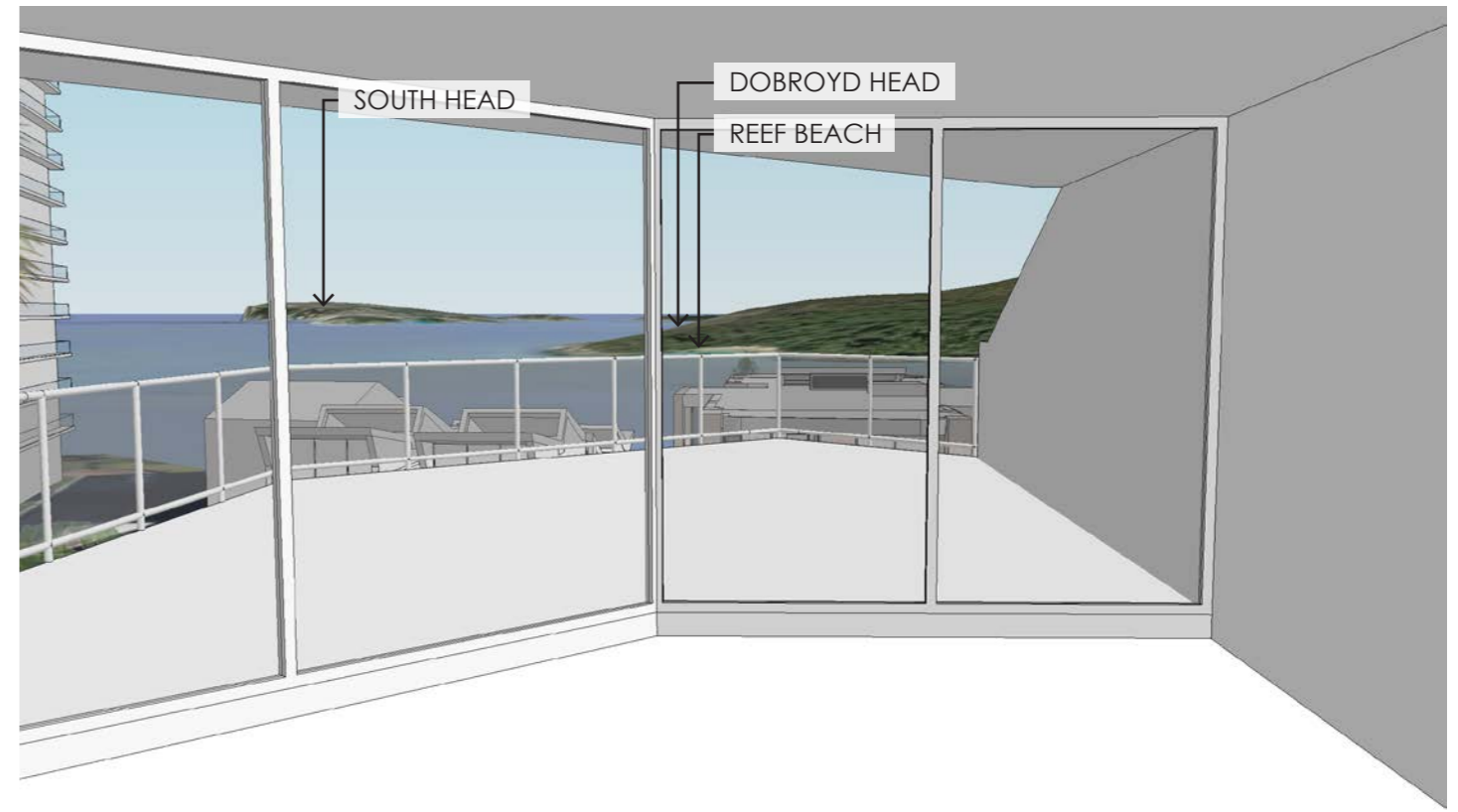
LOCATION MAP



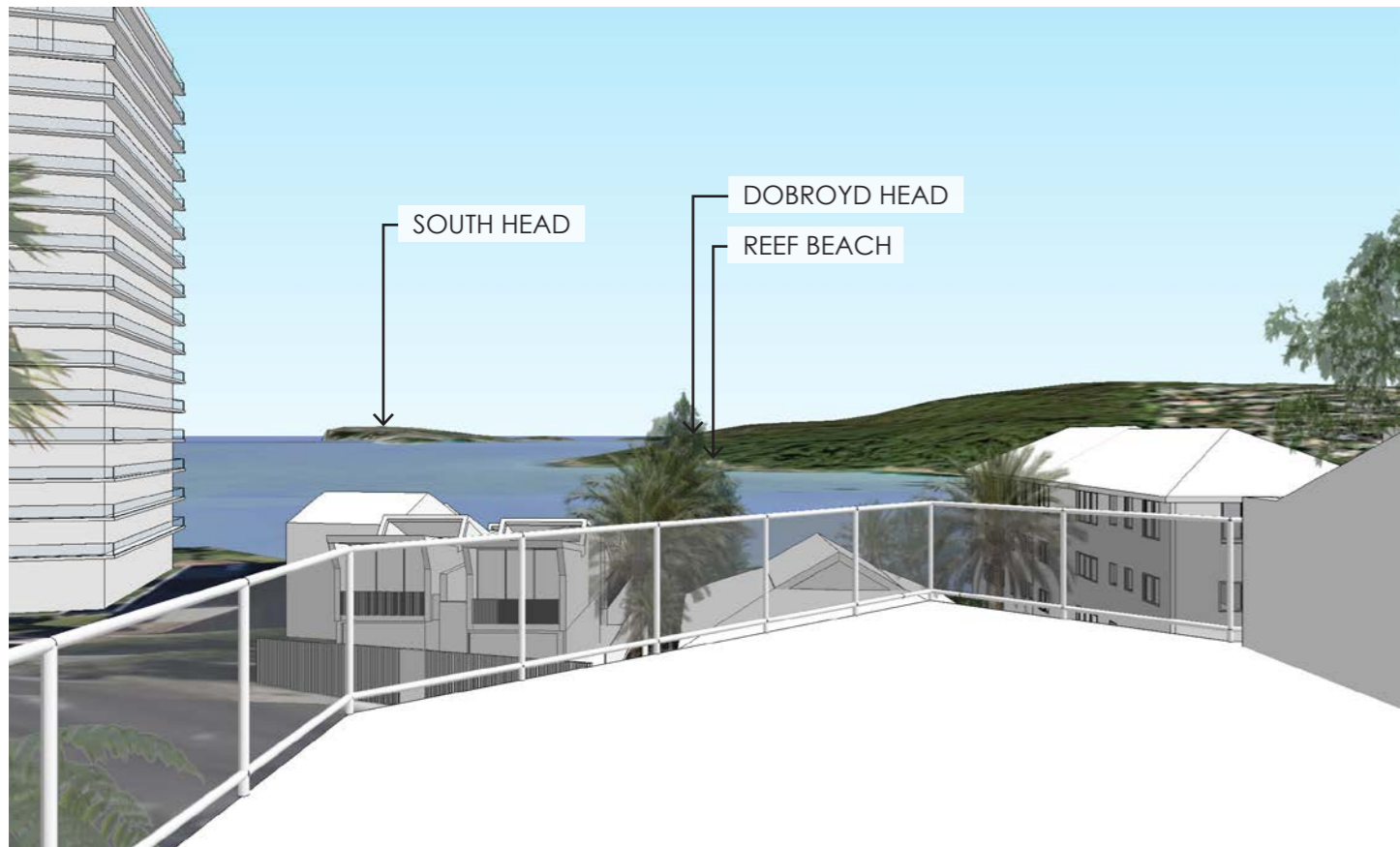
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



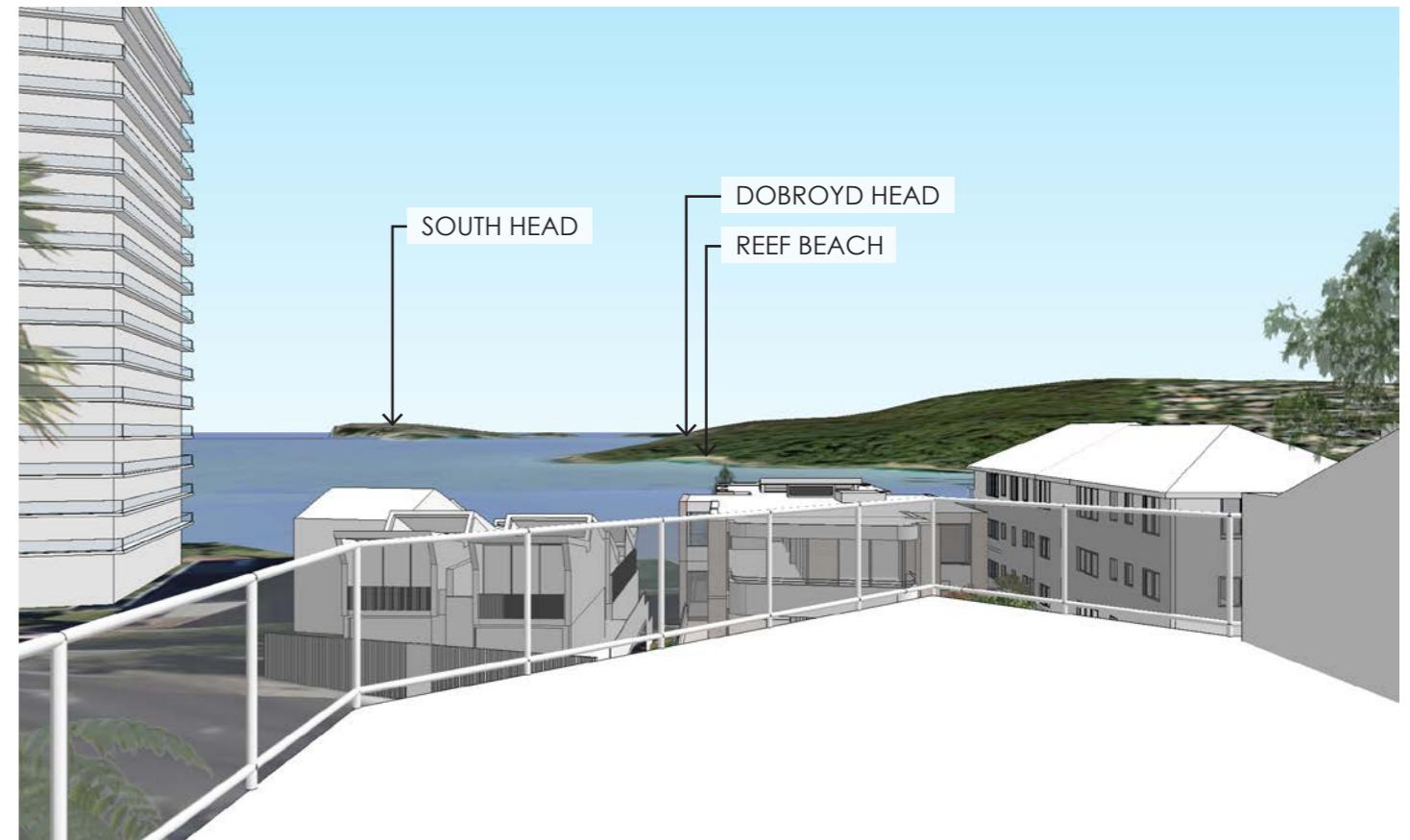
EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



FAMILY ROOM VIEW - REAL ESTATE PHOTOGRAPH



LOCATION MAP

VP10 - No. 7/8 LAUDERDALE AVENUE
VIEW IMPACT ASSESSMENT



EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



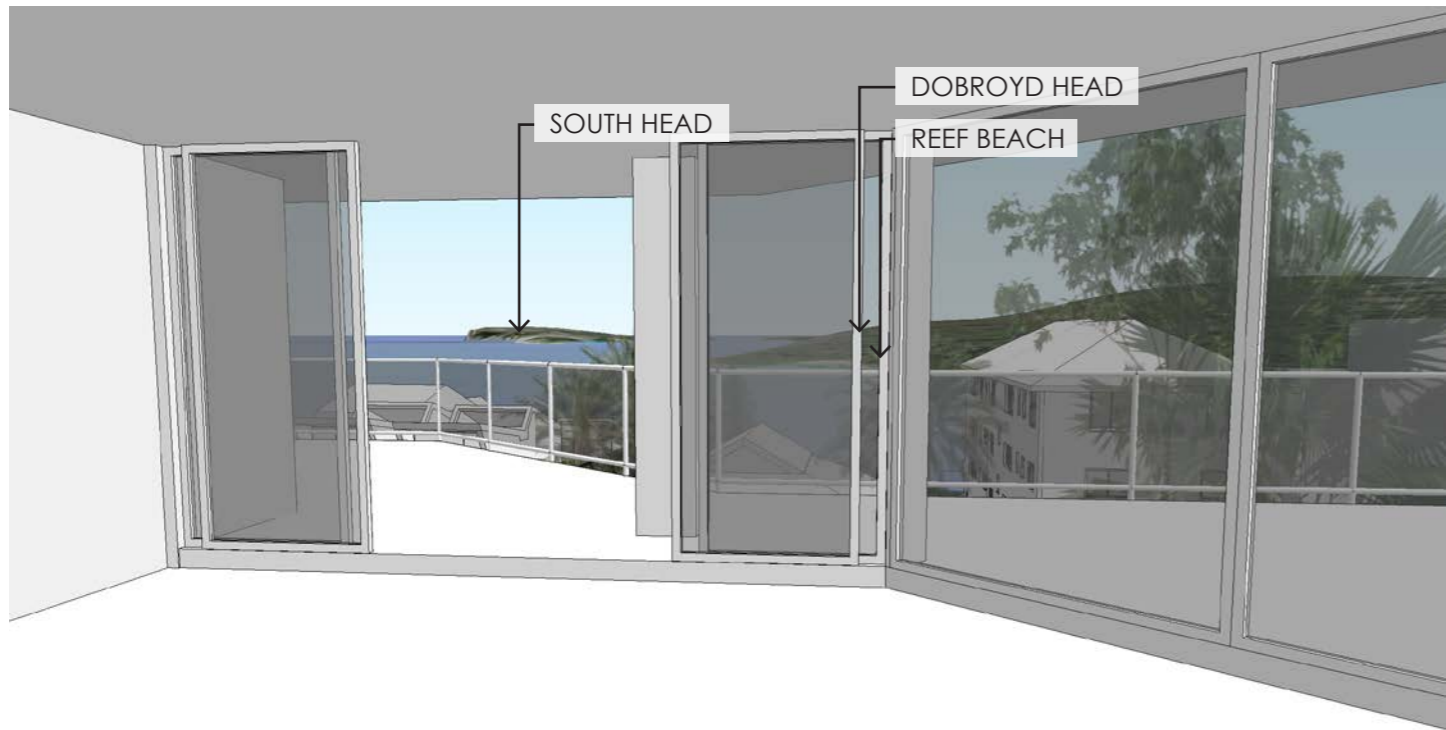
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



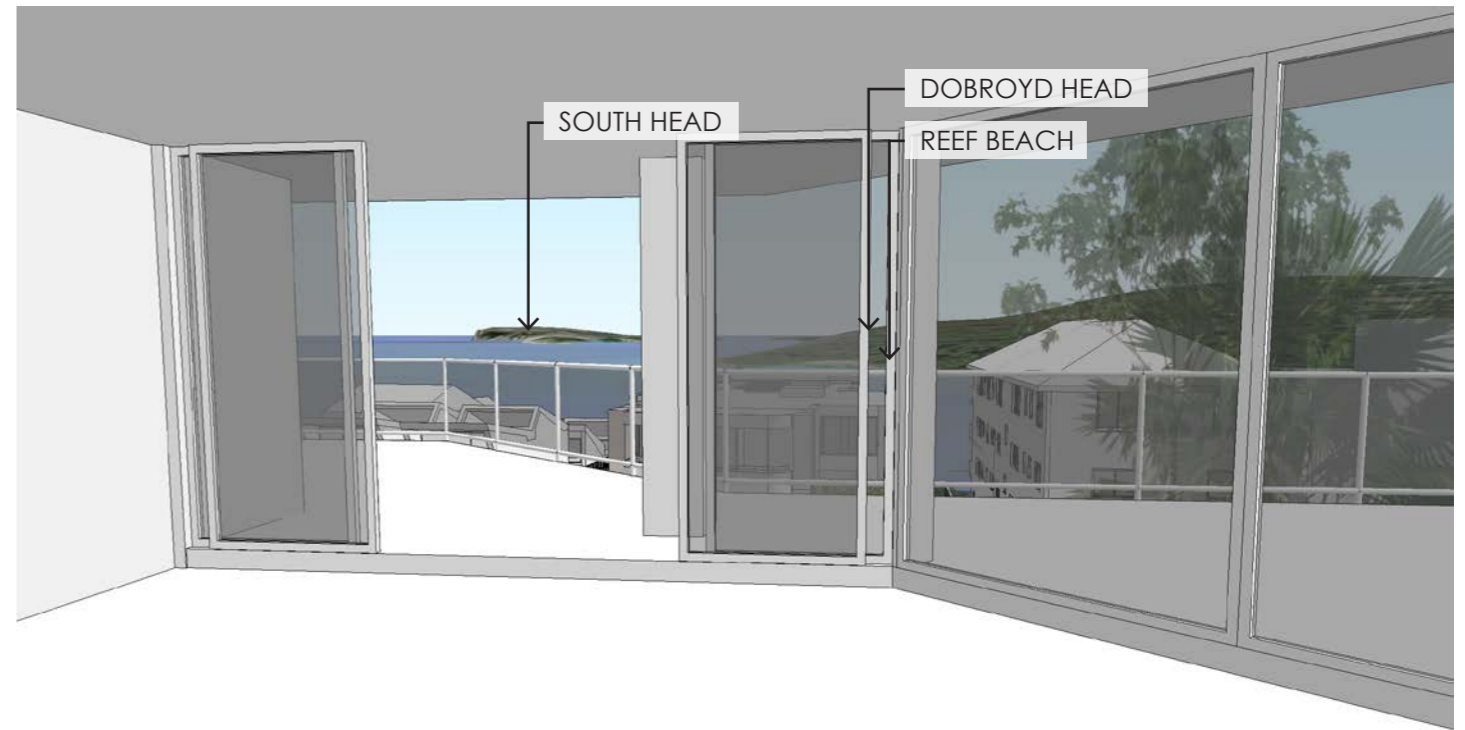
LOCATION MAP



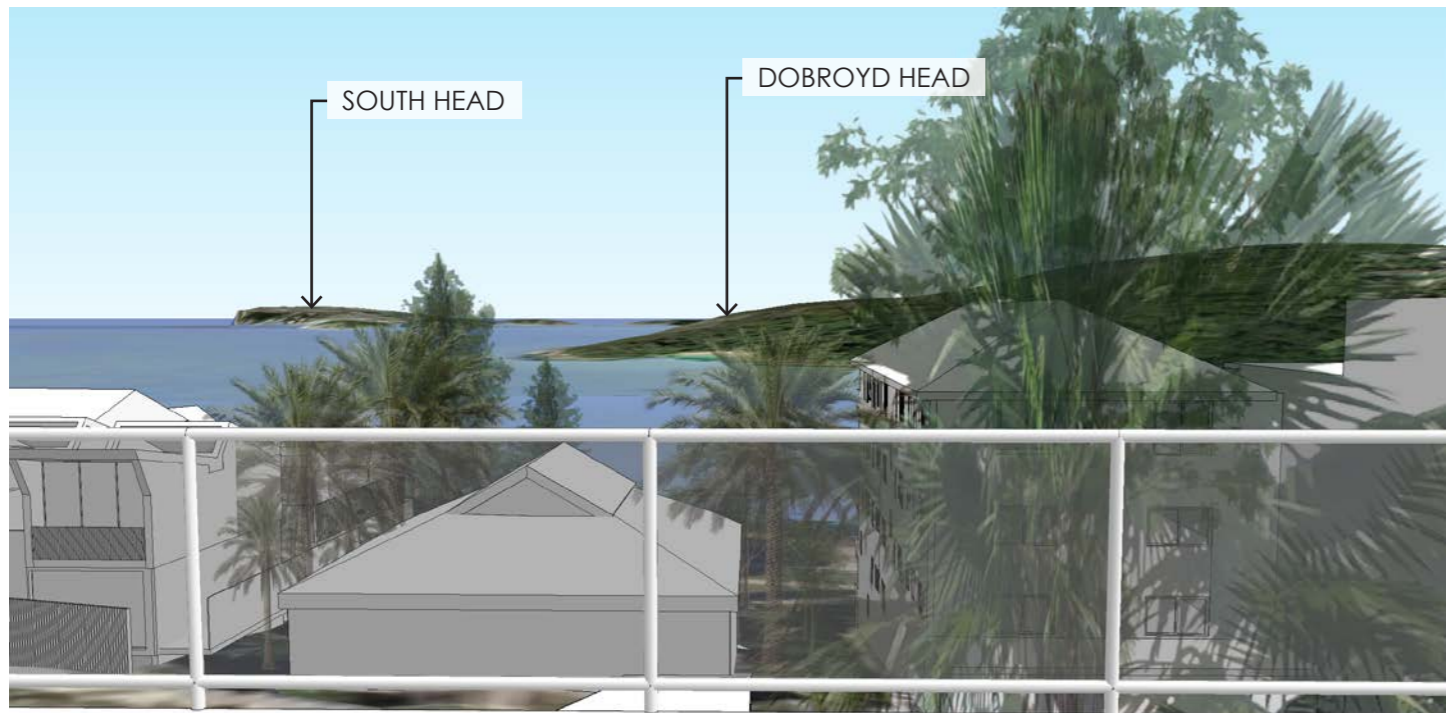
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



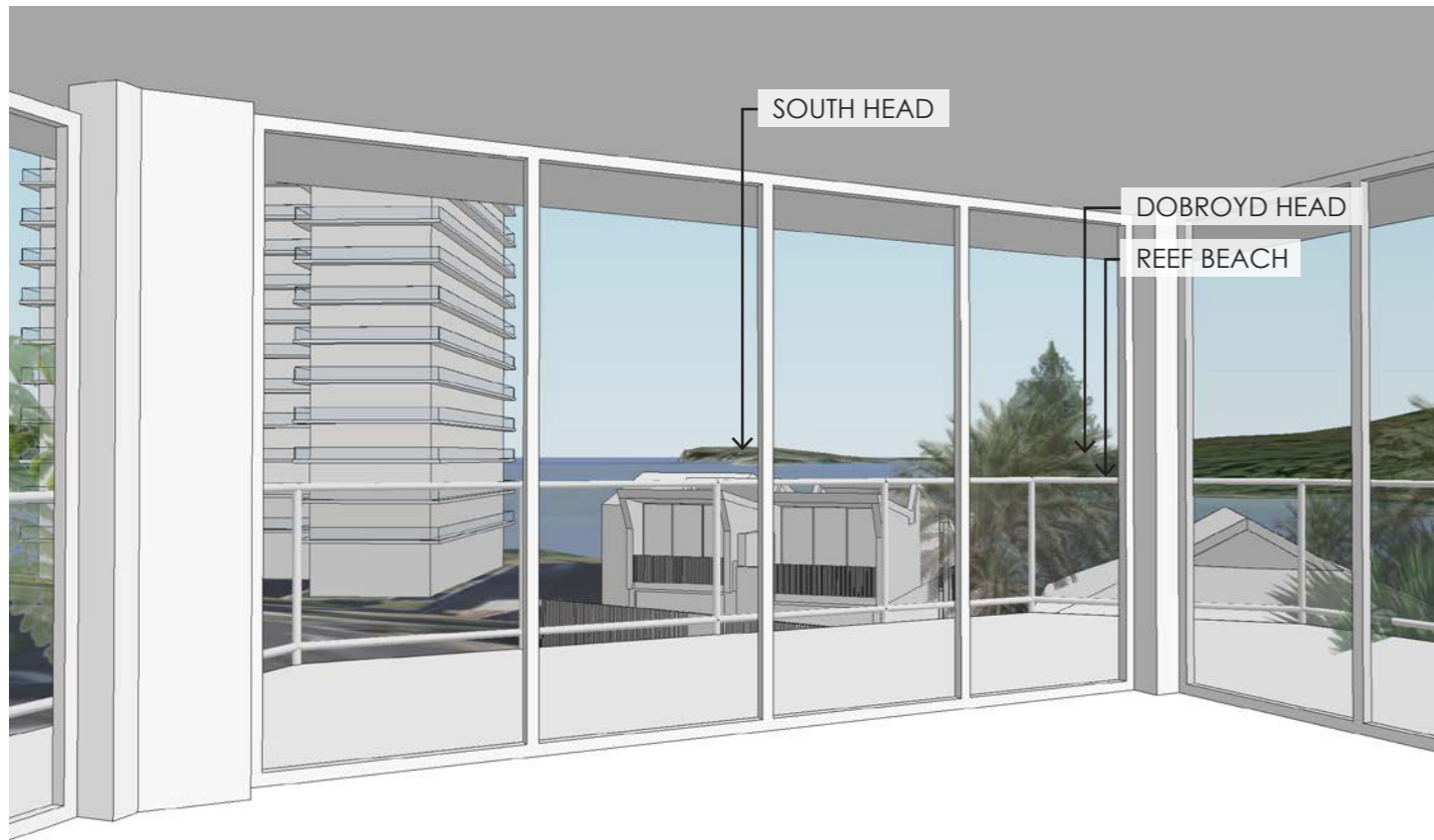
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



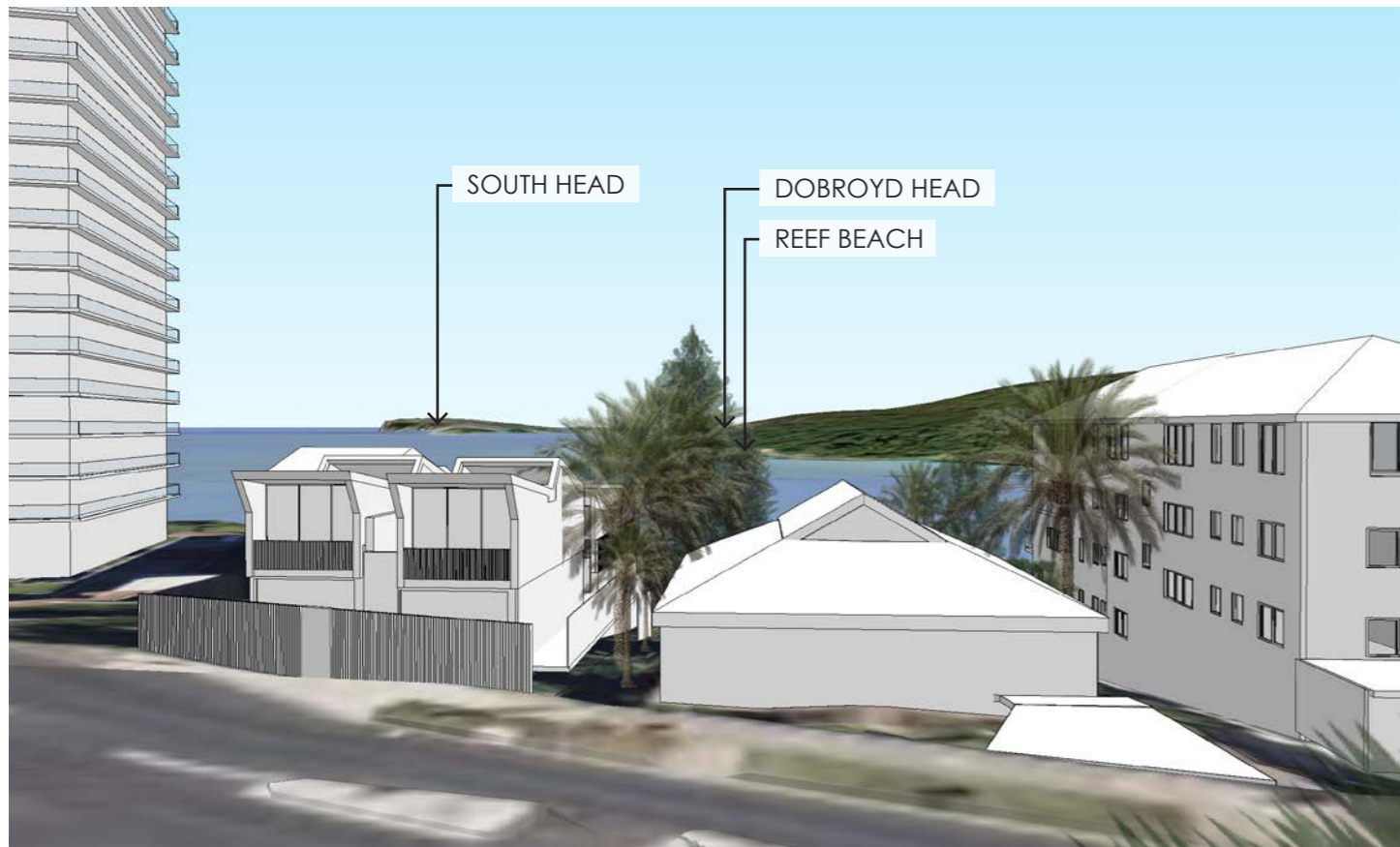
PROPOSED BALCONY VIEW



EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



INDICATIVE FLOOR PLAN (SOURCE: REAL ESTATE)



LOCATION MAP

VP13 - No. 3/8 LAUDERDALE AVENUE
VIEW IMPACT ASSESSMENT





EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



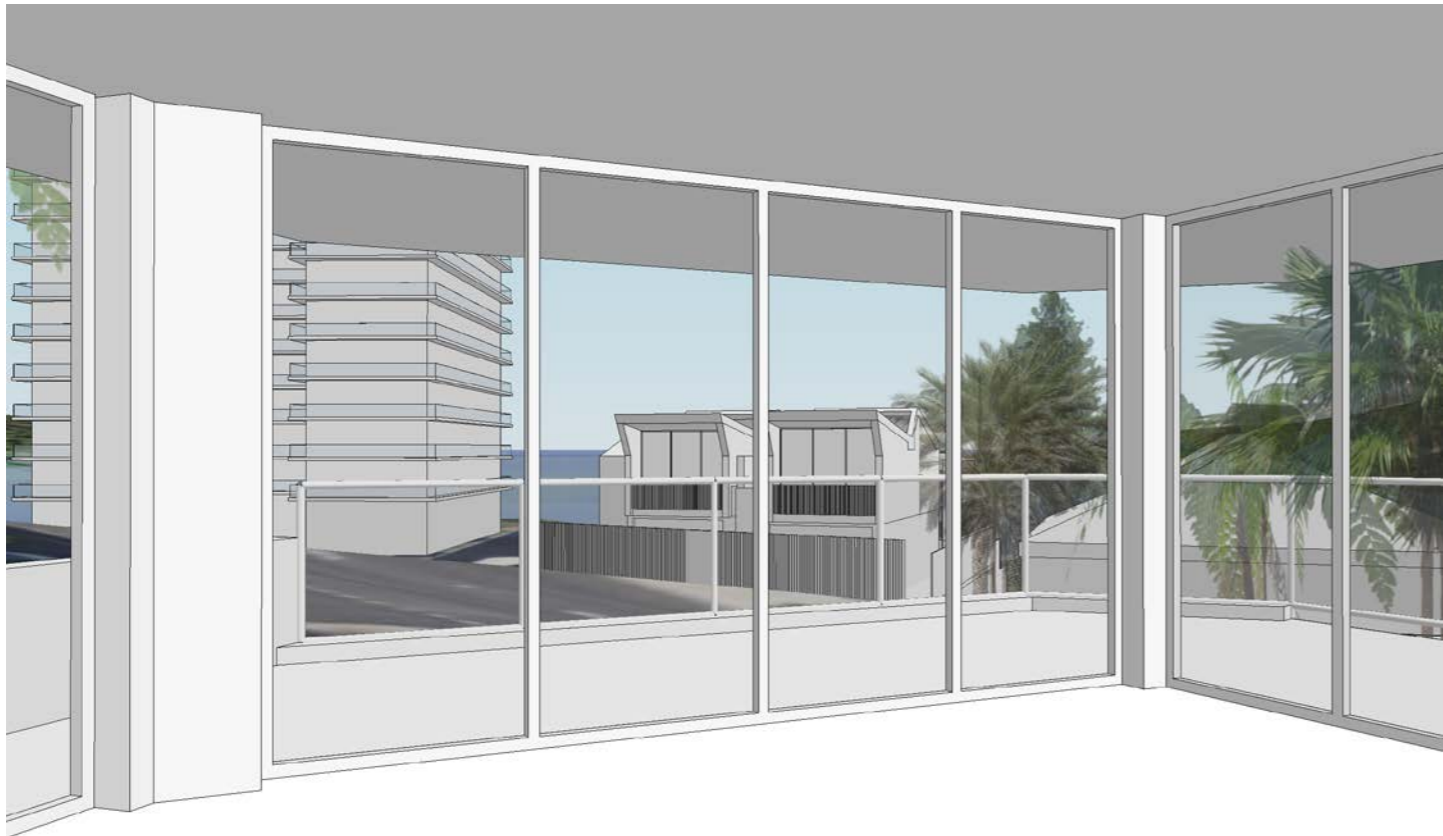
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



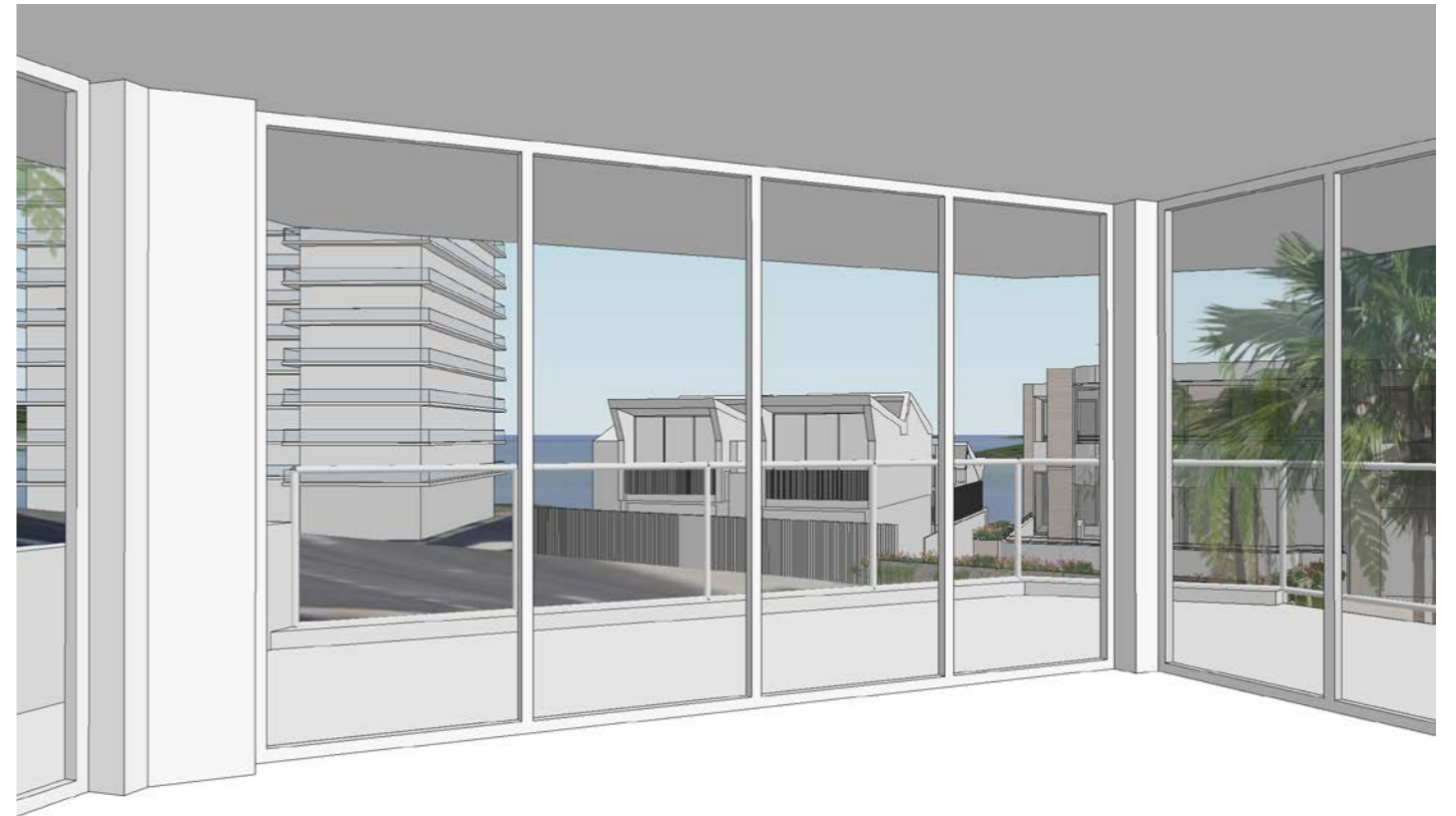
LOCATION MAP



BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



LOCATION MAP



BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW

		TENACITY VIEW IMPACT ASSESSMENT VIA PHOTOMONTAGES FOR 8 LAUDERDALE AVENUE FAIRLIGHT RESULTING FROM THE REDEVELOPMENT OF 5 LAUDERDALE AVENUE FAIRLIGHT				
		ISSUE A 13 AUGUST 2024				
VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
8	Unit 8 8 Lauderdale Avenue Living Room S View	Yes: REA photography indicates water, land-water interface, land-sky interface views, Dobroyd Head, Reef Beach and South Head.	Front	Living Room	Negligible	Yes
-	Unit 8 8 Lauderdale Avenue Balcony S View	Yes: REA photography indicate water, land-water interface, land-sky interface views, Dobroyd Head and Reef Beach.	Front	Balcony	Negligible	Yes, because while the trailing edge of the roof causes some loss by foreground water view, the tree removal improves more distant views , including views of reef beach and the land-water interface.
9	Unit 7 8 Lauderdale Avenue Living Room S View	Yes: REA photography indicate water, land-water interface and land-sky interface views. Partial views to Dobroyd Head, Reef Beach and South Head are obstructed by existing trees.	Front	Living Room	Negligible, views to Dobroyd Head and Reef Beach improved.	Yes, because while the trailing edge of the roof causes some loss by foreground water view, the tree removal improves more distant views , including views of reef beach and the land-water interface.
-	Unit 7 8 Lauderdale Avenue Balcony S View	Yes: REA photography indicate water, land-water interface, land-sky interface views and South Head. Partial views to Dobroyd Head and Reef Beach are obstructed by existing trees.	Front	Balcony	Negligible, views to Dobroyd Head and Reef Beach improved.	Yes, because while the trailing edge of the roof causes some loss by foreground water view, the tree removal improves more distant views , including views of reef beach and the land-water interface.

VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
10	Unit 7 8 Lauderdale Avenue Balcony SE View	REA photography of Unit 2 balcony indicates no views are available caused by obstruction of existing trees.	Side	Living Room	Negligible	Yes
11	Unit 6 8 Lauderdale Avenue Living Room S View	Yes: REA photography indicate water, land-water interface, land-sky interface views, Dobroyd Head and Reef Beach.	Front	Living Room	Minor, loss of water views of North Harbour.	Yes, because while the trailing edge of the roof causes some loss of foreground water view, there is no impact on views of Reef Beach & Dobroyd Head. The tree removal provides improved views of land-water & land-sky interface, improves views of The Sound & South Head.
-	Unit 6 8 Lauderdale Avenue Balcony S View	Yes: REA photography indicate water, land-water interface and land-sky interface views. Partial views to Dobroyd Head and South Head shoreline obstructed by existing trees.	Front	Balcony	Minor, loss of water views of North Harbour.	Yes, because while the trailing edge of the roof causes some loss of foreground water view, there is no impact on views of Reef Beach & Dobroyd Head. The tree removal provides improved views of land-water & land-sky interface, improves views of The Sound & South Head.

VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
12	Unit 4 8 Lauderdale Avenue Living Room S View	Yes: No REA available for this view. 3D modelling indicates water, land-water interface, land-sky interface views and South Head. Views to Dobroyd Head and Reef Beach are obstructed by existing trees. Some Dobroyd Head shoreline west of Reef Beach is visible. To be confirmed by onsite photography if available.	Front	Living Room	Minor, water, land-water interface, land-sky interface views and South Head retained. Views to Dobroyd Head shoreline and Watsons Bay beyond improved. Some Dobroyd Head shoreline west of Reef Beach is no longer visible.	Yes, because while the North Elevation (Lauderdale Avenue) obscures foreground water views & some land-water interface, the North elevation is fully compliant with the LEP height limit. Further the tree removal provides views of Dobroyd Head and improves distant water views & land-water, land-sky interface views to Watsons Bay beyond.
-	Unit 4 8 Lauderdale Avenue Balcony S View	Yes: No REA available for this view. 3D modelling indicates water, land-water interface, land-sky interface views and South Head. Views to Dobroyd Head and Reef Beach are obstructed by existing trees. Some Dobroyd Head shoreline west of Reef Beach is visible. To be confirmed by onsite photography if available.	Front	Balcony	Moderate, water, land-water interface, land-sky interface views and South Head retained. Views to Dobroyd Head shoreline and Watsons Bay beyond improved. Some Dobroyd Head shoreline west of Reef Beach is no longer visible.	Yes, because while the North Elevation (Lauderdale Avenue) obscures foreground water views & some land-water interface, the North elevation is fully compliant with the LEP height limit. Further the tree removal provides views of Dobroyd Head and improves distant water views & land-water, land-sky interface views to Watsons Bay beyond.
13	Unit 3 8 Lauderdale Avenue Living Room S View	No REA photography available of Unit 3 living room. 3D modelling indicates no views are available. To be confirmed by onsite photography if available.	Front	Living Room	Negligible	Yes
-	Unit 3 8 Lauderdale Avenue Balcony SW View	No REA photography available of Unit 3 living room. 3D modelling indicates no views are available. To be confirmed by onsite photography if available.	Front	Balcony	Negligible	Yes

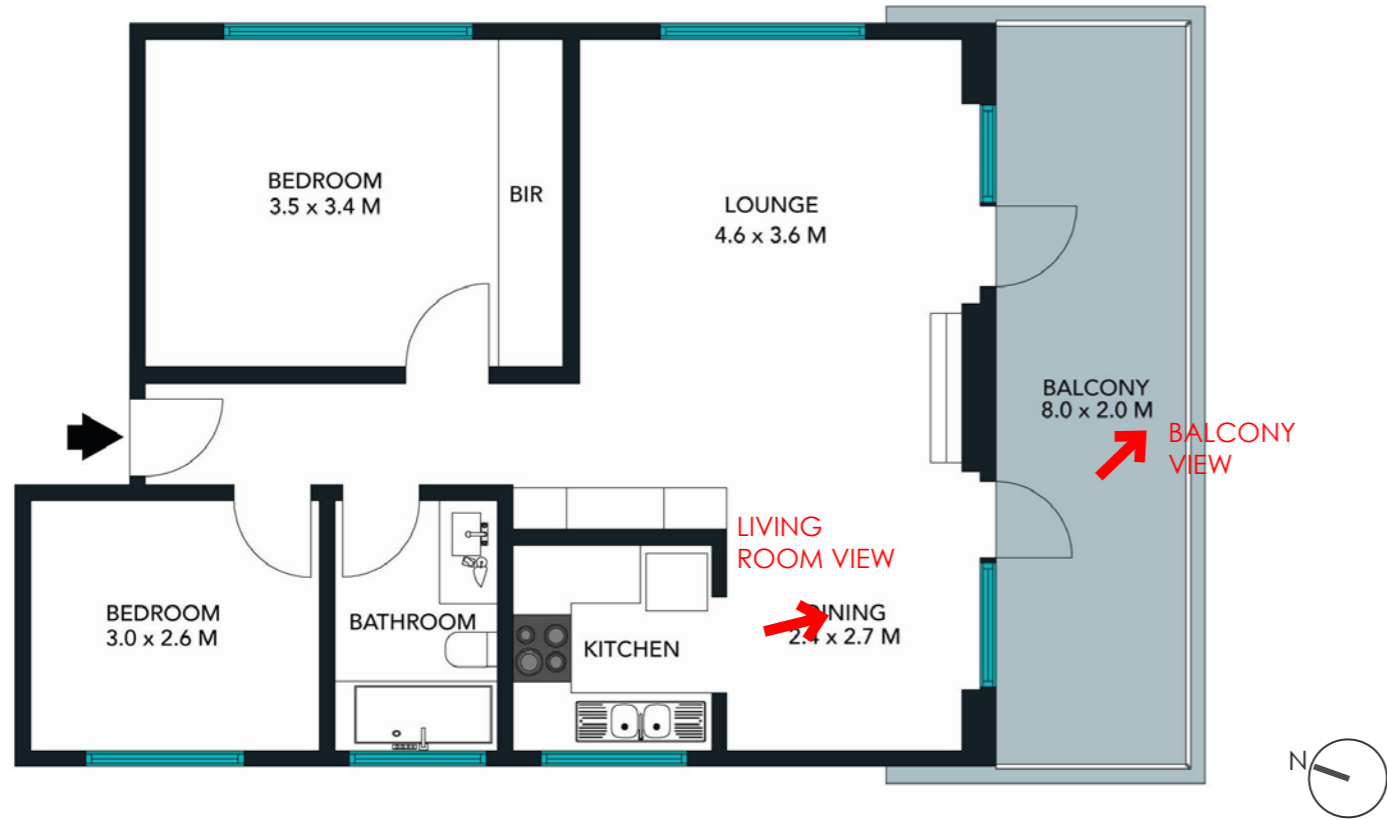
VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
14	Unit 2 8 Lauderdale Avenue Living Room S View	REA photography of Unit 2 living room confirms existing tree canopy exceeds the height of 5 Lauderdale Avenue roof. No views are available due to tree canopy. Refer images for unit 2 on pages 34-35.	Front	Living Room	Negligible	Yes
-	Unit 2 8 Lauderdale Avenue Balcony S View	REA photography of Unit 2 balcony indicates no views are available caused by obstruction of existing trees.	Front	Balcony	Negligible	Yes
15	Unit 1 8 Lauderdale Avenue Living Room S View	REA photography of Unit 1 living room indicates no views are available.	Front	Living Room	Negligible	Yes
-	Unit 1 8 Lauderdale Avenue Balcony SW View Balcony SW View	REA photography of Unit 1 balcony indicates no views are available.	Front	Balcony	Negligible	Yes



12 LAUDERDALE AVENUE STREET VIEW - REAL ESTATE PHOTOGRAPH

12 LAUDERDALE AVENUE STREET VIEW IMPACT ANALYSIS





FLOOR PLAN (SOURCE: REAL ESTATE)



LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



LOCATION MAP



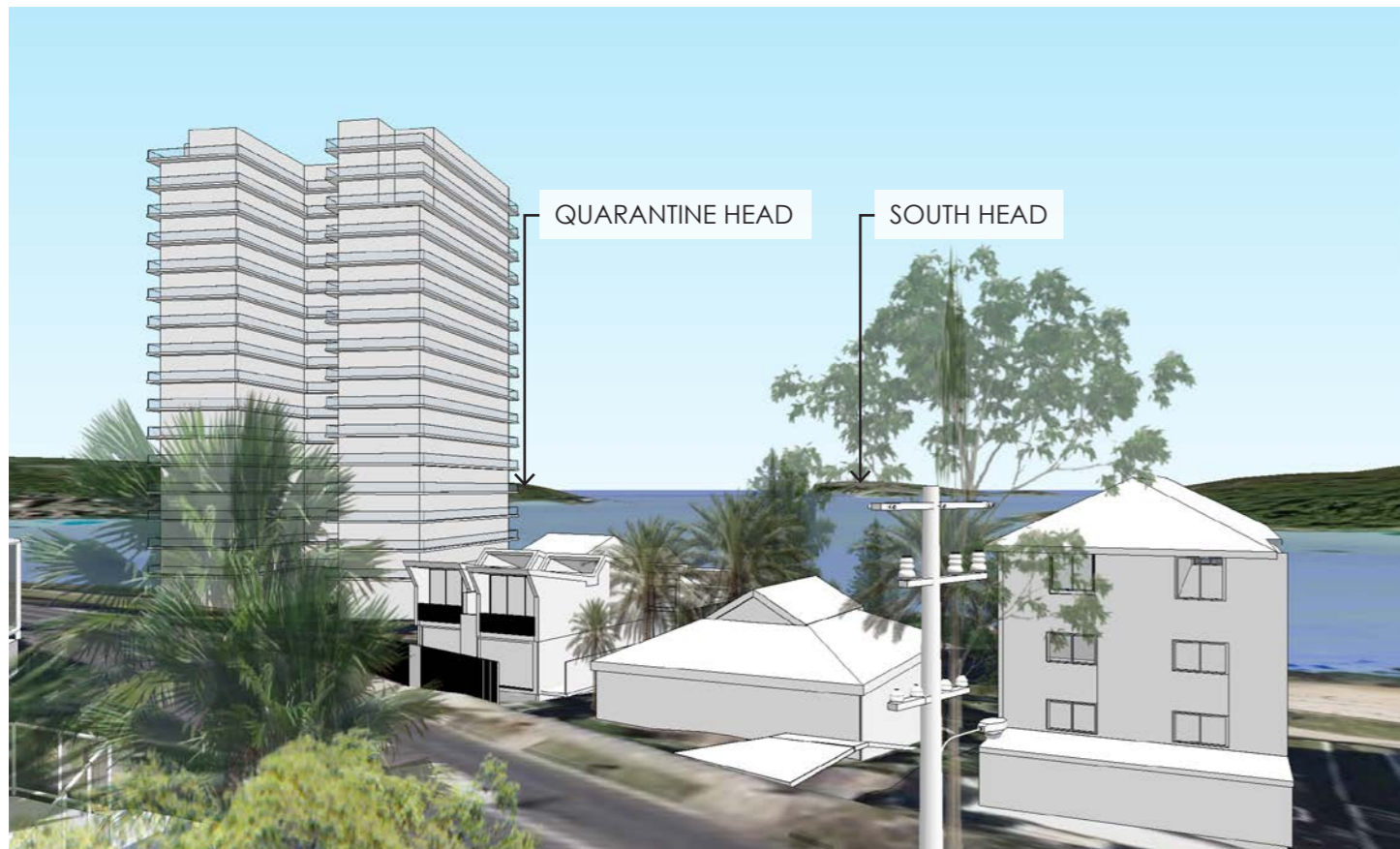
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



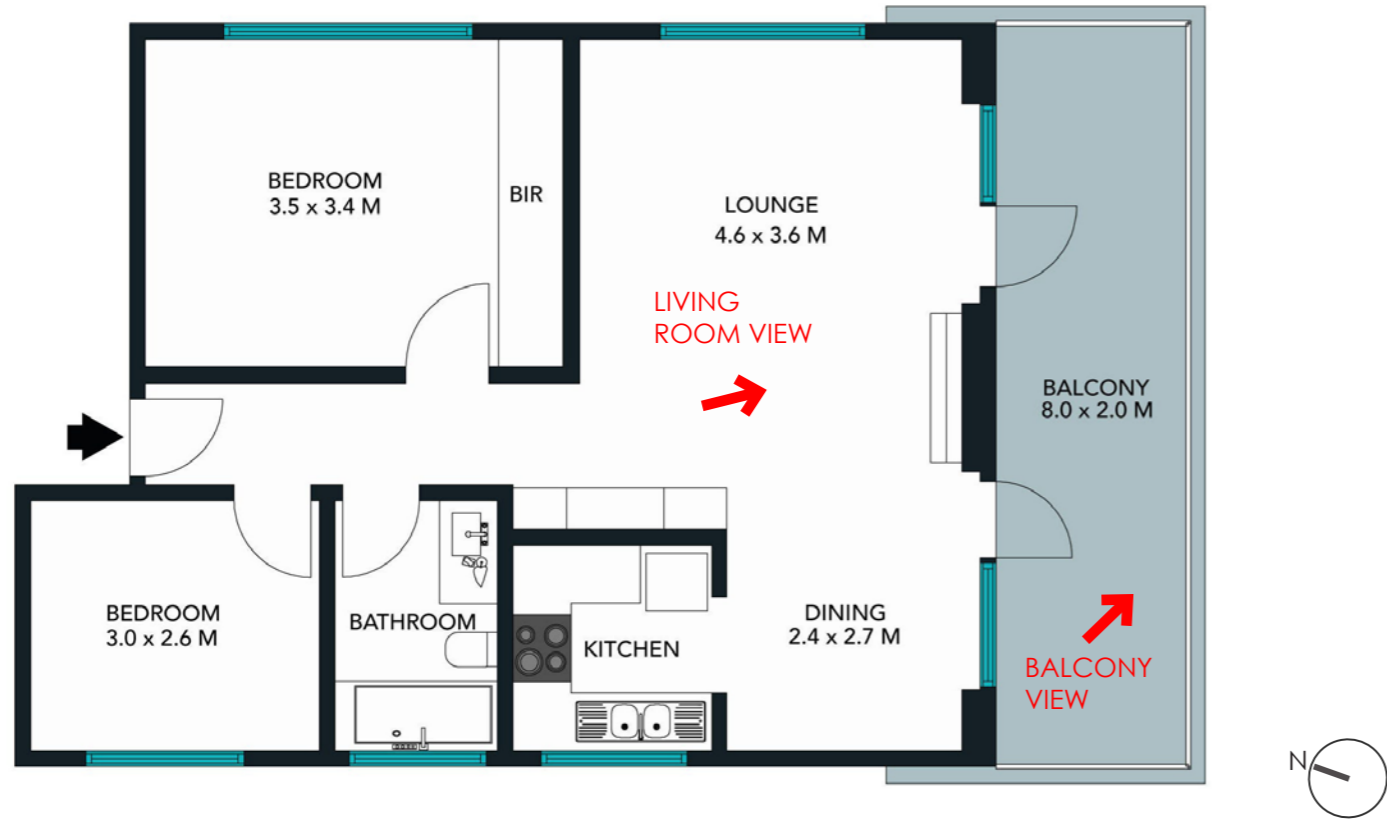
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



LOCATION MAP



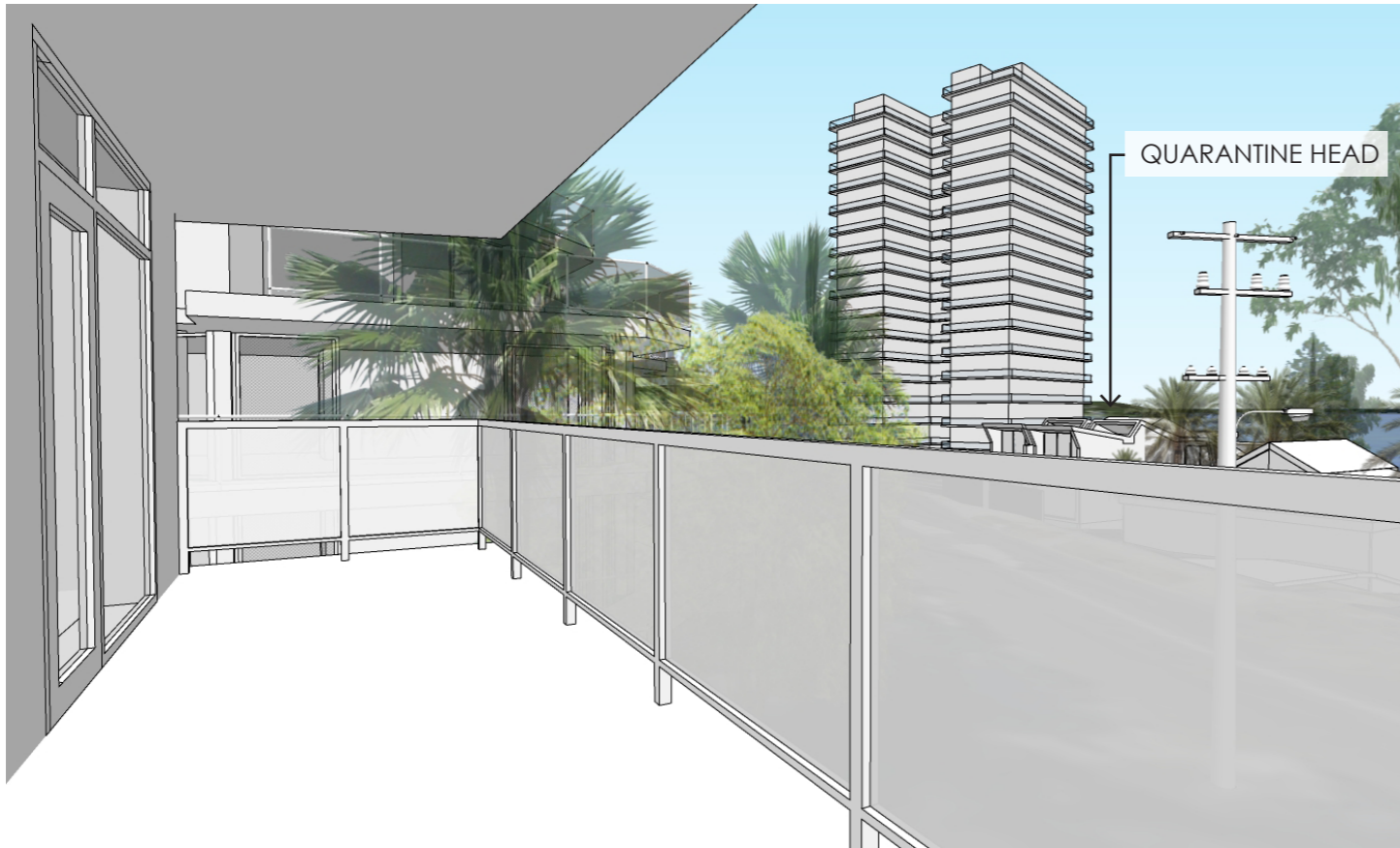
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



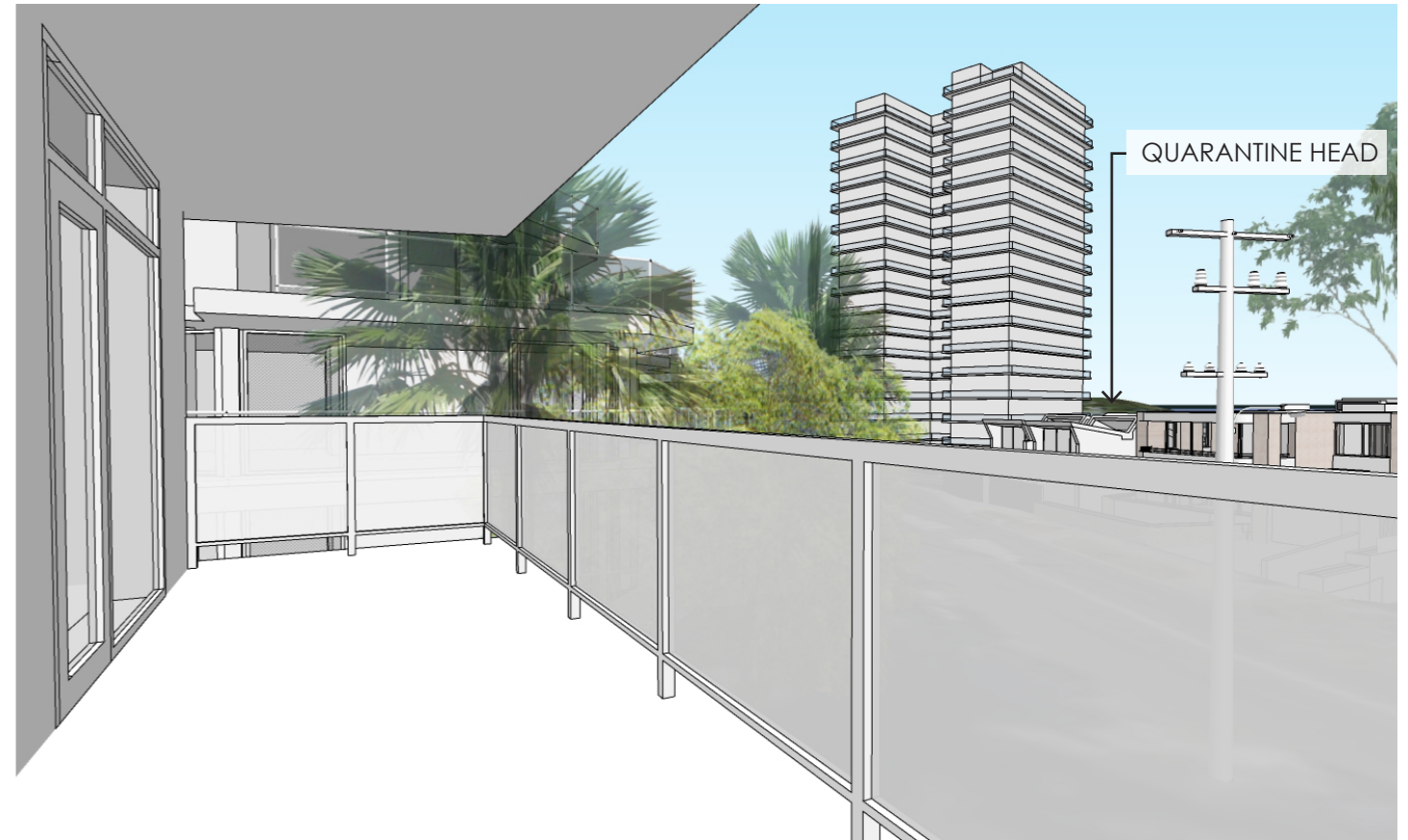
EXISTING LIVING ROOM VIEW



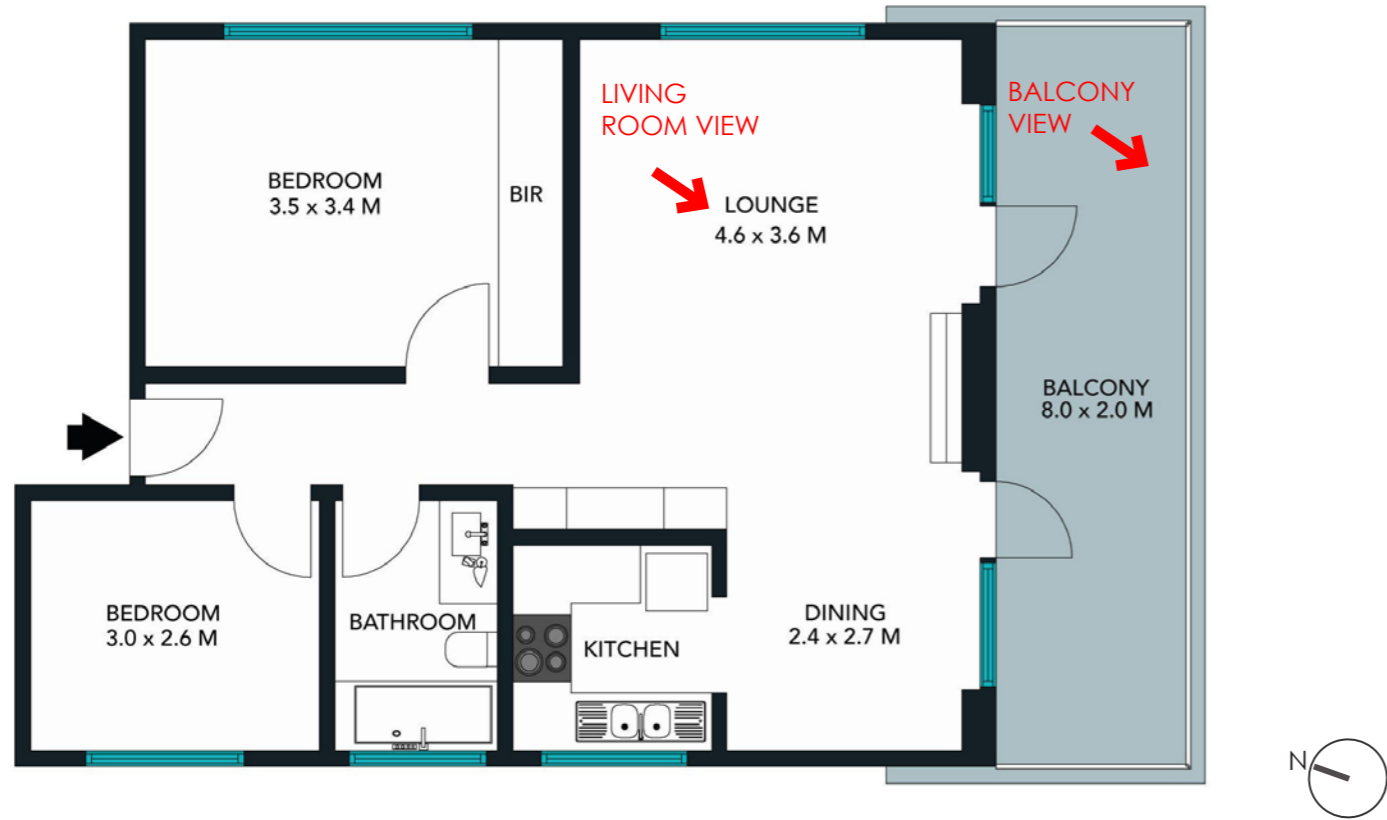
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



LOCATION MAP



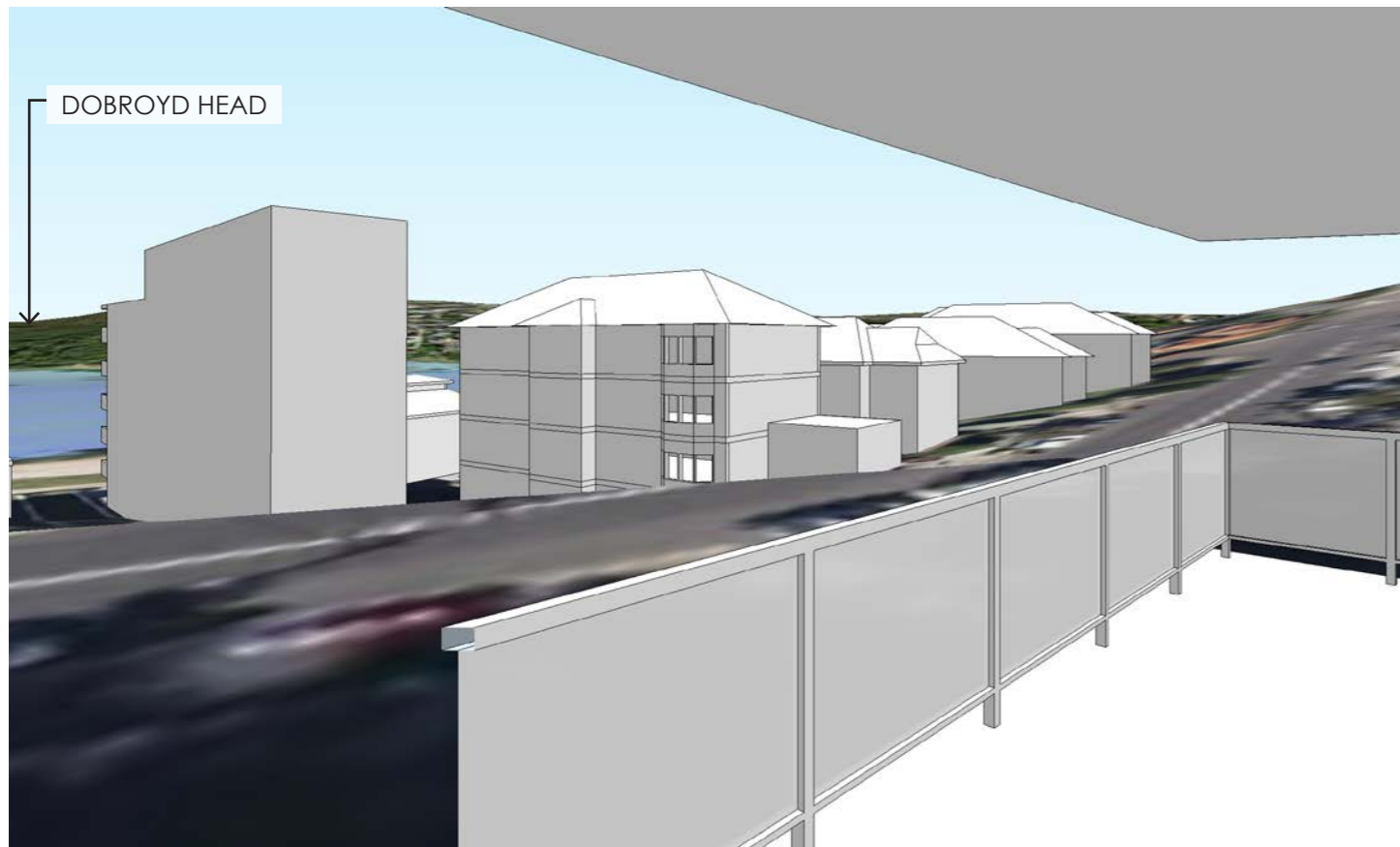
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



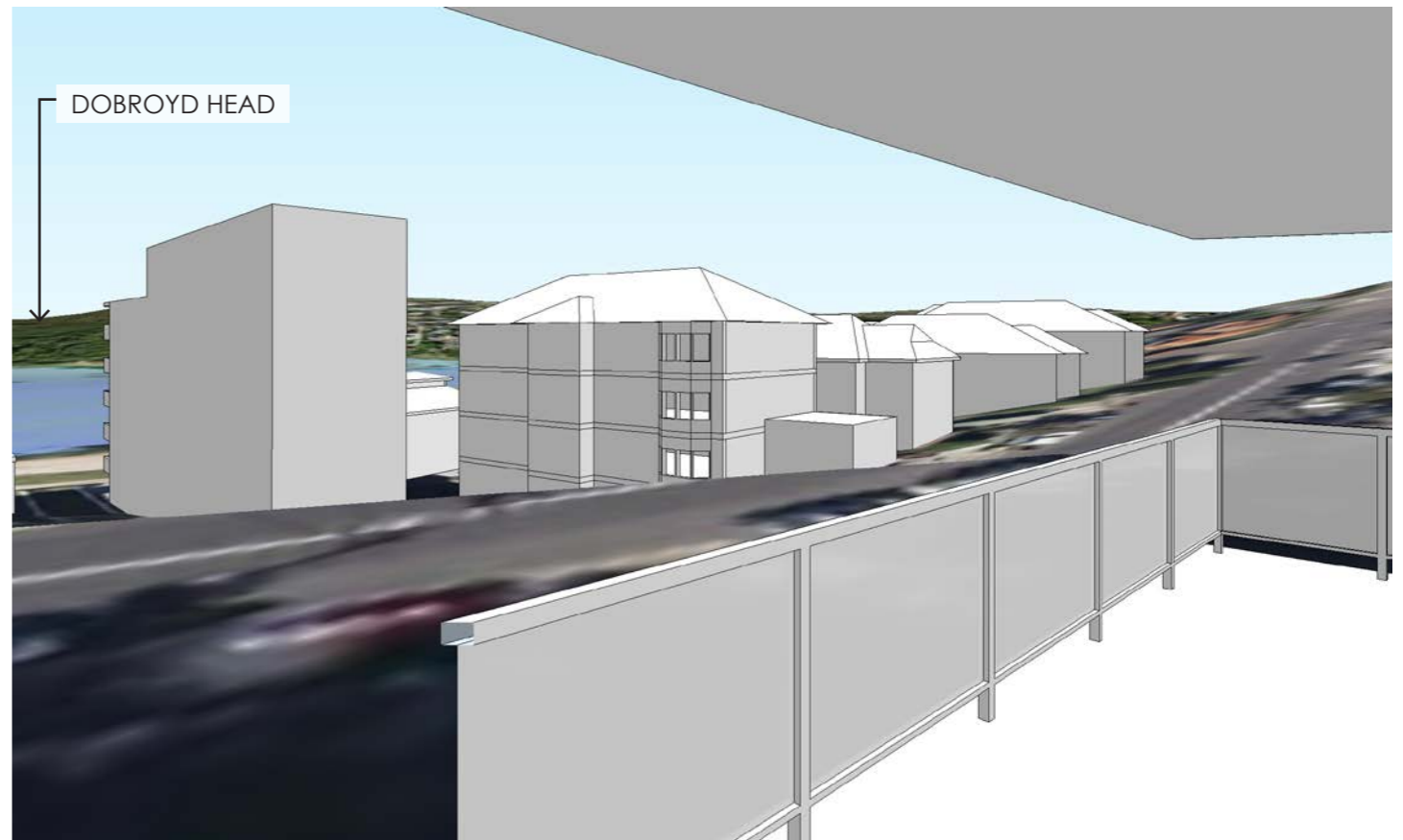
EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW

		TENACITY VIEW IMPACT ASSESSMENT VIA PHOTOMONTAGES FOR 12 LAUDERDALE AVENUE FAIRLIGHT RESULTING FROM THE REDEVELOPMENT OF 5 LAUDERDALE AVENUE FAIRLIGHT				
VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
16	Unit 5 12 Lauderdale Avenue Living Room S View	Yes: REA photography indicates partial view of land-water interface, land-sky interface, Dobroyd Head, South Head and Reef beach are obstructed by existing trees and 7 Lauderdale Avenue Fairlight.	Front	Living Room	Negligible	Yes
-	Unit 5 12 Lauderdale Avenue Balcony S View	Yes: REA photography indicates water and Quarantine Head view. Partial views to land-water interface, land-sky interface, Dobroyd Head, South Head and Reef beach are obstructed by existing trees and 7 Lauderdale Avenue Fairlight.	Front	Balcony	Negligible	Yes
17	Unit 3 12 Lauderdale Avenue Living Room S View	Yes: REA photography indicates view of water, land-water interface and land-sky interface.	Front	Living Room	Negligible	Yes

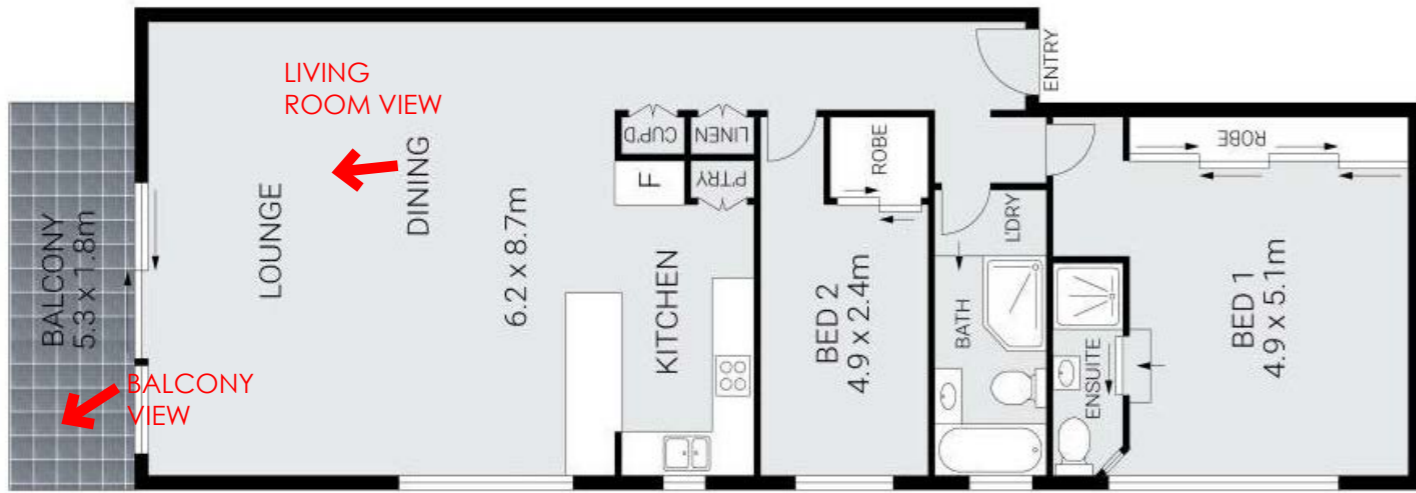
VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
-	Unit 3 12 Lauderdale Avenue Balcony S View	Yes: REA photography indicates partial view of Quarantine Head.	Front	Balcony	Negligible	Yes
18	Unit 1 12 Lauderdale Avenue Living Room S View	Yes: REA photography indicates water, land-water interface and land-sky interface. Partial view of Dobroyd Head.	Front	Living Room	Negligible	Yes
-	Unit 3 12 Lauderdale Avenue Balcony S View	Yes: REA photography indicates water, land-water interface and land-sky interface. Partial view of Dobroyd Head.	Front	Balcony	Negligible	Yes



7 LAUDERDALE AVENUE STREET VIEW - GOOGLE PHOTOGRAPH

7 LAUDERDALE AVENUE STREET VIEW IMPACT ANALYSIS





FLOOR PLAN



LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



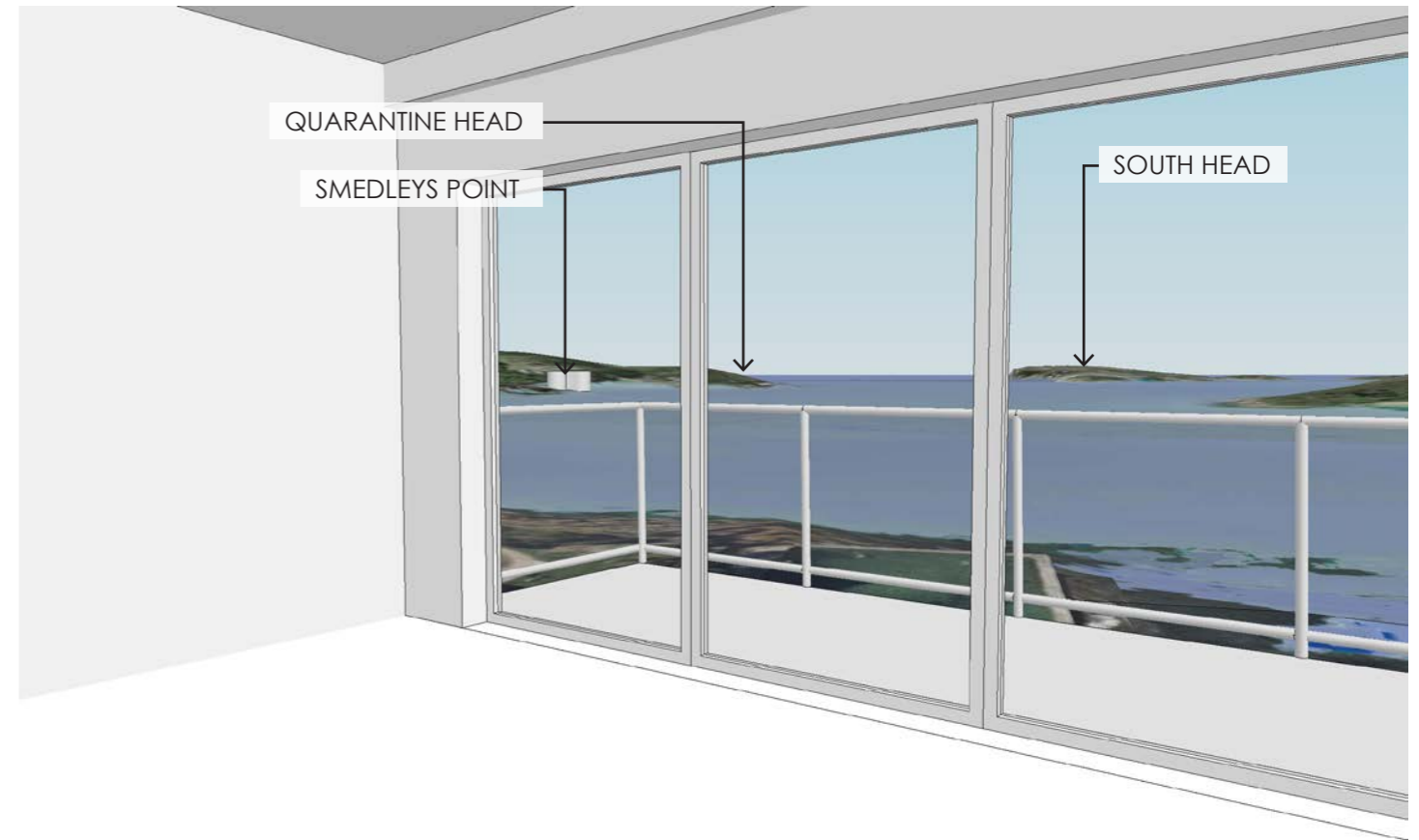
LOCATION MAP



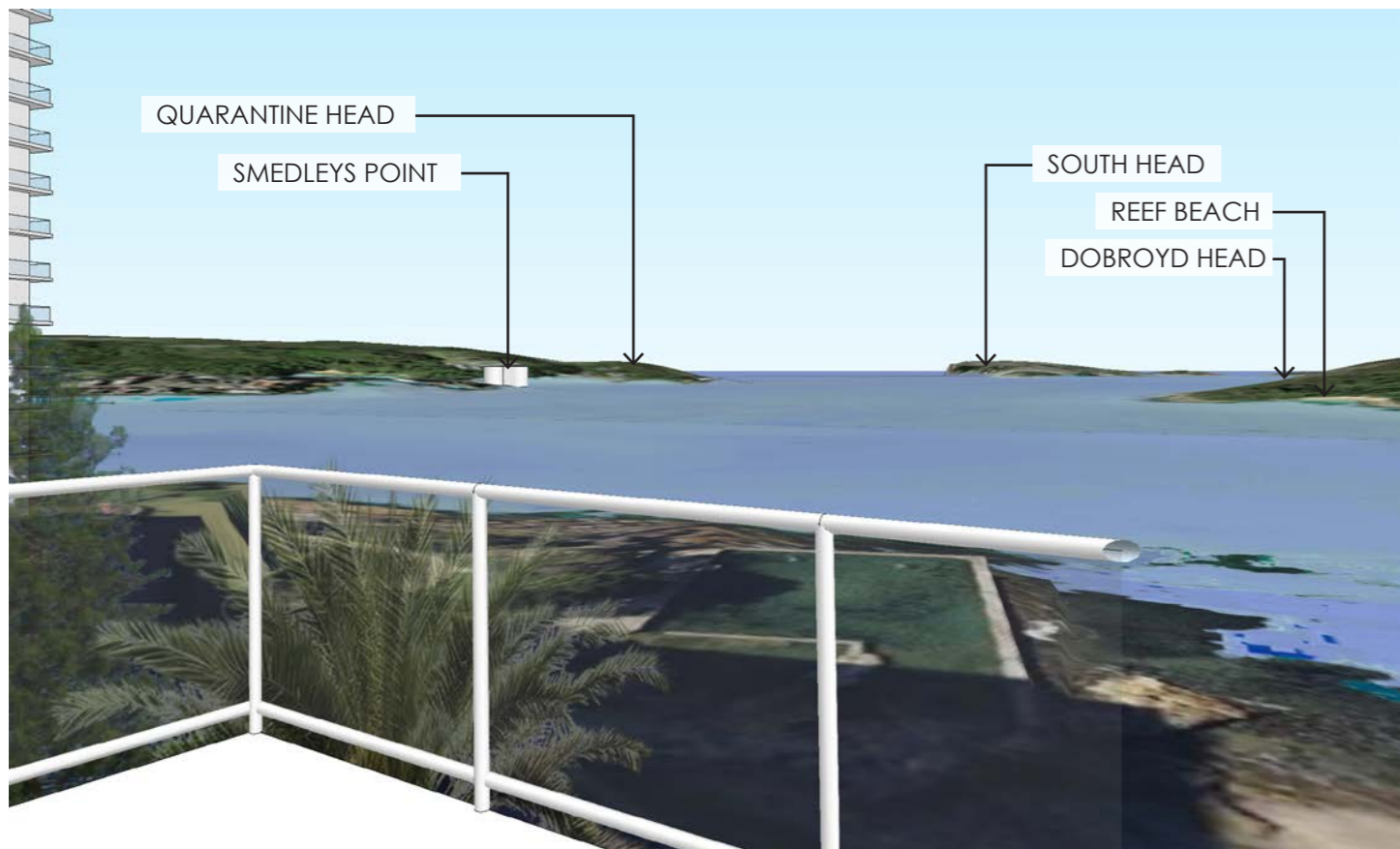
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



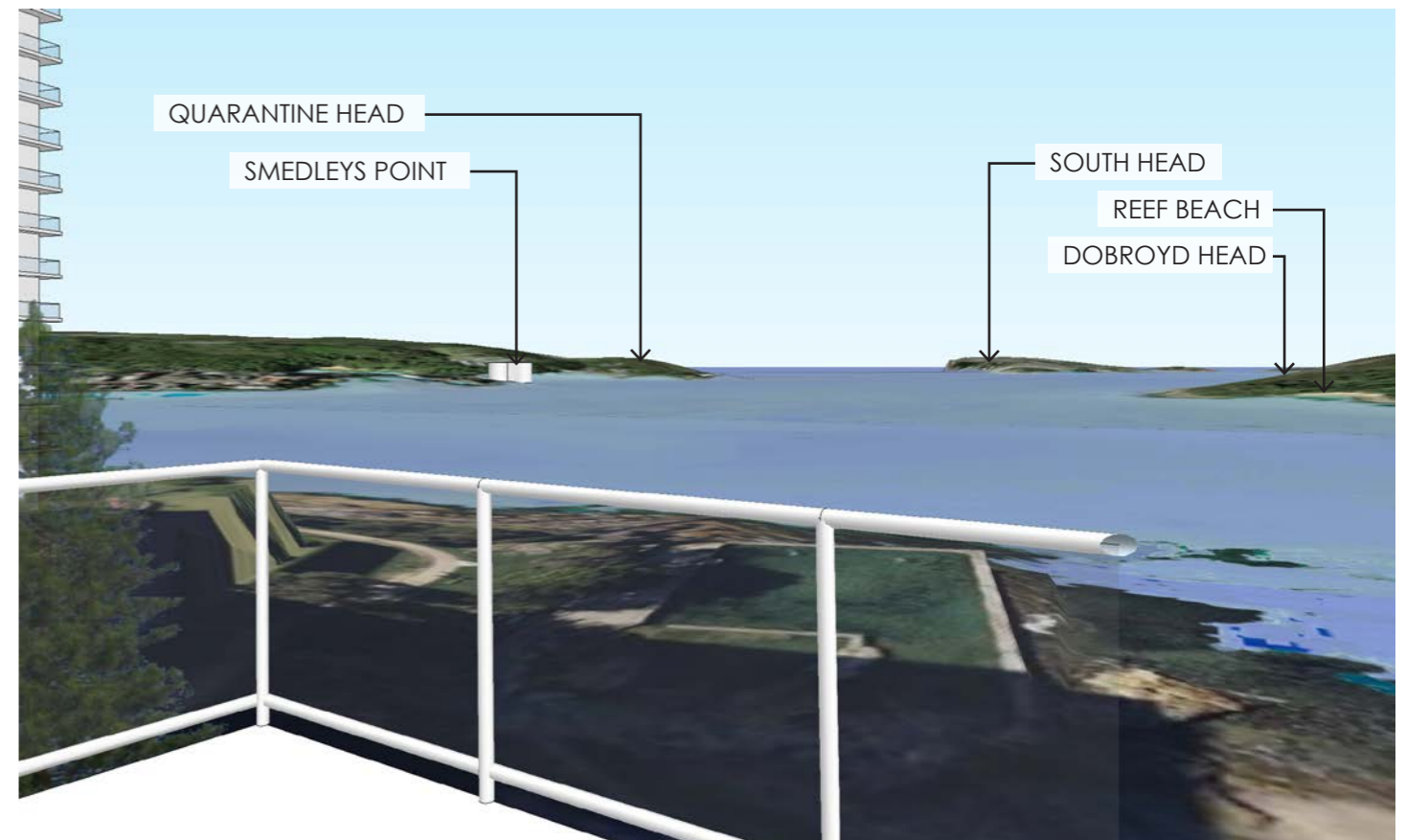
EXISTING LIVING ROOM VIEW



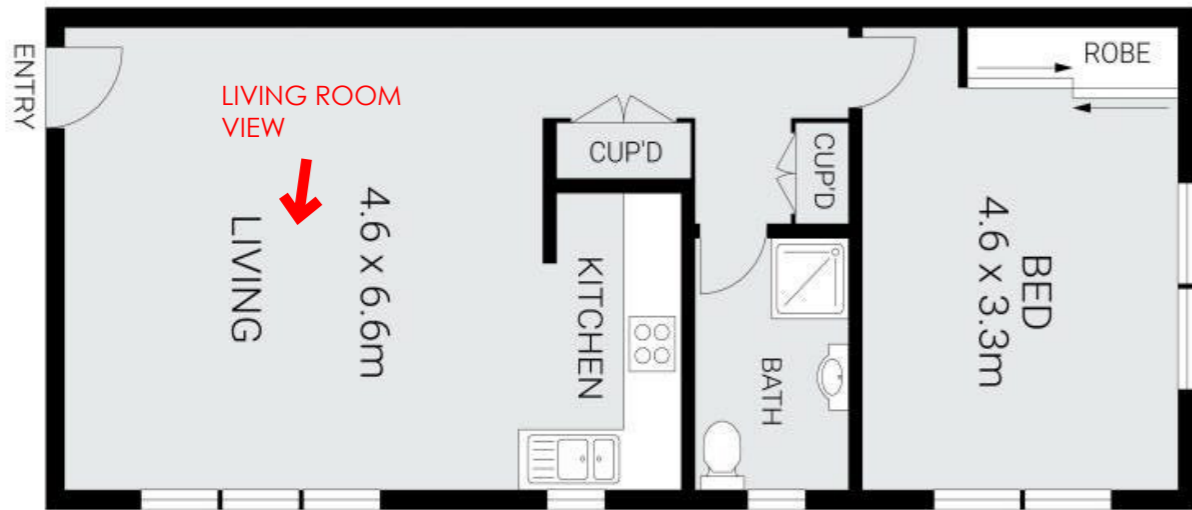
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



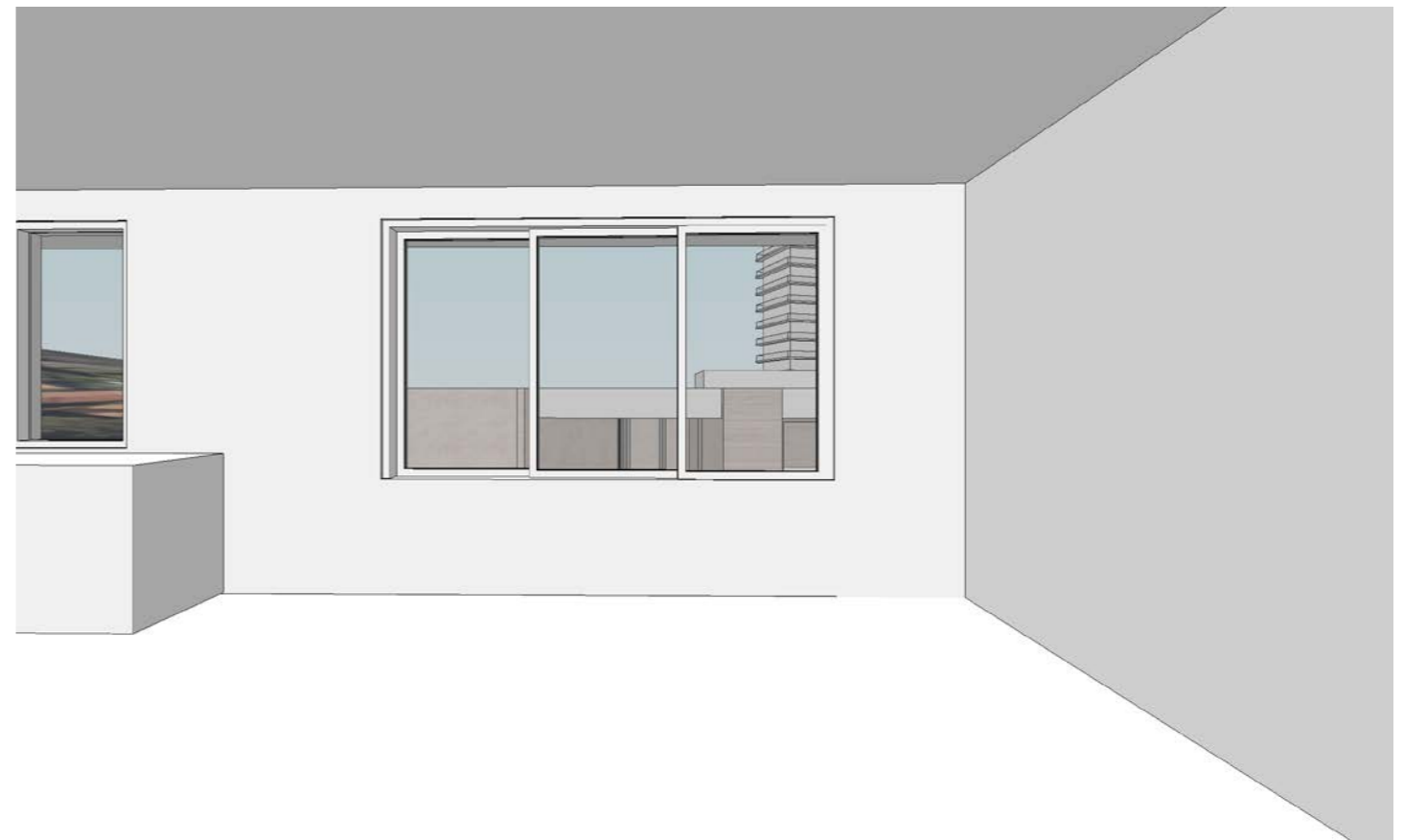
LOCATION MAP



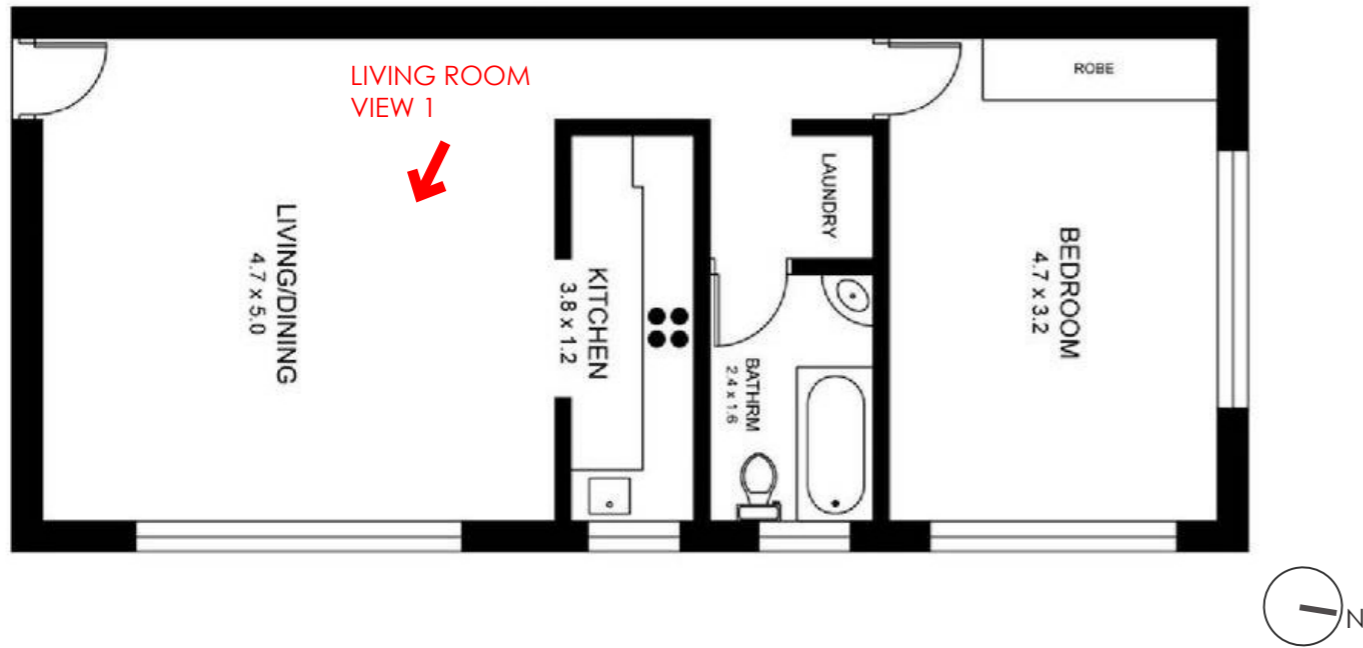
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



FLOOR PLAN (SOURCE: REAL ESTATE)



LOCATION MAP



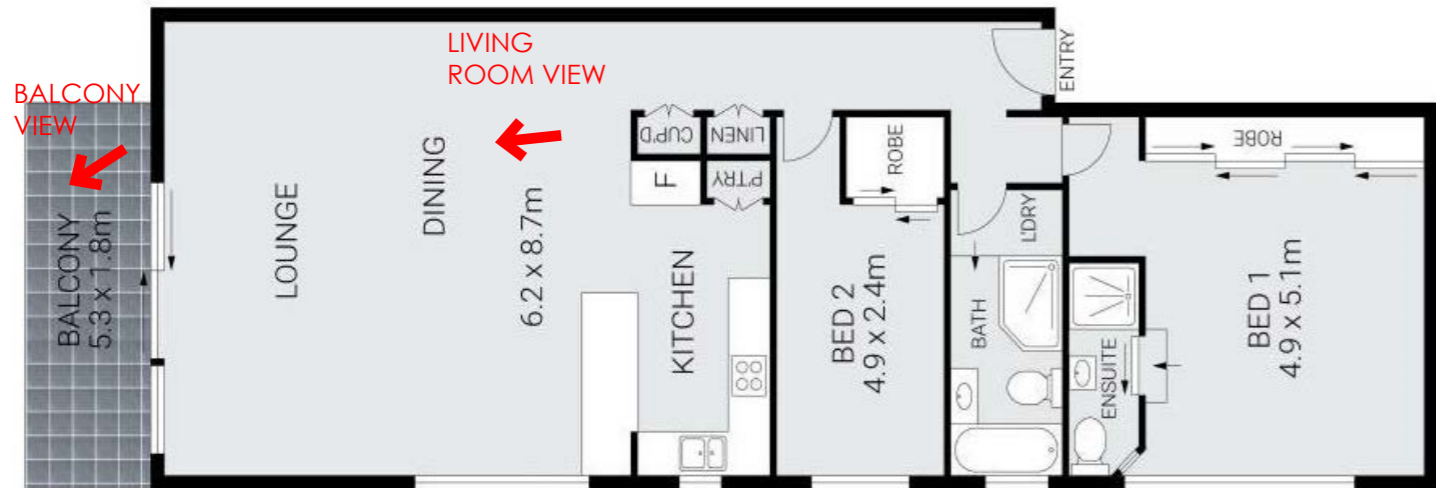
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



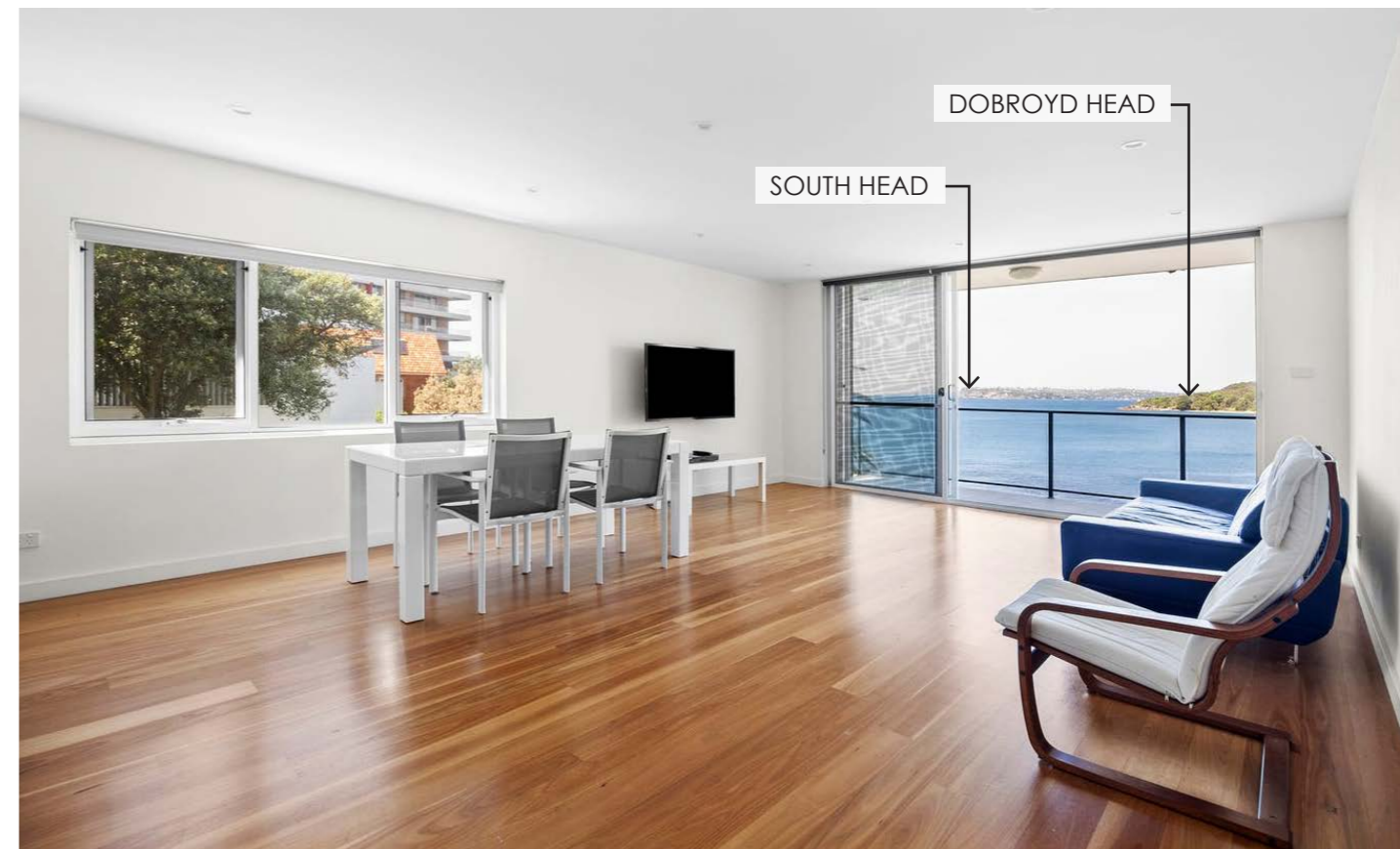
EXISTING LIVING ROOM VIEW



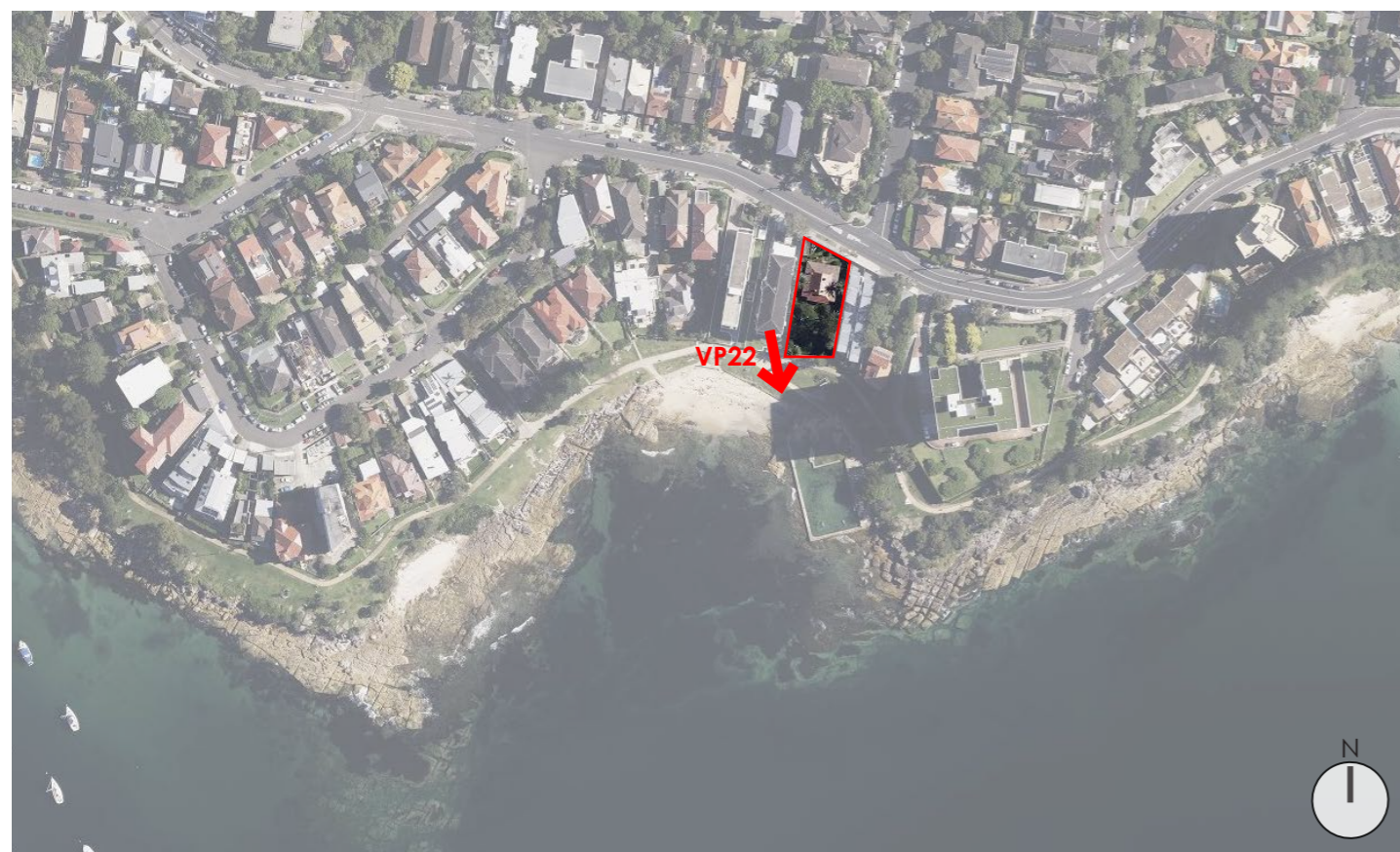
PROPOSED LIVING ROOM VIEW



No. 16/7 FLOOR PLAN INDICITIVE (SOURCE: REAL ESTATE)



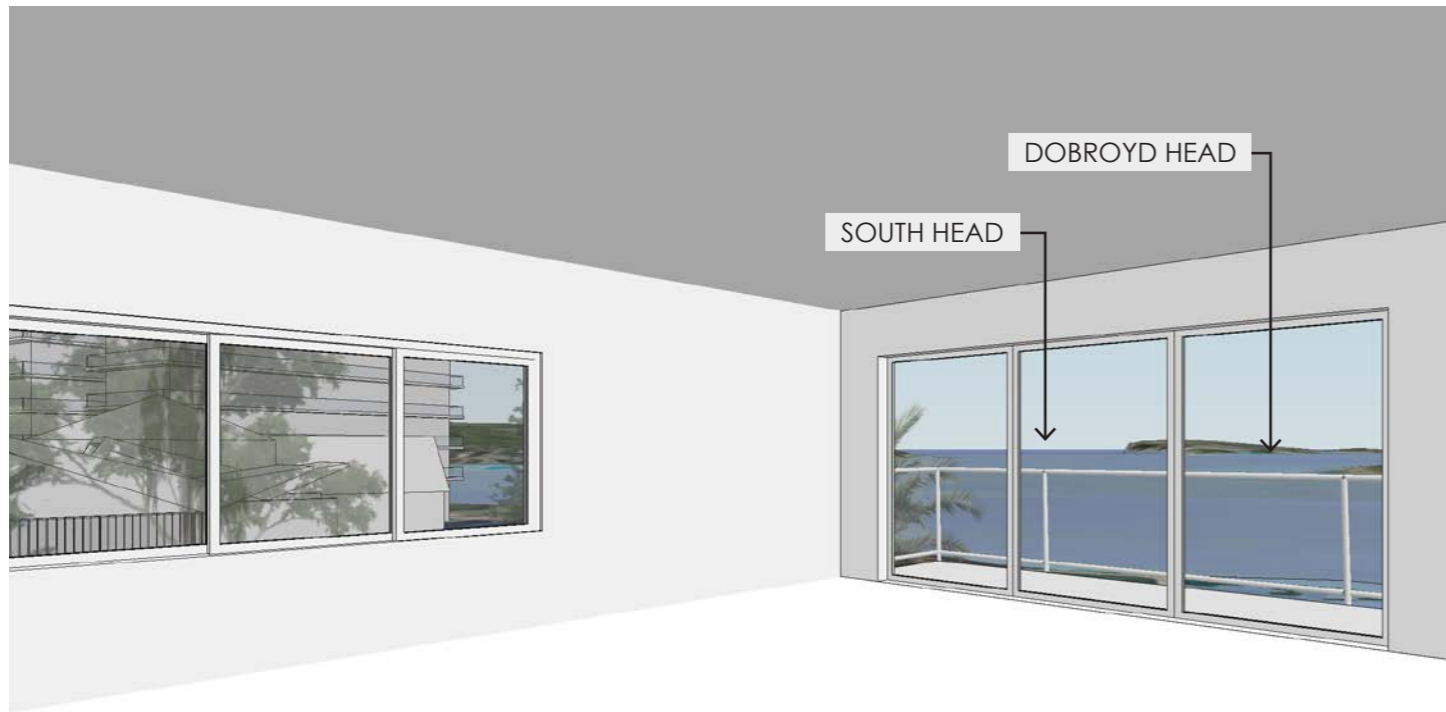
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



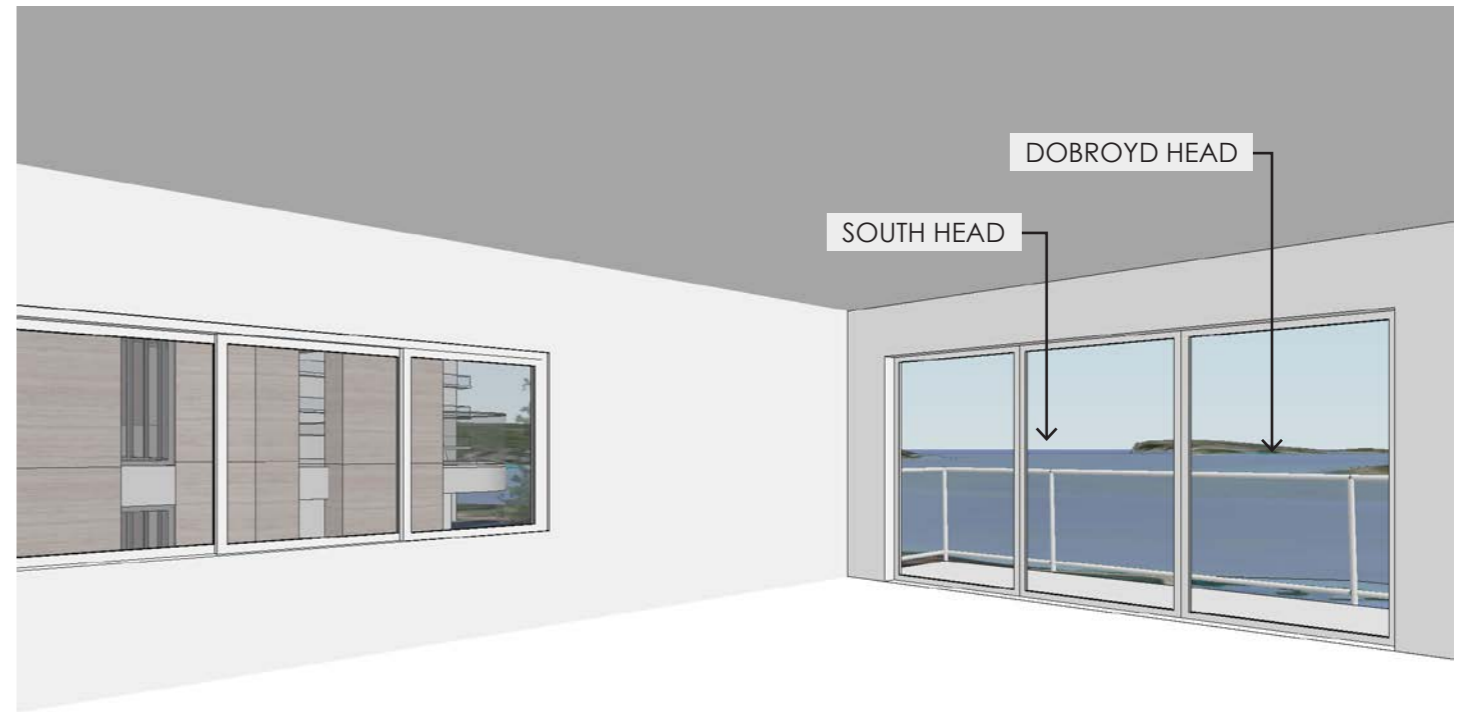
LOCATION MAP



BALCONY VIEW - REAL ESTATE PHOTOGRAPH



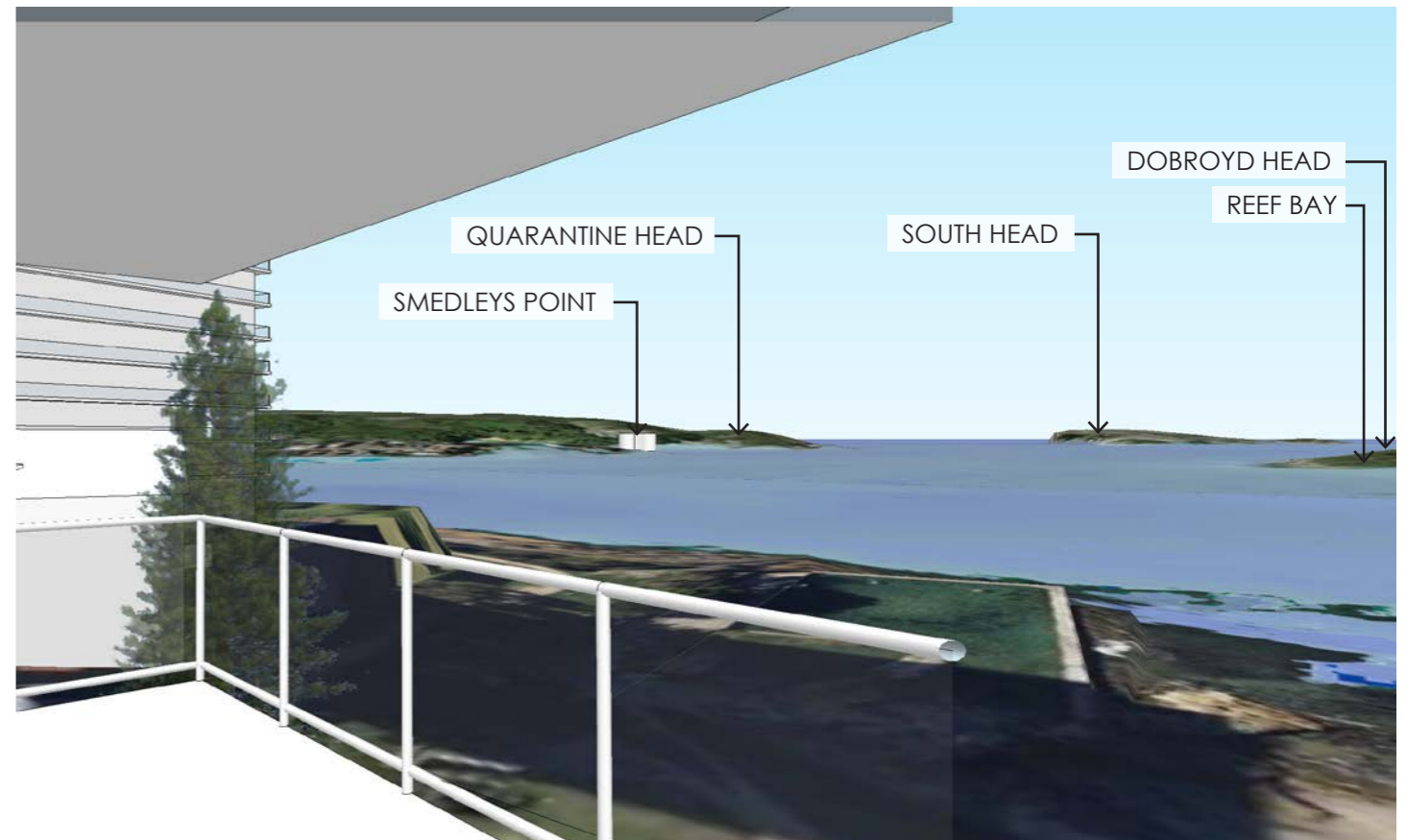
EXISTING LIVING ROOM VIEW



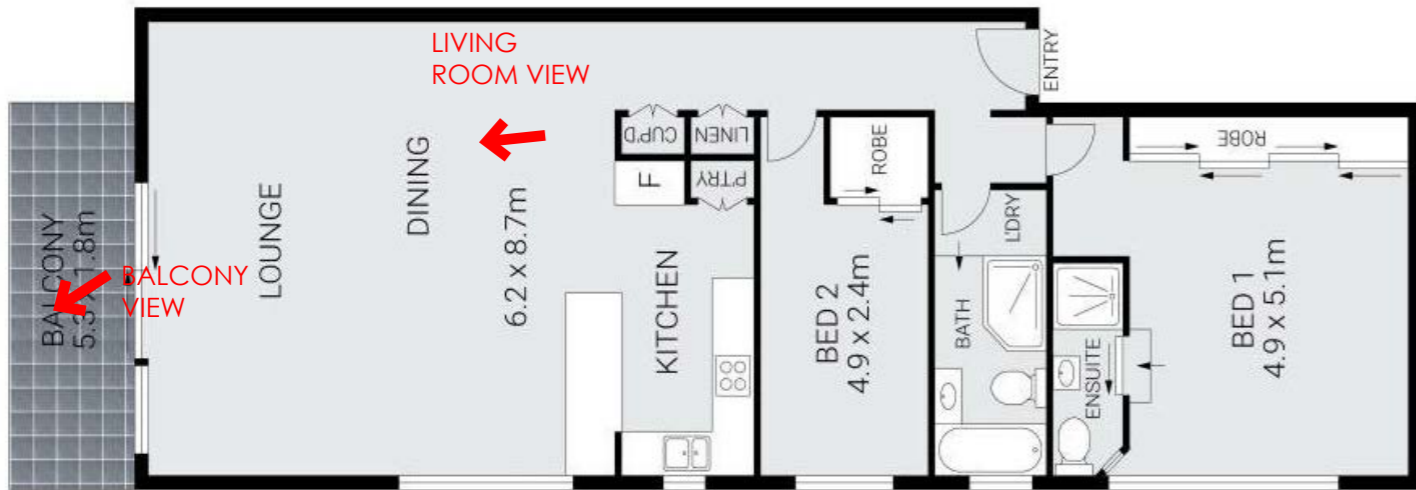
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW



No. 16/7 FLOOR PLAN INDICATIVE (SOURCE: REAL ESTATE)



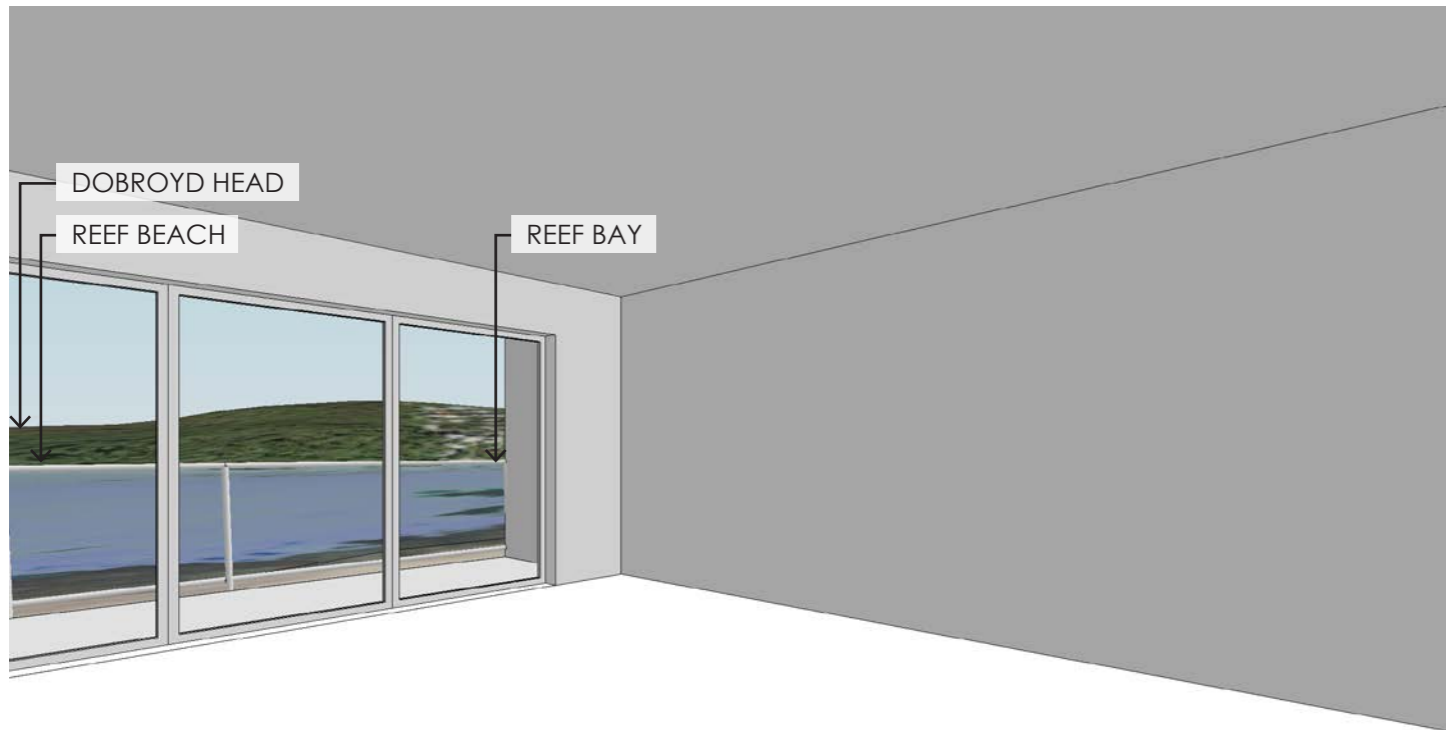
LIVING ROOM VIEW - REAL ESTATE PHOTOGRAPH



LOCATION MAP



BALCONY VIEW - REAL ESTATE PHOTOGRAPH



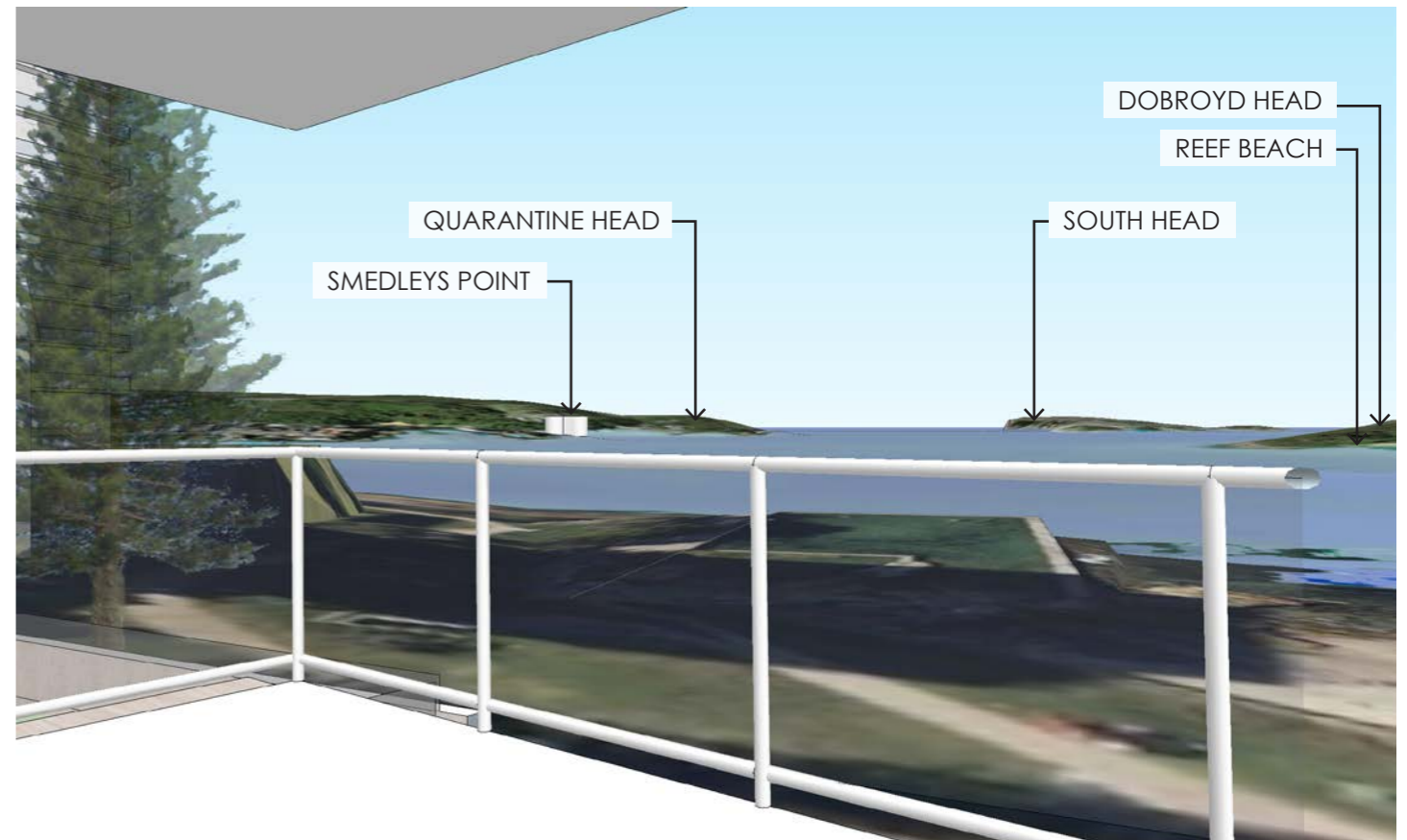
EXISTING LIVING ROOM VIEW



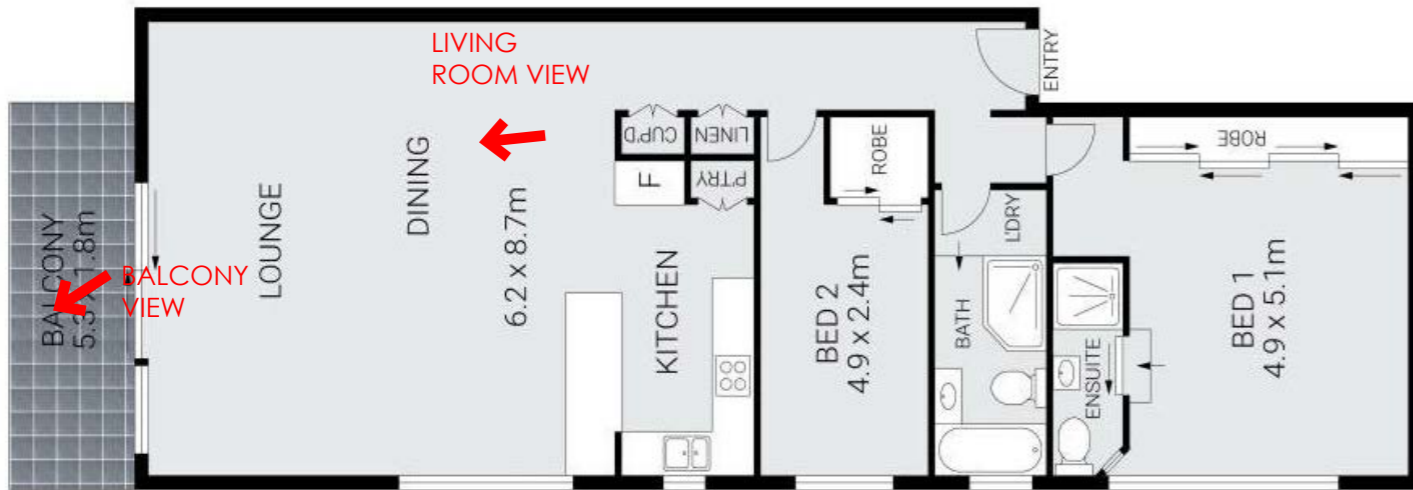
PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



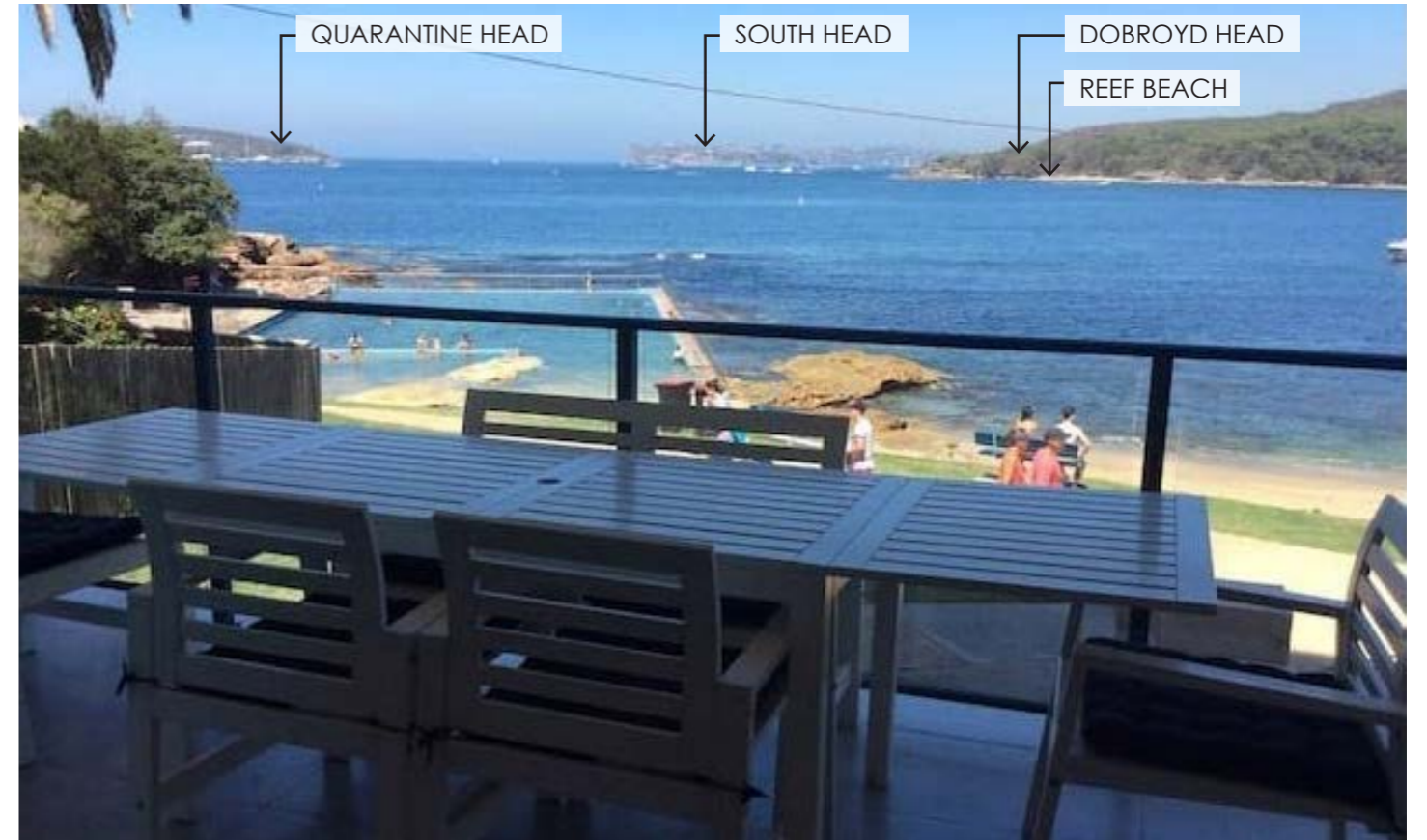
PROPOSED BALCONY VIEW



No. 16/7 FLOOR PLAN INDICITIVE (SOURCE: REAL ESTATE)



LOCATION MAP



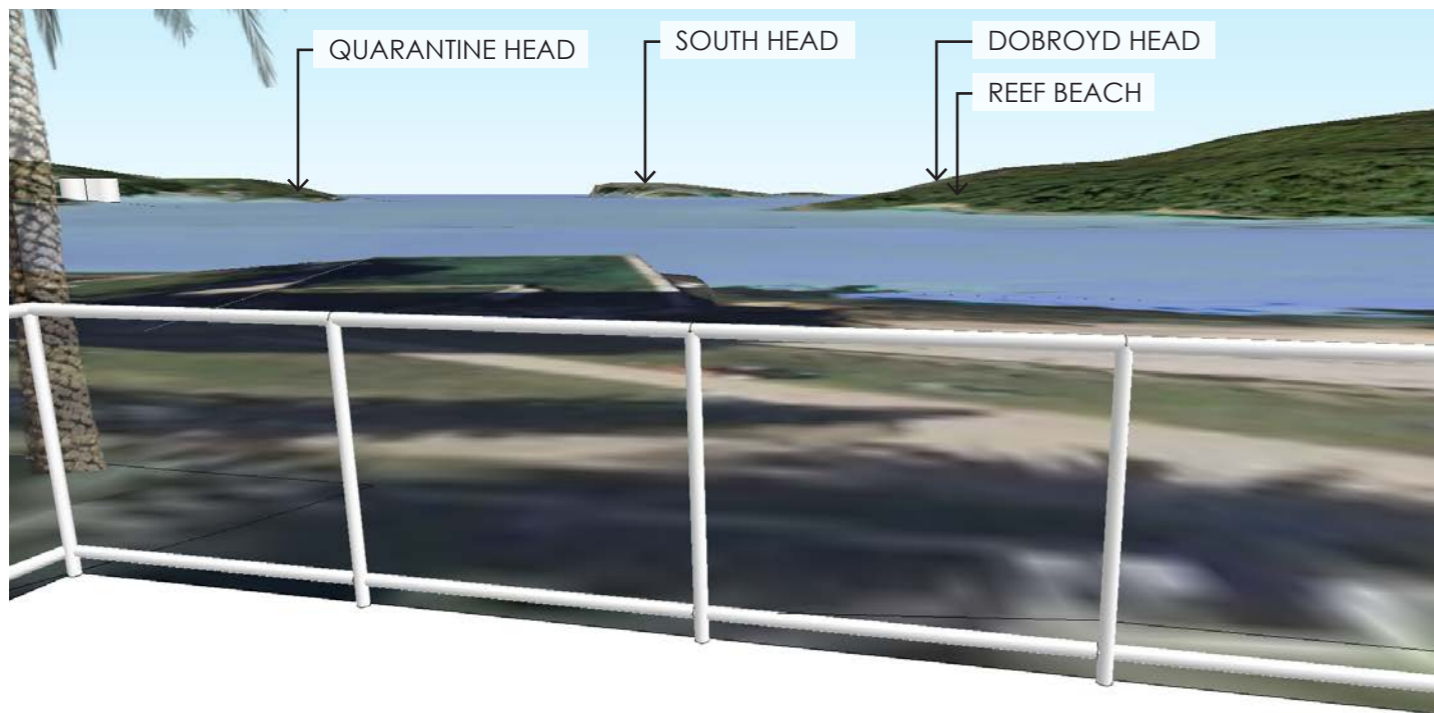
BALCONY VIEW - REAL ESTATE PHOTOGRAPH



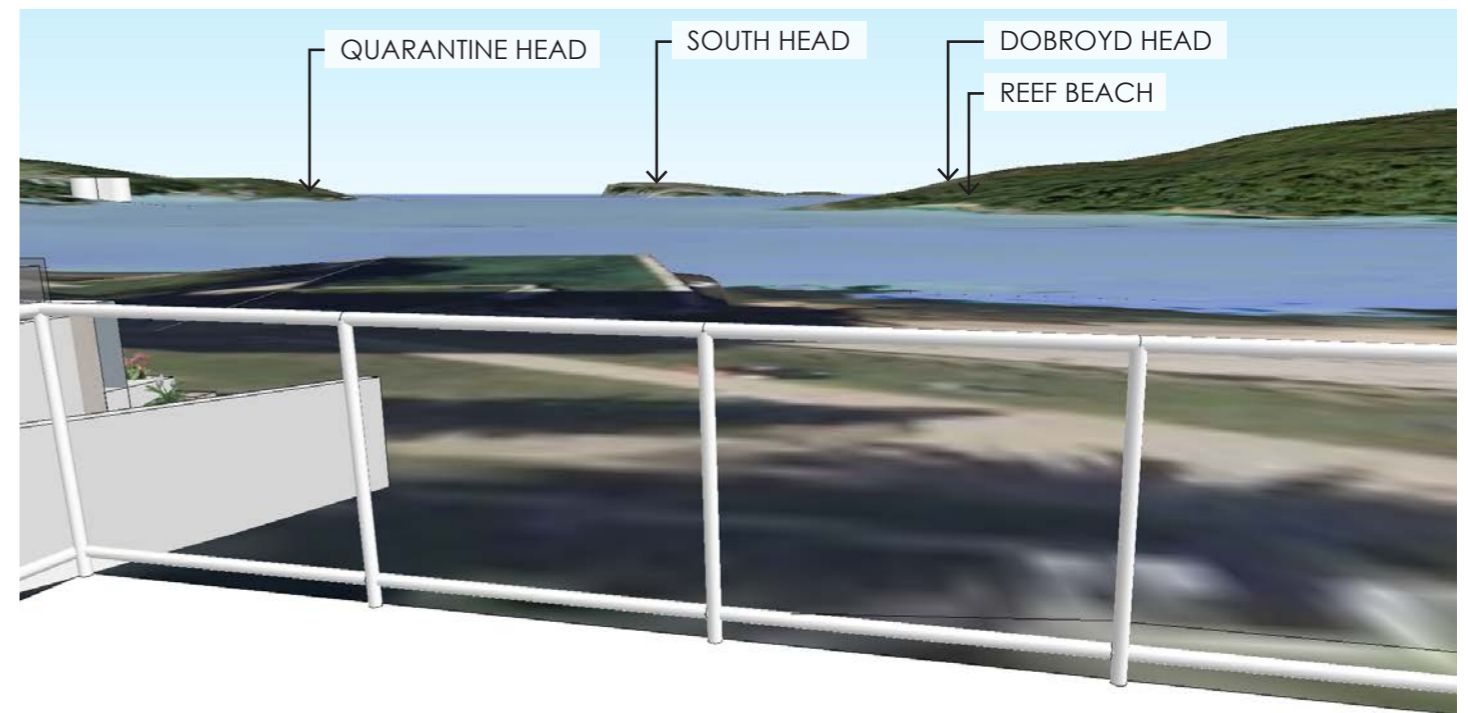
EXISTING LIVING ROOM VIEW



PROPOSED LIVING ROOM VIEW



EXISTING BALCONY VIEW



PROPOSED BALCONY VIEW

		TENACITY VIEW IMPACT ASSESSMENT VIA PHOTOMONTAGES FOR 7 LAUDERDALE AVENUE FAIRLIGHT RESULTING FROM THE REDEVELOPMENT OF 5 LAUDERDALE AVENUE FAIRLIGHT							
		ISSUE A 13 AUGUST 2024							
VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS				STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION								
19	Unit 16 7 Lauderdale Avenue Living Room S View 1	Yes: REA photographs confirm water, land-water interface, land-sky interface views, South Head, Quarantine Head and Smedleys Point view.				Rear	Living Room	Negligible	Yes
-	Unit 16 7 Lauderdale Avenue Balcony S View 1	Yes: REA photographs confirm water, land-water interface, land-sky interface views, South Head, Reef Beach, Dobroyd Head, Quarantine Head and Smedleys Point view.				Rear	Balcony	Negligible	Yes
20	Unit 14 7 Lauderdale Avenue Living Room E View 1	REA photographs of Unit 14 confirm existing tree canopy exceeds the height of 5 Lauderdale Avenue roof. No views are available due to tree canopy.				Side	Living Room	Negligible	Yes
-	Unit 14 7 Lauderdale Avenue Living Room SE View 2	Yes: No REA photographs are available of this oblique view. 3D modelling indicates oblique view may be available of water-sky interface and part of South Head. Partial obstruction of existing water views caused by existing tree canopy. To be confirmed by onsite photography if available.				Side	Living Room	Moderate, loss of water-sky interface and water view, if available.	Yes
21	Unit 10 7 Lauderdale Avenue Living Room E View 1	REA photographs of Unit 10 confirm existing tree canopy exceeds the height of 5 Lauderdale Avenue roof. No views are available due to tree canopy.				Side	Living Room	Negligible	Yes



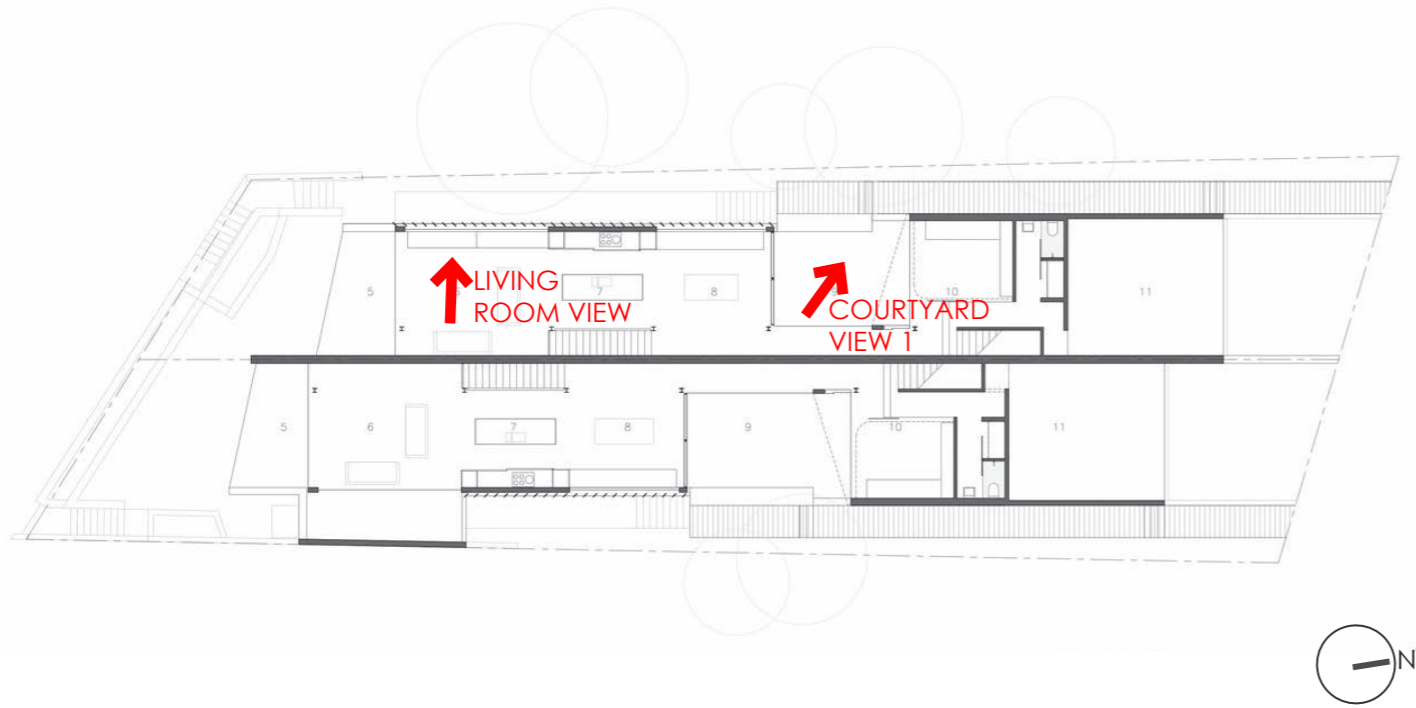
VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
	E View 1					
-	Unit 10 7 Lauderdale Avenue Living Room SE View 2	Yes: No REA photographs are available of this oblique view. 3D modelling indicates oblique view may be available of water-sky interface and part of South Head. Partial obstruction of existing water views caused by existing tree canopy. To be confirmed by onsite photography if available.	Side	Living Room	Moderate, loss of water-sky interface and water view, if available.	Yes
22	Unit 4 7 Lauderdale Avenue Living Room S View	Yes: REA photographs confirm water, land-water interface, land-sky interface views, South Head, Dobroyd Head and Reef Beach view.	Rear	Living Room	Negligible	Yes
-	Unit 4 7 Lauderdale Avenue Balcony S View	Yes: REA photographs confirm water, land-water interface, land-sky interface views, South Head, Dobroyd Head, Reef Beach and Quarantine Head. Partial obstruction of Smedleys Point caused by existing tree canopy.	Rear	Balcony	Negligible	Yes
23	Unit 2 7 Lauderdale Avenue Living Room	Yes: REA photographs confirm water, land-water interface, land-sky interface views and Reef Bay. Partial view to Dobroyd Head and Reef Beach.	Rear	Living Room	Negligible	Yes
-	Unit 2 7 Lauderdale Avenue Balcony S View	Yes: REA photographs confirm water, land-water interface, land-sky interface views, South Head, Dobroyd Head, Reef Beach and Quarantine Head.	Rear	Balcony	Negligible	Yes



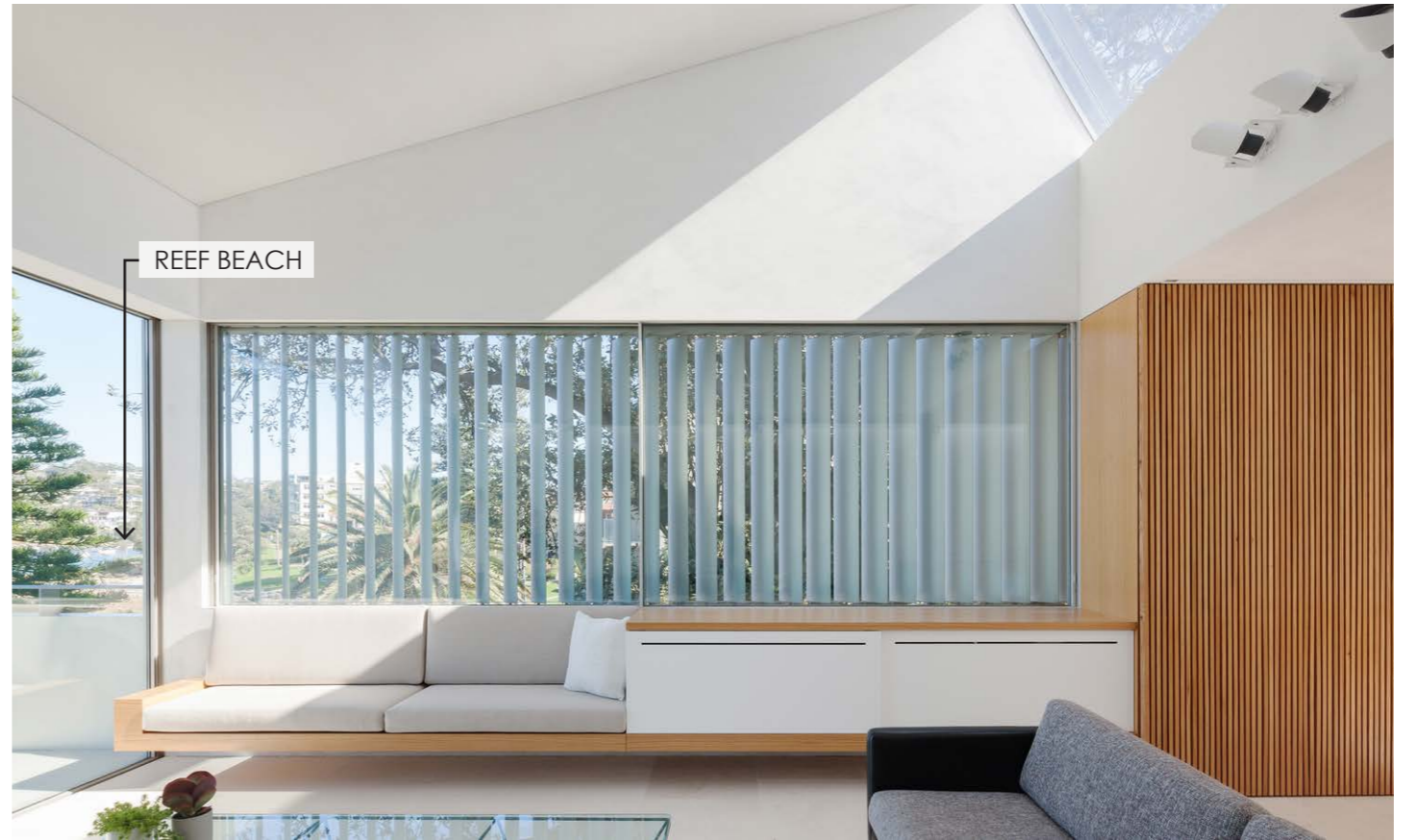
3 LAUDERDALE AVENUE STREET VIEW - MARSTON ARCHITECTS, PHOTOGRAPHY BY KATHERINE LU

3B LAUDERDALE AVENUE STREET VIEW IMPACT ANALYSIS





No. 3B GROUND FLOOR PLAN (SOURCE: ARCHDAILY)



LIVING ROOM VIEW - MARSTON ARCHITECTS, PHOTOGRAPHY BY KATHERINE LU



LOCATION MAP



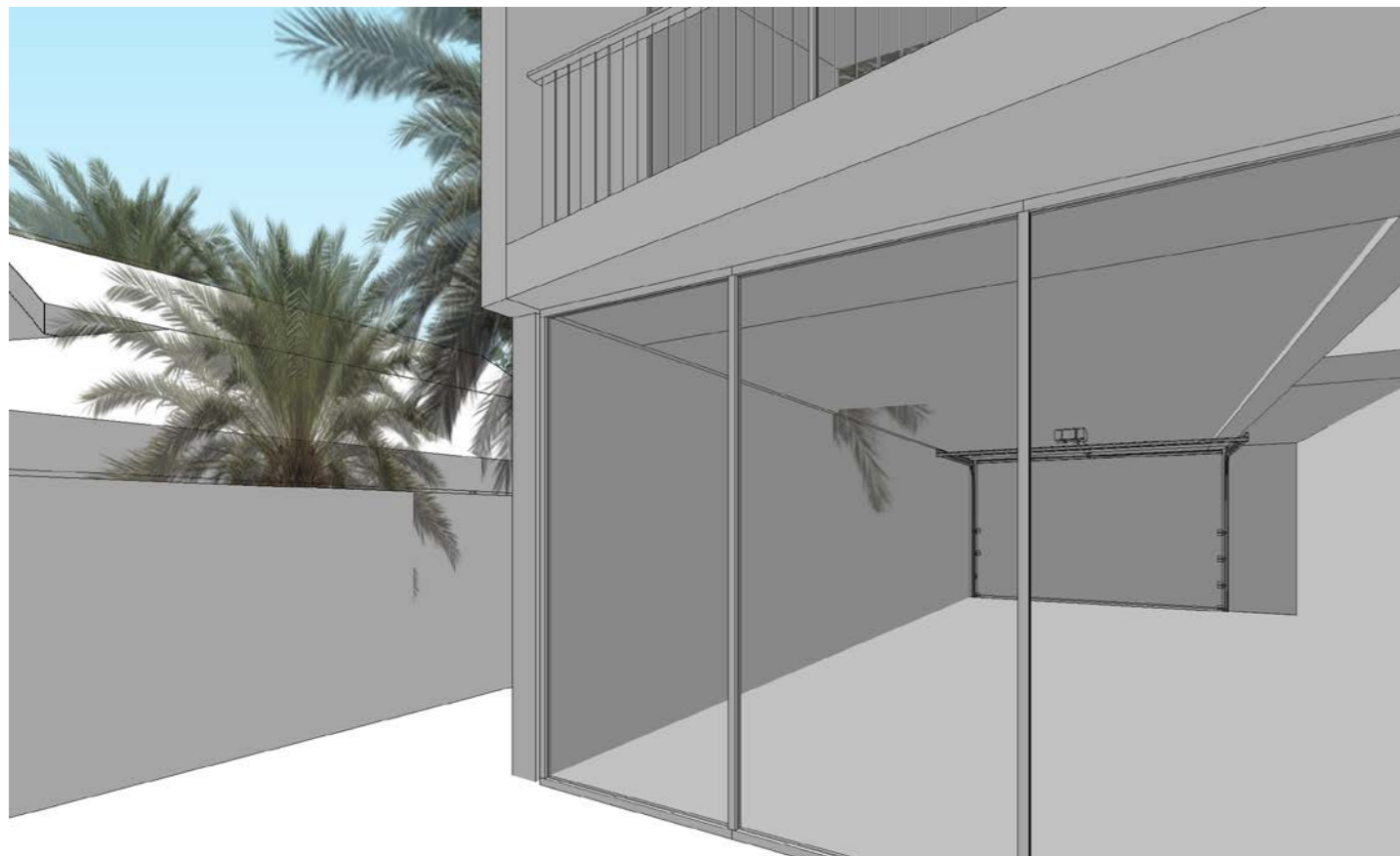
COURTYARD VIEW 1 - MARSTON ARCHITECTS, PHOTOGRAPHY BY KATHERINE LU



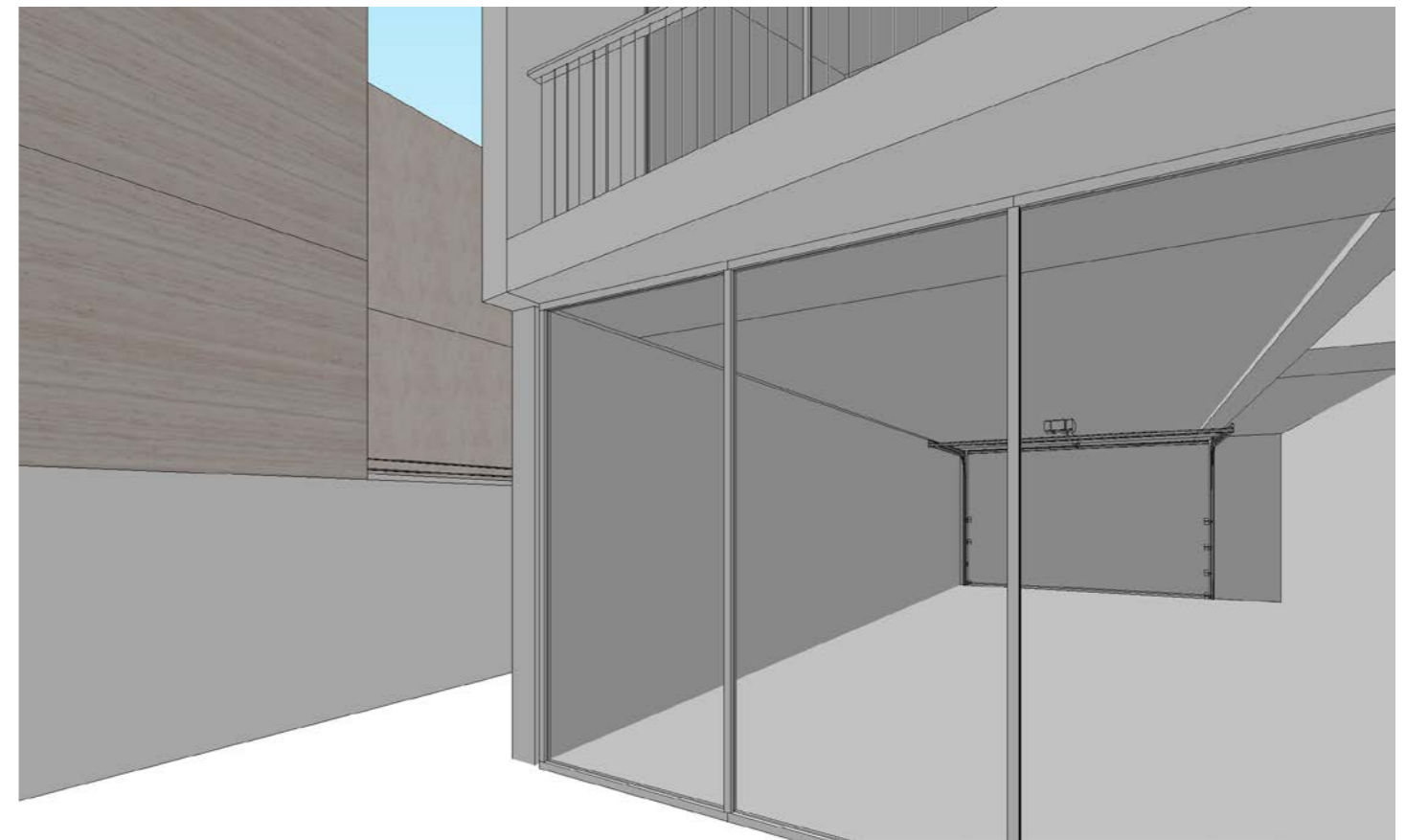
EXISTING LIVING ROOM VIEW



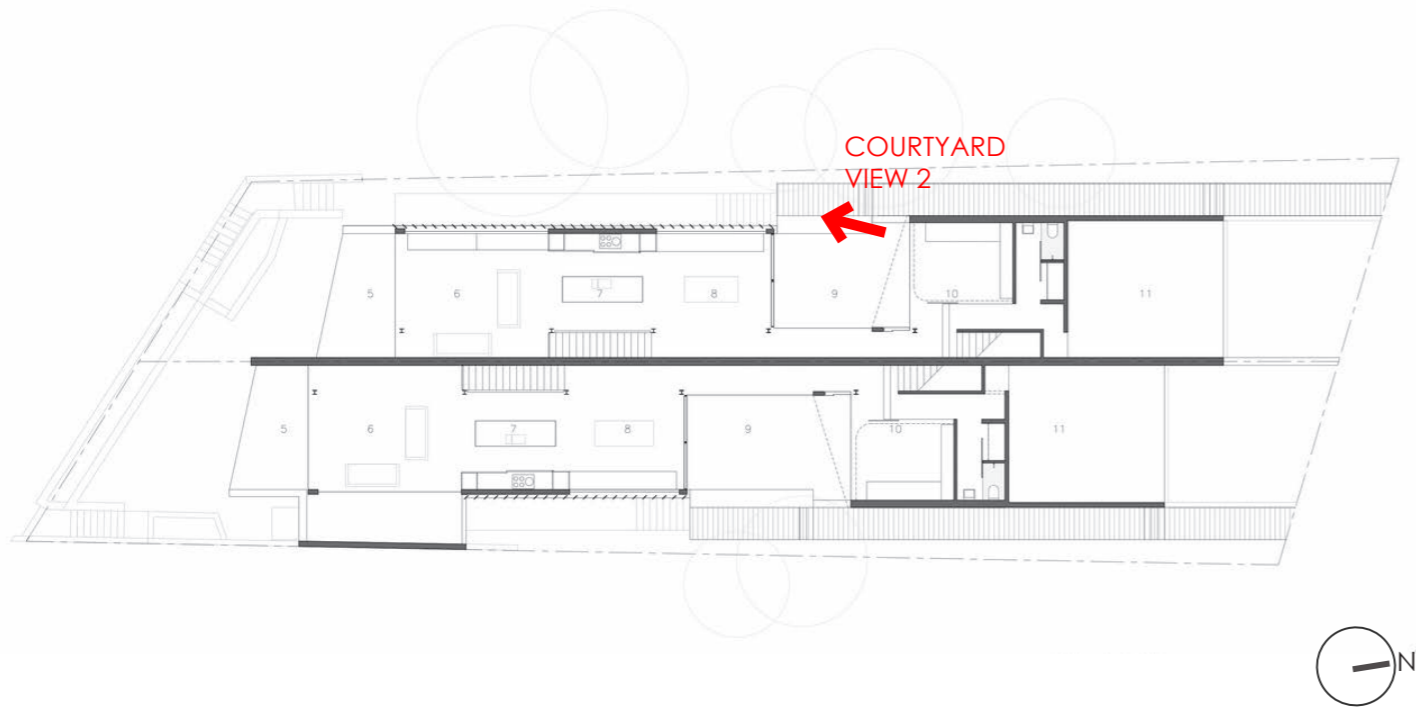
PROPOSED LIVING ROOM VIEW



EXISTING COURTYARD VIEW 1



PROPOSED COURTYARD VIEW 1



No. 3B GROUND FLOOR PLAN (SOURCE: ARCHDAILY)

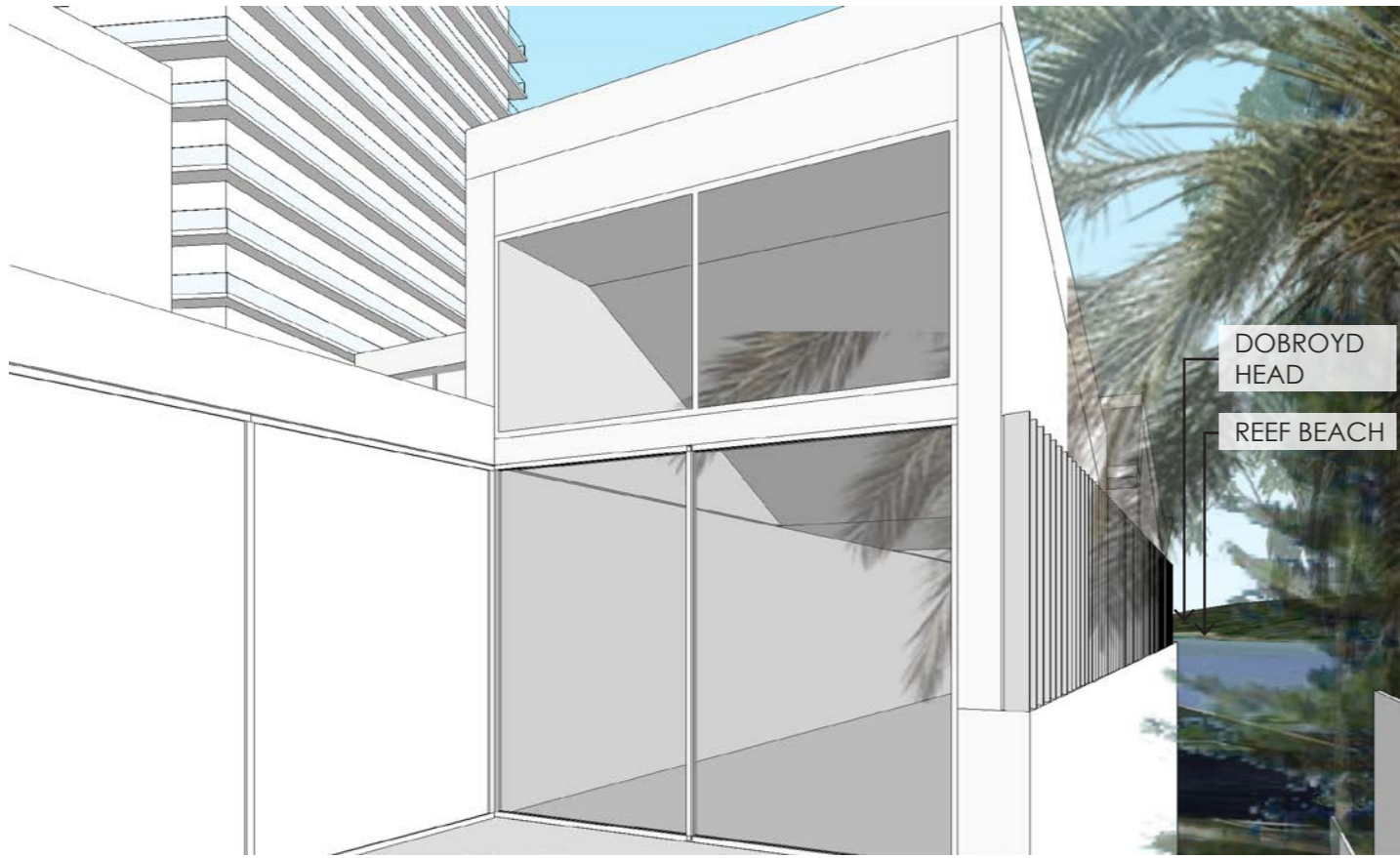


COURTYARD VIEW 2 - MARSTON ARCHITECTS, PHOTOGRAPHY BY KATHERINE LU

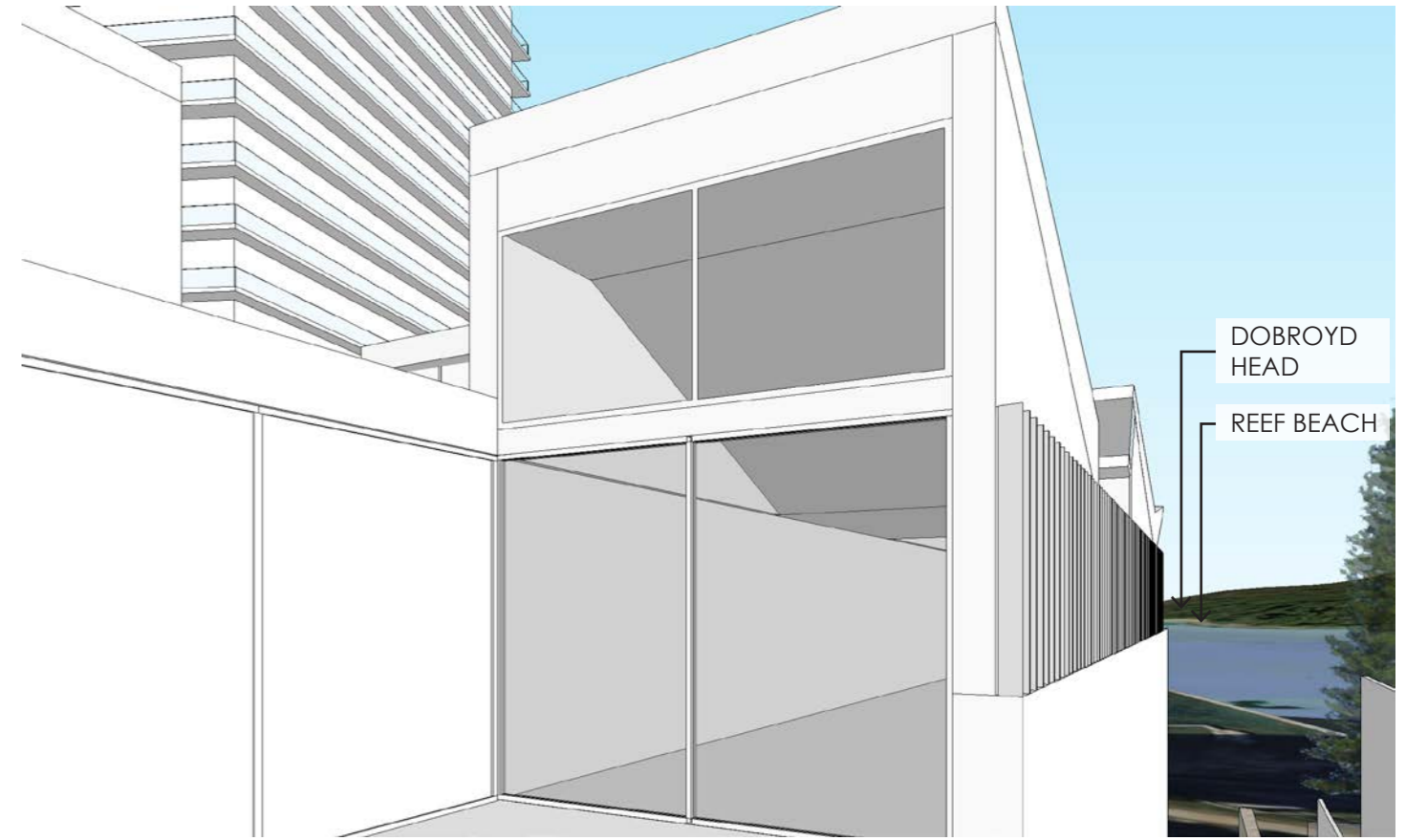


LOCATION MAP

VP26 - No. 3B LAUDERDALE AVENUE
VIEW IMPACT ASSESSMENT



EXISTING COURTYARD VIEW 2



PROPOSED COURTYARD VIEW 2

		TENACITY VIEW IMPACT ASSESSMENT VIA PHOTOMONTAGES FOR 3B LAUDERDALE AVENUE FAIRLIGHT RESULTING FROM THE REDEVELOPMENT OF 5 LAUDERDALE AVENUE FAIRLIGHT				
		ISSUE A 13 AUGUST 2024				
VANTAGE POINT LOCATIONS		STEP 1 EXISTING VIEWS	STEP 2 WHICH BOUNDARY	STEP 3 VIEW PLACE	STEP 4 EXTENT OF IMPACT	STEP 5 REASONABLE
VP	LOCATION					
25	3B Lauderdale Avenue Living Room W View	Yes: Marston Architects photography indicates oblique view of land-sky interface and partial water view of Reef Bay available. Additional view obstructed by vertical privacy louvre blades and existing trees. Note, primary view south of site to North Harbour.	Side	Living Room	Negligible	Yes
-	3B Lauderdale Avenue Courtyard NW View 1	Marston Architects photography indicates no views are available.	Side	Courtyard	Negligible	Yes
26	3B Lauderdale Avenue Courtyard S View 2	Yes: Marston Architects photography indicates water, land-water and land-sky interface views. Partial view to Dobroyd Head and Reef Beach.	Rear	Courtyard	Negligible	Yes

PLANNING PRINCIPLE: VIEWS

Tenacity Consulting v Waringah [2004] NSWLEC 140 Roseth SC

Principles of view sharing: the impact on neighbours

23 The Court heard the evidence of the owners of three properties to the north (42 Griffin Road, 7 Bellevue Place and 8 Bellevue Place), two apartments in Nos 70-72, and two objectors who are not directly affected. I shall concentrate on the impact on 7 Bellevue Place on the grounds that the impact is greatest on this property. The impact is primarily on views.

24 Clause 61 of the LEP states that *development is to allow for the reasonable sharing of views*. It does not state what is view sharing or when view sharing is reasonable.

25 The notion of view sharing is invoked when a property enjoys existing views and a proposed development would share that view by taking some of it away for its own enjoyment. (Taking it all away cannot be called view sharing, although it may, in some circumstances, be quite reasonable.) To decide whether or not view sharing is reasonable, I have adopted a four-step assessment.

26 The first step is the assessment of views to be affected. Water views are valued more highly than land views. Iconic views (eg of the Opera House, the Harbour Bridge or North Head) are valued more highly than views without icons. Whole views are valued more highly than partial views, eg a water view in which the interface between land and water is visible is more valuable than one in which it is obscured.

27 The second step is to consider from what part of the property the views are obtained. For example the protection of views across side boundaries is more difficult than the protection of views from front and rear boundaries. In addition, whether the view is enjoyed from a standing or sitting position may also be relevant. Sitting views are more difficult to protect than standing views. The expectation to retain side views and sitting views is often unrealistic.

28 The third step is to assess the extent of the impact. This should be done for the whole of the property, not just for the view that is affected. The impact on views from living areas is more significant than from bedrooms or service areas (though views from kitchens are highly valued because people spend so much time in them). The impact may be assessed quantitatively, but in many cases this can be meaningless. For example, it is unhelpful to say that the view loss is 20% if it includes one of the sails of the Opera House. It is usually more useful to assess the view loss qualitatively as negligible, minor, moderate, severe or devastating.

29 The fourth step is to assess the reasonableness of the proposal that is causing the impact. A development that complies with all planning controls would be considered more reasonable than one that breaches them. Where an impact on views arises as a result of non-compliance with one or more planning controls, even a moderate impact may be considered unreasonable. With a complying proposal, the question should be asked whether a more skilful design could provide the applicant with the same development potential and amenity and reduce the impact on the views of neighbours. If the answer to that question is no, then the view impact of a complying development would probably be considered acceptable and the view sharing reasonable.