

View	View affected	View obtained	Extent of impact	Reasonableness
2,3 (southern units, 1-5 Collaroy)	Small view slot, water only.	Across side boundary from living room and adjacent balcony.	Complete loss, however noted, alternative view to immediate east down the alignment of Collaroy Street is available to the ocean and Collaroy Beach.	'Compliant' 11m development would cause complete loss of view in a north easterly direction. Significant underdevelopment of site would be required to retain view. View obtained is across side boundary and over currently underdeveloped site, so difficult to protect. We agree that having regard to the totality of available/retain views the impact is appropriately described as minor.
6, 10 (mid units, 1-5 Collaroy)	Wider view, obtained between northern wing of 1-5 Collaroy and 1127 Pittwater Road. Ocean, breaking waves. Highly valued.	Across side boundary from living room and adjacent balcony.	Significant/devastating impact, however small view slot retained of horizon.	'Compliant' 11m development would cause complete loss of view. Significant underdevelopment of site would be required to retain view. View obtained is across side boundary and over currently underdeveloped site, so difficult to protect.  Manager's residence (non compliant with Height standard) causes additional view impact however it is the height compliant part of that residence that causes the impact. Suppression of Level 2 height (through lower ceiling height for boarding house rooms) maintains view slot that would be reduced if 2.7m ceiling heights adopted (eg for ADG compliant residential apartments).  We agree therefore the impact is reasonable.

<p>12 North window, Unit 44 1-5 Collaroy St</p>	<p>Ocean view, breaking waves, land-water interface. Highly valued.</p>	<p>Across side boundary. Living area view.</p>	<p>Severe impact, breaking waves and land/water interface removed, however approx.50% of Ocean view retained. Vulnerable to future development of site to north, however lowering of Level 2 parapet means view slot would be retained in this eventuality.</p>	<p>'Compliant' 11m development would cause complete loss of view. Significant underdevelopment of site would be required to retain view. View obtained is across side boundary and over currently underdeveloped site, so difficult to protect. Manager's residence (non compliant with Height standard) causes additional view impact however it is the height compliant part of that residence that causes the impact. Suppression of Level 2 height (through lower ceiling height for boarding house rooms) maintains view slot that would be reduced if 2.7m ceiling heights adopted (eg for ADG compliant residential apartments).  We agree therefore the impact is reasonable.</p>
<p>19 North balcony Unit 44 1-5 Collaroy St</p>	<p>Essentially as for view 12 except noting that the manager's residence has no impact on the ocean and land interface view. The impact is wholly from Level 2, which has a parapet height that is lower than it would otherwise be for (a) 'strictly compliant' development or (b) residential floors at ADG compliant 2.7m. We agree that the view impact is appropriately described as moderate and reasonable under the circumstances.</p>			
<p>13 Middle window, Unit 44. Sitting view, living area</p>	<p>Essentially as for view 12 except noting that the view impact is increased, particularly related to the manager's residence, as a consequence of the angle of view. We agree that the view impact is appropriately described as moderate and reasonable under the circumstances.</p>			
<p>14 Middle window, Unit 44. living area</p>	<p>Essentially as for view 12 except noting that the view impact is increased, particularly related to the manager's residence, as a consequence of the angle of view. We agree that the view impact is appropriately described as moderate and reasonable under the circumstances.</p>			

<p>17 Southern window, Unit 44. Bedroom.</p>	<p>Ocean view, breaking waves, land-water interface. Highly valued.</p>	<p>Across side boundary. Bedroom view.</p>	<p>Complete loss of water/land- water interface view. View to heritage listed building façade retained. View impact appropriately described as severe.</p>	<p>‘Compliant’ 11m development would cause complete loss of view. Significant underdevelopment of site would be required to retain view. View obtained is across side boundary and over currently underdeveloped site, so difficult to protect.  Manager’s residence (non compliant with Height standard) causes additional view impact however it is the height compliant part of that residence that causes the impact. Suppression of Level 2 height (through lower ceiling height for boarding house rooms) maintains more ‘sky’ and a limited view to building façade of interest that would be reduced if 2.7m ceiling heights adopted (eg for ADG compliant residential apartments).   We agree therefore the impact is reasonable.</p>
<p>21/26 1125-1127 Pittwater Road, L1.</p>	<p>No ocean or land interface view.</p>	<p>Absence of views means that Tenacity principles not relevant. Noted though that the relocation of the ‘indent’ on the southern boundary improves the aspect from this apartment compared to a ‘strictly compliant development’. We agree view impact appropriately described as minor due to removal of verdant view.</p>		
<p>28 West side, 1125-1127 Pittwater Road, L2.</p>	<p>No ocean or land interface view.</p>	<p>Absence of views means that Tenacity principles not relevant.</p>		

<p>32 1125-1127 Pittwater Road, L2.</p>	<p>Expansive Ocean view, breaking waves, land-water interface, northern headland views. Highly valued.</p>	<p>Across side boundary, includes living area views.</p>	<p>Significant/devastating impact. Loss of headland, land water interface and majority of ocean view.</p>	<p>'Compliant' 11m development would cause complete loss of view. Adoption of 2.7m ceiling heights would cause complete loss of view. Significant underdevelopment of site would be required to retain view. View obtained is across side boundary and over currently underdeveloped site, so difficult to protect. Greater part of view impact arises from 'compliant' Level 2. Manager's residence (non compliant with Height standard) causes additional view impact however it is the height compliant part of that residence that causes the impact. Suppression of Level 2 height (through lower ceiling height for boarding house rooms) maintains view slot that not be achieved if 2.7m ceiling heights adopted (eg for ADG compliant residential apartments).</p> <p>We agree therefore the impact, despite its severity, is reasonable, as assessed against Tenacity.</p>
<p>35/36 1125-1127 Pittwater Road, L2.</p>	<p>Essentially as for view 32.</p>			
<p>40 1125-1127 Pittwater Road, L2.</p>	<p>Expansive Ocean view, breaking waves, land-water interface, northern headland views. Highly valued.</p>	<p>No impact, no further assessment required.</p>		

7 Collaroy Street* Image 1,2	Expansive Ocean view, breaking waves, land-water interface views. Highly valued.	Across side boundary, balcony.	Non compliant part of manager's residence causes loss of Ocean view, however is assumed to represent a small part of a more expansive ocean view, extending to north and south of image. View impact appropriately described as minor.	<p>Non compliance does cause impact, however the impact appears to be minor in the context of the extent of view otherwise available.</p> <p>Other than for images 1 and 2, a 'strictly compliant' 11m envelope would likely give rise to a greater impact on view to breaking waves and land-water interface view, offsetting the loss to Ocean view (ie a 'compliant envelope' would be lower, but it would also be wider.)</p> <p>We agree that removal of the manager's residence would remove any question of 'reasonableness' but in the context of the extent of impact (compared to the extent of view available) and noting that a strictly compliant envelope would also generate view impacts, it can still be concluded the impact is within the bounds of reasonableness.</p>
3, 4,5, 7, 8	Expansive Ocean view, breaking waves, land-water interface views. Highly valued.	Across side boundary, assumed to include living area/balcony views.	As above, plus portion of land/water interface and breaking waves lost.	
6,9	No views available. No further assessment required.			

The views from 7 Collaroy St are computer modelled due to lack of access to this property and are included in the report only (not the appendix.) The grey tone in the images indicates land.