

## View Loss Analysis - 2B Battle Boulevard, Seaforth

*Tenacity Consulting v Warringah Council (2004) NSWLEC 140. The Planning Principle established a four-step process for considering the impact of a development on views.*

***Step 1. An assessment of the value of views to be affected by reference to their nature, extent and completeness.***

The views subject to this assessment are water and city views to the south-west and water and district views to the south and south-east, from 1A Edgecliffe Esplanade, as illustrated below.



**Figure 1: Aerial Image of the subject site and views subject to this assessment**



**Figure 2. Views across the subject site, looking south-west.**



**Figure 3: Views across the subject site, looking south-east.**



***Step 2. A consideration of how views are obtained and what part of the property the views are obtained from.***

Access to 1A Edgecliffe Esplanade was not possible, however it observed from the rear yard of the subject site, that No. 1A is a 2 and 3 storey dwelling, sitting significantly upslope from the subject site.

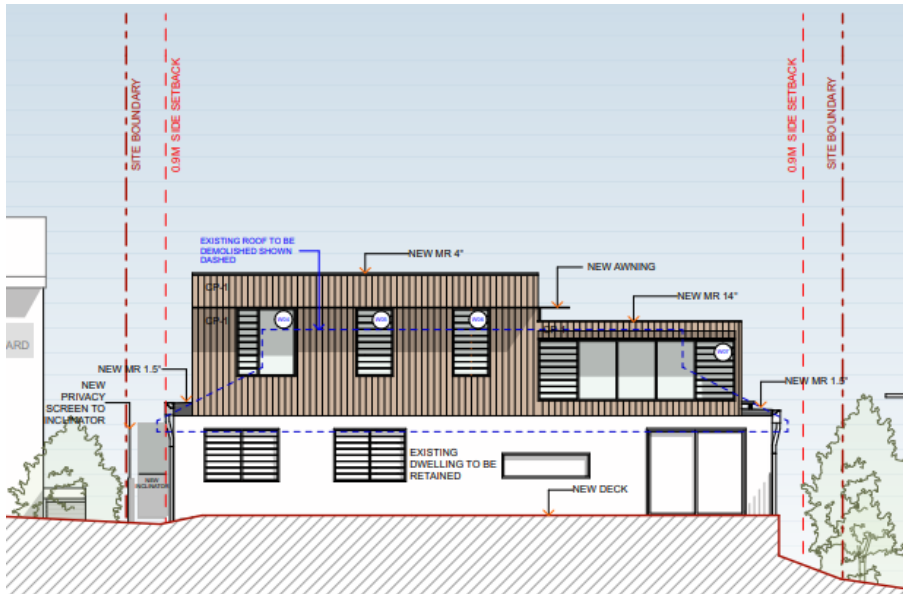
The lower level comprises a balcony and first and second floor windows, as such it is considered views would be obtained from various rooms across the floors of the dwelling.



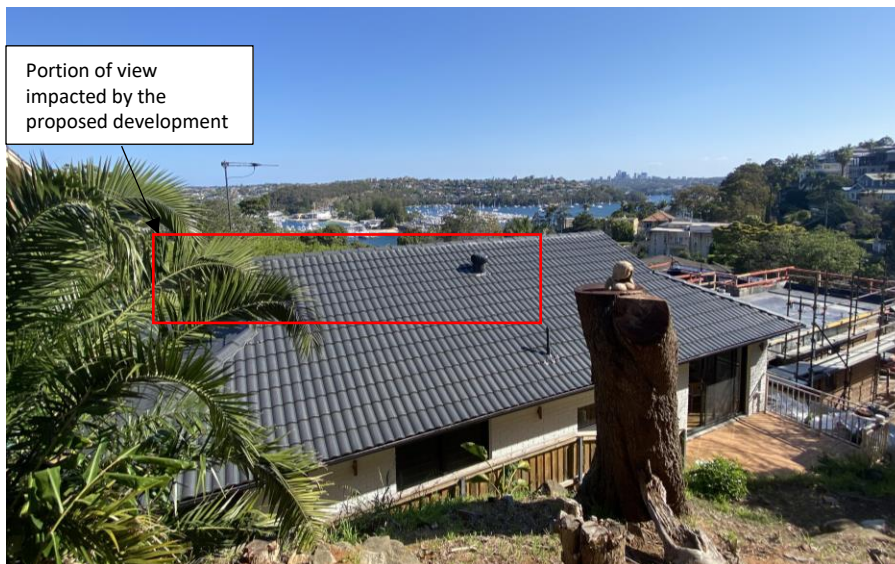
**Figure 4: No. 1A Edgecliffe Esplanade, looking north from 2A Battle Boulevard.**

**Step 3. A qualitative assessment of the extent of the impact in terms of severity particularly as to whether that impact is negligible, minor, moderate, severe or devastating.**

It is considered the proposed development will have a minor impact on a small portion of water views obtained from 1A Edgecliffe Esplanade, as illustrated below.



**Figure 5: Proposed development – north elevation**



**Figure 6: Location of proposed development, looking south-west.**

***Step 4. An assessment of the reasonableness of the proposal causing the impact particularly in terms of compliance with applicable planning controls and whether a different or complying design must produce a better result. 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.***

It is concluded that the development will have a minor impact on views obtained from the lower level of 1A Edgecliffe Esplanade. It is considered views obtained from the first and second floor are unlikely to be impacted.

The development proposes a variation to the side boundary setback, total open space and landscaped area, however the variations will not have any impact on views obtained across the subject site.