

Appendix 1 – View Loss Analysis

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 views to Fairlight Beach from No. 4, No. 6 and No. 8-10 Lauderdale Avenue in Fairlight, across the subject site (3 Lauderdale Avenue).

The nature of the views under assessment are water views across Fairlight Beach and foreshore.

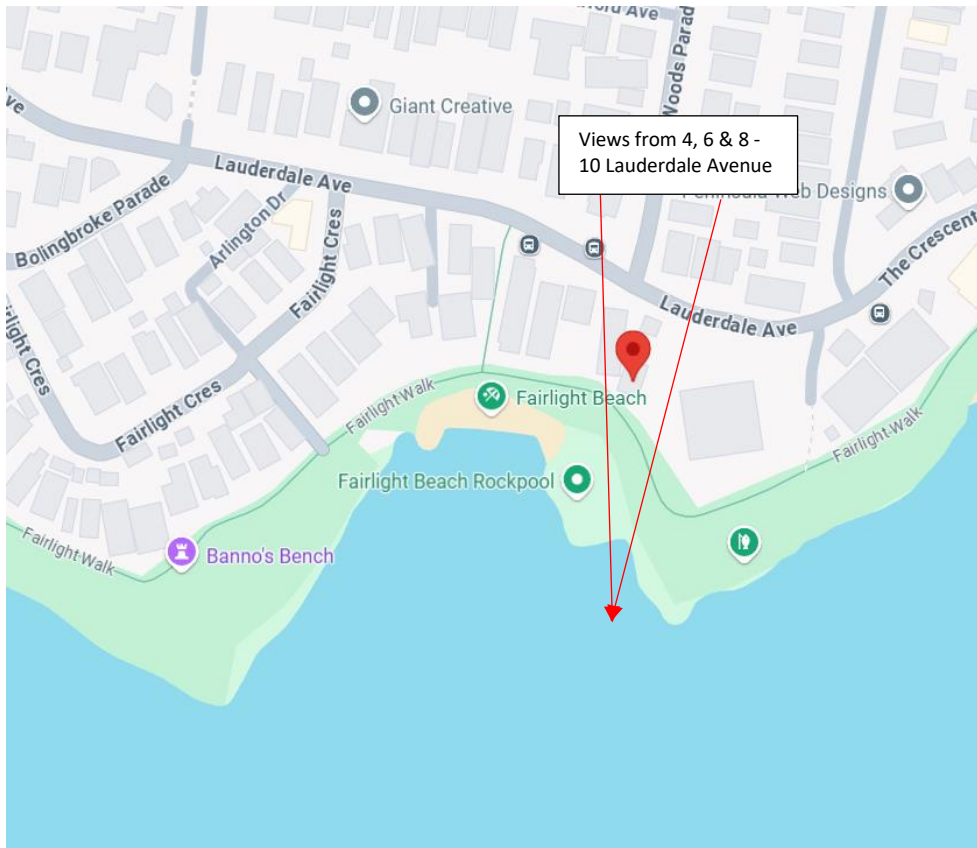


Figure 1: Aerial Image of the subject site and views subject to this assessment

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

A site visit has been undertaken and the following images illustrate that no water or foreshore views are obtained across the subject site from No. 4, 6 or 8-10 Lauderdale Avenue.

4 Lauderdale Avenue



Figure 2. No. 4 Lauderdale Avenue.



Figure 3. Views across the subject site from 4 Lauderdale Avenue (no water or foreshore views obtained across the site)

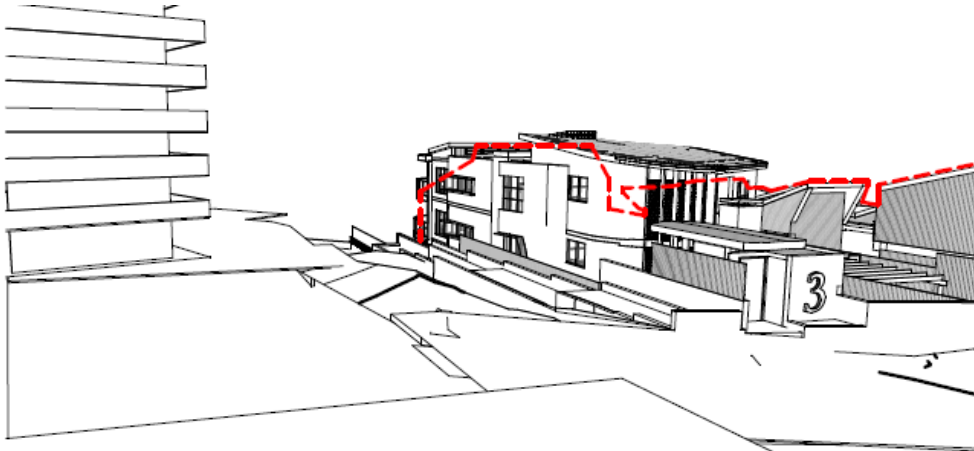


Figure 4. Plan Extract: Level 1 balcony view from 4 Lauderdale Avenue.



Figure 5. Plan Extract: Level 2 balcony view from 4 Lauderdale Avenue.

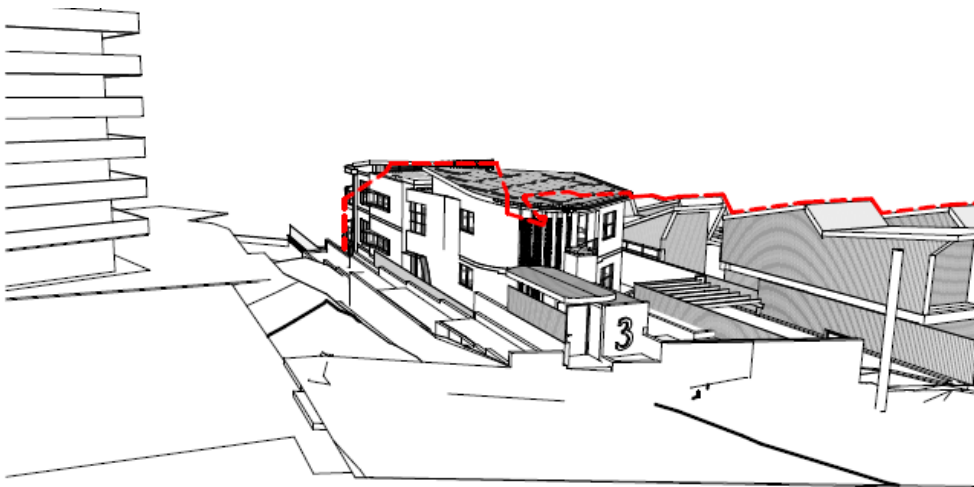


Figure 6: Plan Extract: Level 3 balcony view from 4 Lauderdale Avenue.

6 Lauderdale Avenue

Access to individual units was not possible, however the following images obtained from a site visit and from realestate.com, demonstrate that no views are obtained across the subject site, as such the development will not result in any view loss impacts.



Figure 7: No. 6 Lauderdale Avenue.



Figure 8. Views across the subject site from 6 Lauderdale Avenue (no water or foreshore views obtained across the site).

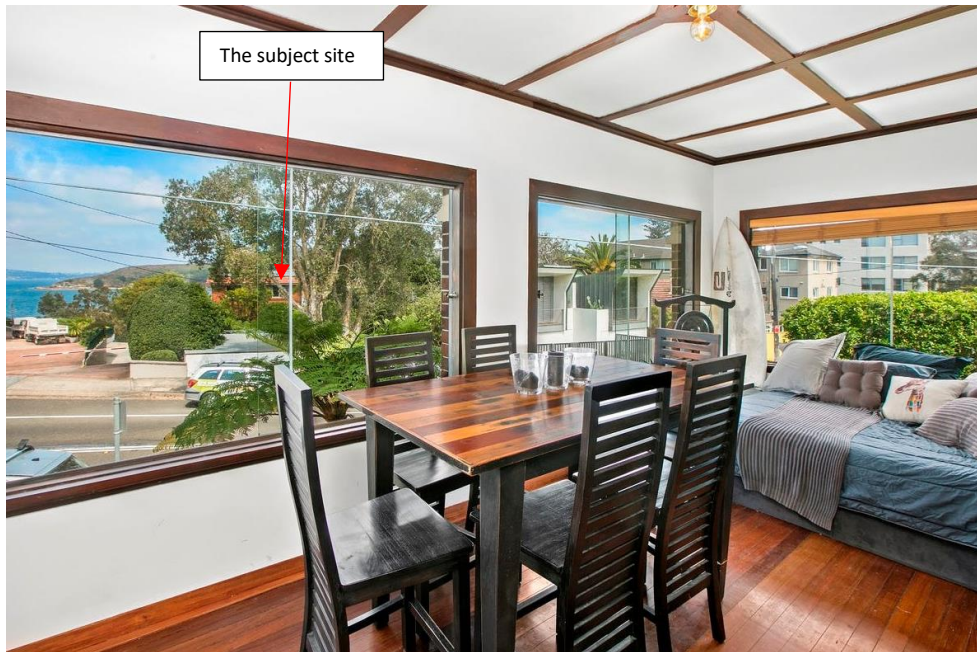


Figure 9. Views across the subject site from 6 Lauderdale Avenue (image from realestate.com, no water or foreshore views obtained across the site).

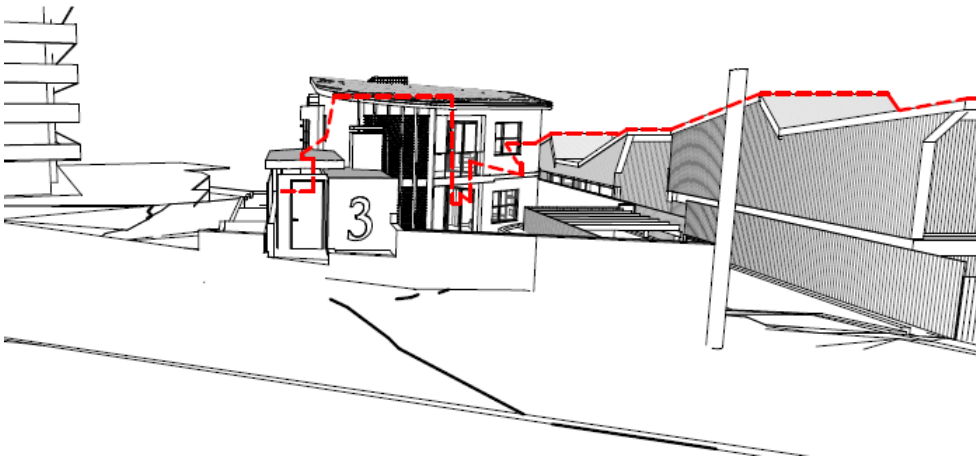


Figure 10. Plan Extract: Level 1 balcony view from 6 Lauderdale Avenue.

8-10 Lauderdale Avenue



Figure 11: No. 8-10 Lauderdale Avenue.



Figure 12: Views across the subject site from 8-10 Lauderdale Avenue (footpath level at Wood Street intersection, no water or foreshore views obtained across the site).

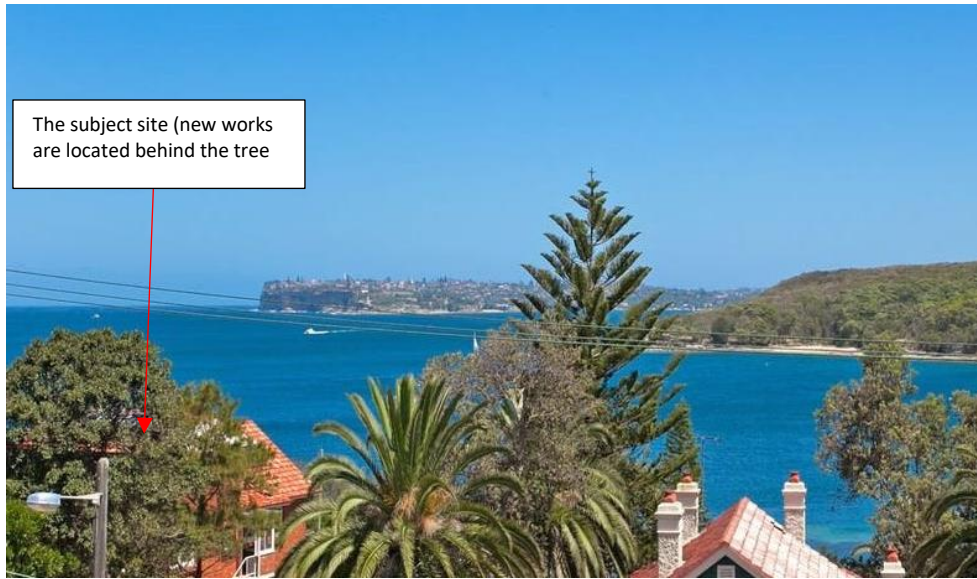


Figure 13: Views across the subject site from Unit 6/8-10 Lauderdale Avenue Fairlight (image from realestate.com).



Figure 14: Views across the subject site from Unit 7/8-10 Lauderdale Avenue Fairlight (subject site not visible).



Figure 15: Views across the subject site from Unit 8/8-10 Lauderdale Avenue (subject site not visible).

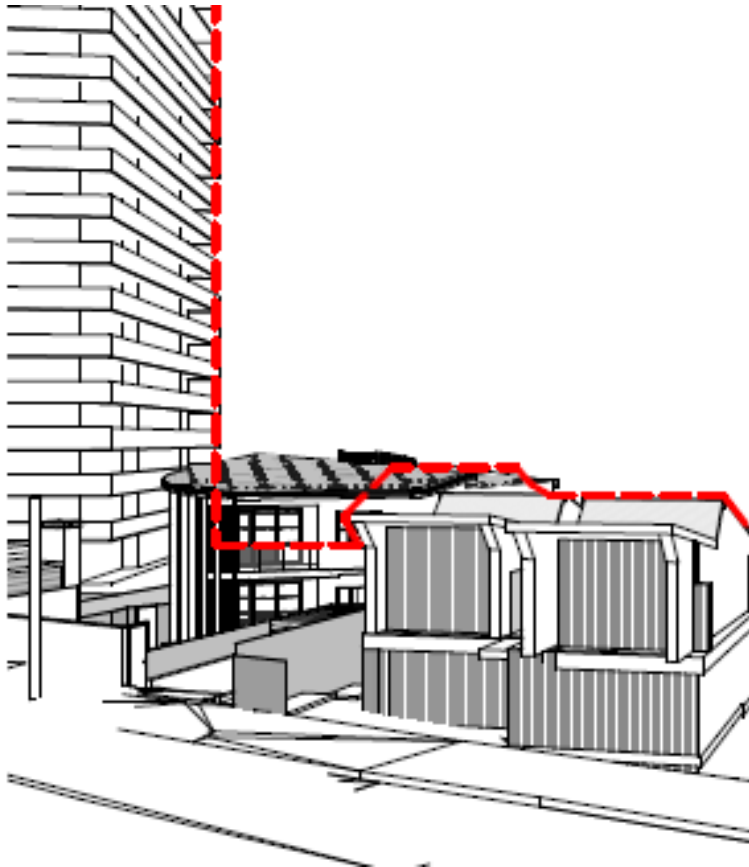


Figure 16: Plan Extract: Level 1 balcony view from 8-10 Lauderdale Avenue.

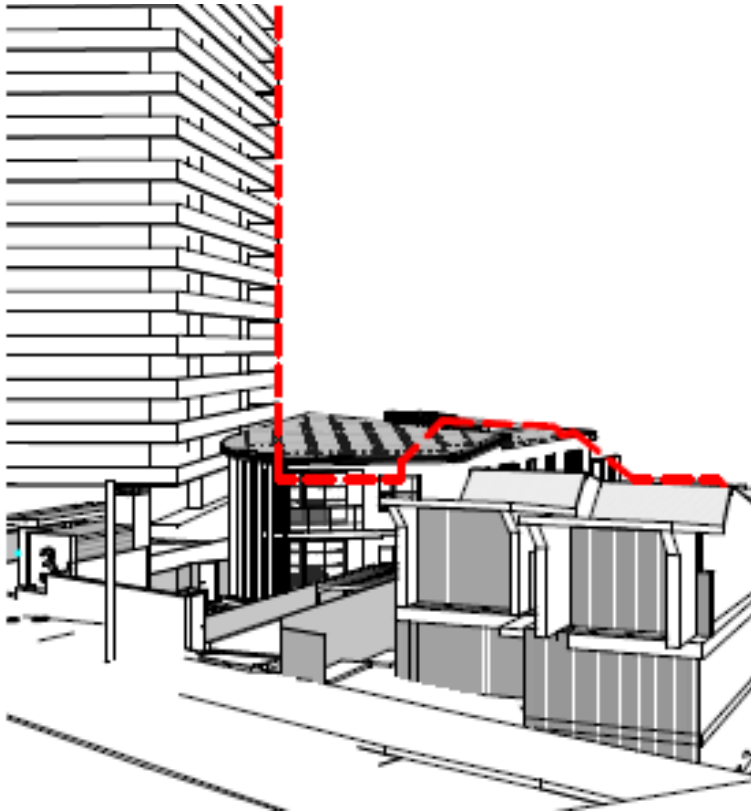


Figure 17: Plan Extract: Level 2 balcony view from 8-10 Lauderdale Avenue.

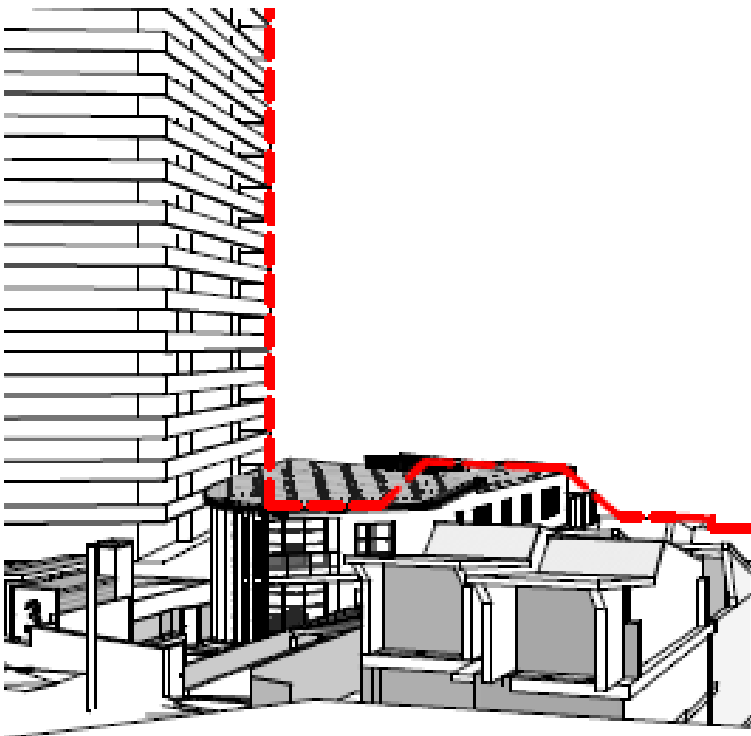


Figure 18: Plan Extract: Level 3 balcony view from 8-10 Lauderdale Avenue.

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.

The images provided above demonstrate that the proposed development will have no view loss impacts on 4, 6, or 8-10 Lauderdale Avenue, as no views are obtained across the subject site.

We note that some view lines across the subject site will be improved though the removal of the large fig tree on the site. The overall development will result in an aesthetically pleasing addition to Lauderdale Avenue as illustrated in the render images below.



Figure 19: Plan Extract – Render Image, looking south from the proposed driveway and Lauderdale Avenue.



Figure 20: Plan Extract – Render Image, looking south-west from Lauderdale Avenue footpath.



Figure 21: Plan Extract – Render Image, looking north from Fairlight Walk.

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.

Not applicable, as the proposed development will not result in any view loss impacts.