

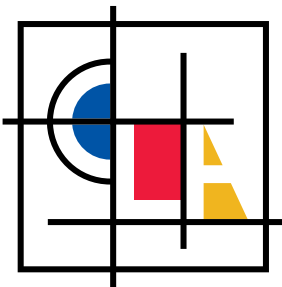
Attachment B

Assessment of View Sharing

Assessment of View Sharing

**10 Onslow Avenue
Elizabeth Bay**

**Proposal:
Alterations & Additions
Residential Flat Building**



**CRACKNELL
&
LONERGAN**
ARCHITECTS PTY LTD

DA-A ISS.

Prepared on 13 June 2019
Prepared for Mr. Patrick Lane

CRACKNELL
&
LONERGAN
ARCHITECTS PTY LTD

ABN 55 100 940 501
Norminated Architect: Peter J Lonergan
NSW Architects Registration No. 5983

156a Church Street
Newtown NSW 2042
(02) 9565 1554
email@cracknellonergan.com.au
www.cracknellonergan.com.au



Contents

1.0	Project Details	1
2.0	Introduction	2
3.0	Assessment Methodology	4
4.1	View Sharing - Unit 12, 12 Onslow Ave	6
4.2	View Sharing - Unit 2, 13 Onslow Ave	10
4.3	View Sharing - Unit 3, 13 Onslow Ave	16
4.4	View Sharing - Unit 6, 13 Onslow Ave	20
4.5	View Sharing - Unit 4D, 15-19 Onslow Ave	26
4.6	View Sharing - Unit 5C, 15-19 Onslow Ave	30
4.7	View Sharing - Unit 8D, 15-19 Onslow Ave	34
4.8	View Sharing - Unit 6, 6A Greenknowe Ave	38
4.9	View Sharing - Unit 11, 6A Greenknowe Ave	44
4.10	View Sharing - Unit 15, 6A Greenknowe Ave	48
4.11	View Sharing - Unit 17, 6A Greenknowe Ave	52
5.0	Recommendations	56
6.0	Conclusion	57

Prepared On:

7 March 2019 [DRAFT]
26 June 2019 [DA-A Issue]

Project Address:

10 Onslow Avenue
Elizabeth Bay

Prepared For:

Mr. Patrick Lane

Prepared By:

Cracknell & Lonergan
Architects Pty Ltd

SEE Setup By: LL

Draft Reviewed By: HC

Executive Summary

The following assessment of view sharing has been compiled in accordance with the methodology set out by in Tenacity to assess the proposal development's ability to negotiate between future and existing views. Through an initial site visit and assessment, several sites are identified as possessing views which may be impacted by the proposed development at No. 10 Onslow Avenue, Elizabeth Bay. These sites are:

- No. 12 Onslow Avenue, Elizabeth Bay
Unit 12
- No. 13 Onslow Avenue, Elizabeth Bay
Unit 2, Unit 5, Unit 7, Unit 9, Unit 10
- No. 15-19 Onslow Avenue, Elizabeth Bay
Unit 4D, Unit 5C, Unit 7E, Unit 7F, Unit 8D
- No. 6A Greenknown Avenue, Elizabeth Bay
Unit 6, Unit 8, Unit 11, Unit 15, Unit 17

The key view to and from these sites are:

- Elizabeth Bay
- Darling Point
- Keltie Bay
- Clark Island

Verification of Qualifications

Peter Lonergan is a Registered Architect in New South Wales, in accordance with the provisions and requirements under the Architect's Act 2003 No 89 (NSW). His registration number with the New South Wales Architects Registration Board is 5983.

After a through assessment of the proposal using available resources it is concluded that the proposed development at No. 10 Onslow Avenue, Elizabeth Bay will have no adverse impacts upon the view corridors and vistas of the aforementioned sites. This is because of the locality's topography and in particular, the peripheral nature of the site in relation to the surrounding neighbours. The proposal, under the assessment of Tenacity is therefore found to successfully preserve views of neighbours and adheres to the principles of view sharing.


Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983

2.1 Preamble

The following Assessment of View Sharing forms part of the Development Application submission for the proposed residential flat building development at No. 10 Onslow Avenue, Elizabeth Bay. The proposal involves minor alterations and additions to Unit 11 of the subject residential apartment building.

The subject site is not identified in the Sydney LEP as an item of heritage and is situated within the Conservation Area - General Elizabeth and Rushcutters Bays Heritage Conservation Area. A separate Statement of Heritage Impact assesses the view corridor and curtilage impacts of the proposed development of neighbouring heritage items.

Due to the proposal's proximity to existing identified view corridors and views of Elizabeth Bay, an assessment of view sharing is required under the framework established in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 to assess the proposal development's ability to negotiate between future and existing views.

2.2 Site Context & Locality

The subject site is No. 10 Onslow Avenue. The subject property is of a trapezoidal shape with a combined site area of 1531.11 sqm and a single south facing street frontage to Elizabeth Bay.

Its dominant view is that of Elizabeth Bay. The current building on site consist of an eight storey apartment building (2 storey parking and 6 storey apartments). The area surrounding the site is characterised by a variety of four to eleven storey residential buildings. Views which are relevant to this assessment, as viewed from the site, include the following key views and identifiable buildings and structures as seen from Onslow Avenue and Greenknown Avenue.



The development site (in red with arrow) and all sites assessed in this report as part of the view sharing analysis (in blue)



3D Map of the Locality (Digital Enhancement) - Source: APPLE Maps | Subject Development Site in RED and Analysed Properties in BLUE

3.1 Limitations of Research & Assessment

It is noted that access into the residences of adjoining units has not been completed for the purposes of this report. In order to avoid trespass into private properties, efforts have been made to source marketing drawings and interior photographs of neighbouring properties (where access was not possible) to provide an accurate depiction of the views currently enjoyed by neighbouring residences.

Whilst every effort has been made to verify the source and originality of the images obtained from marketing sources, as well as verification of the accuracy of marketing plans used in this report, it is acknowledged that inaccuracies such as (but not limited to) the precise dimension of windows and the distortion of perspectives in images may exist. In comparison with site visit images however, it is believed that the images used in this report are considered to be a reasonably accurate representation of the views from neighbouring properties.

It is noted furthermore that, due to the available information on subject neighbours, only the following properties are included in the assessment:

- No 12 Onslow Avenue, Elizabeth Bay
Selected Individual Units
- No. 13 Onslow Avenue, Elizabeth Bay
Select Individual Units
- No. 15-19 Onslow Avenue, Elizabeth Bay
Select Individual Units
- No. 6A Greenknown Avenue, Elizabeth Bay
Select Individual Units

3.2 View Sharing Assessment Methodology

The judgement in *Tenacity Consulting v Waringah* [2004] NSWLEC 140 provides a comprehensive definition and assessment methodology as to what constitutes view sharing and what constitutes reasonable view sharing. Firstly, it is recognised that:

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 that end, Commissioner Roseth SC has developed a four step assessment process which is listed below and which will be adopted in this report to assess the impacts of views to and from public view corridors and vistas as well as existing amenity enjoyed by neighbouring properties.

- 1. 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 the land and water is visible is more valuable than one in which it is obscured.*
- 2. 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.*
- 3. 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 is 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.*
- 4. 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 is reasonable.*

4.0 Neighbouring & Adjoining Property View Sharing

4.1 Assessment of Unit 12 No 12 Onslow Avenue, Elizabeth Bay

In consideration of the property No. 12 Onslow Avenue Unit 12, it is noted that there are views toward the east of this property. These views encompass a large portion of Elizabeth Bay. Under the principles of Tenacity, it is noted that the proposed development at No. 10 Onslow Avenue (north of the site) will only affect secondary windows of this adjoining property. Nevertheless, an assessment is conducted to review the potential view sharing implications.

It is necessary to note that whilst attempts have been made to verify the accuracy of marketing plans and interior photos, they can only be used as reference images as access to these sites was not obtained for the purposes of this report.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.1 Assessment of Unit 12 No 12 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	Rear Boundary Southern Aspect Locality View	As evidenced from the plan there are two key views from the south east and north east facing windows of Unit 12 No. 12 Onslow Avenue. These are: 1. Views over Elizabeth Bay and North Headlands 2. District Views over Elizabeth Bay toward Bondi.
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Intact View (Eastern) - Not Affected by Proposed Development	Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'intact.'
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Rear Boundary	The neighbour's eastern street boundary is identified as being the primary part of the property from which views are obtained. It is noted from images of the structures that the buildings on site include living space and kitchen from this orientation. It is noted that the proposed development is located on the Northern (Side) boundary of this analysed unit and therefore, will have no impacts upon the view enjoyed from principal living rooms and terraces of Unit 12, 12 Onslow Ave.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting View	As an apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> • Standing in a fixed position within the house and looking out over window openings or full height glass doors. • Sitting within the house and looking out over the window openings • Sitting out doors on a balcony or terrace

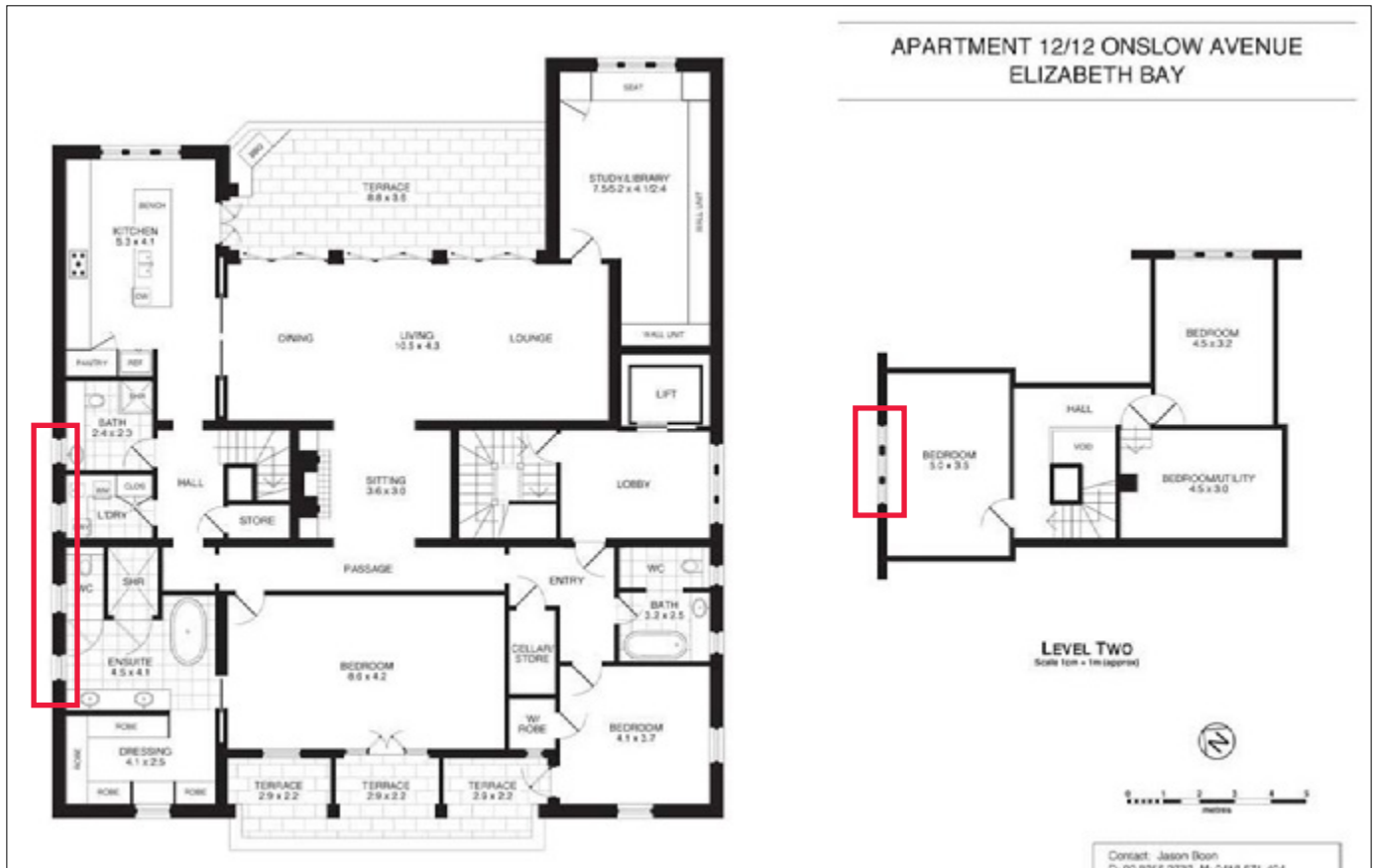
4.0 Neighbouring & Adjoining Property View Sharing

4.1 Assessment of Unit 12 No 12 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	None	It is noted that the proposed development is located on the Northern (Side) boundary of this analysed unit and therefore, will have no impacts upon the view enjoyed from principal living rooms and terraces of Unit 12, 12 Onslow Ave.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	None	It is noted that the proposed development is located on the Northern (Side) boundary of this analysed unit and therefore, will have no impacts upon the view enjoyed from principal living rooms and terraces of Unit 12, 12 Onslow Ave.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	The building's bulk and form is wholly compatible for the site as it is in line with the scale and size of developments in the surrounding area. There are in fact already eight and nine storey buildings in the locality, along with a mix of five and six storey apartment blocks. The proposed penthouse addition is therefore in accordance with the desired future density and character of the area.
Conclusion	No Adverse Impacts	Having taken into consideration the existing site condition of No. 12 Onslow Avenue, including existing foliage, existing views and existing obstructions such as fences and other elements of the site, it is believed that the proposal does not affect any significant manner.

4.0 Neighbouring & Adjoining Property View Sharing

4.1 Assessment of Unit 12 No 12 Onslow Avenue, Elizabeth Bay



Floor plan of the unit. Relevant facade areas from the unit from which there are potentially significant views are highlighted in RED.

It is noted that the windows which face North and which abut the subject development site (No. 10 Onslow Ave) are all secondary windows and openings to laundry rooms and bathrooms. As such, they are not affected by the proposed development.

The image to the right taken from No. 10 Onslow Avenue roof indicates the location of existing windows which are identified in the floor plan as secondary windows to bathroom areas and laundries. As such, some windows are also opaque glass panels and will therefore not be affected by the proposed development.

It is also noted that the primary view is not enjoyed from this direction (North) but rather from the rear boundary (East) of No. 12 Onslow Avenue.



4.2 Assessment of Unit 2 No 13 Onslow Avenue, Elizabeth Bay

In consideration of the property No. 13 Onslow Avenue Unit 2, it is noted that there are views toward the south east of this property. These views encompass a small portion of Elizabeth Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No. 10 Onslow Avenue a detailed assessment is required.

It is necessary to note that whilst attempts have been made to verify the accuracy of marketing plans and interior photos, they can only be used as reference images as access to these sites was not obtained for the purposes of this report.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.2 Assessment of Unit 2 No 13 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	Rear Boundary Southern Aspect Locality View	As evidenced from the plan there are two key views from the south east and north east facing windows of Unit 2 No. 13 Onslow Avenue. These are: 1. Peripheral views to Onslow Place, partially obscured by foliage. 2 Partially obscured view toward Elizabeth Bay.
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Partially Obscured	Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows: <ul style="list-style-type: none"> • The Peripheral views to Onslow Place are facing in a Northern orientation away from the proposed development and will evidently not impact the views. • Existing building heights and foliage obscure views out toward Elizabeth Bay.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Rear Boundary	The neighbour's south eastern street boundary is identified as being the primary part of the property from which views are obtained. It is noted from images of the structures that the buildings on site include living space and kitchen from this orientation.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting View	As a story apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> • Standing in a fixed position within the house and looking out over window openings or full height glass doors. • Sitting within the house and looking out over the window openings • Sitting out doors on a balcony or terrace

4.0 Neighbouring & Adjoining Property View Sharing

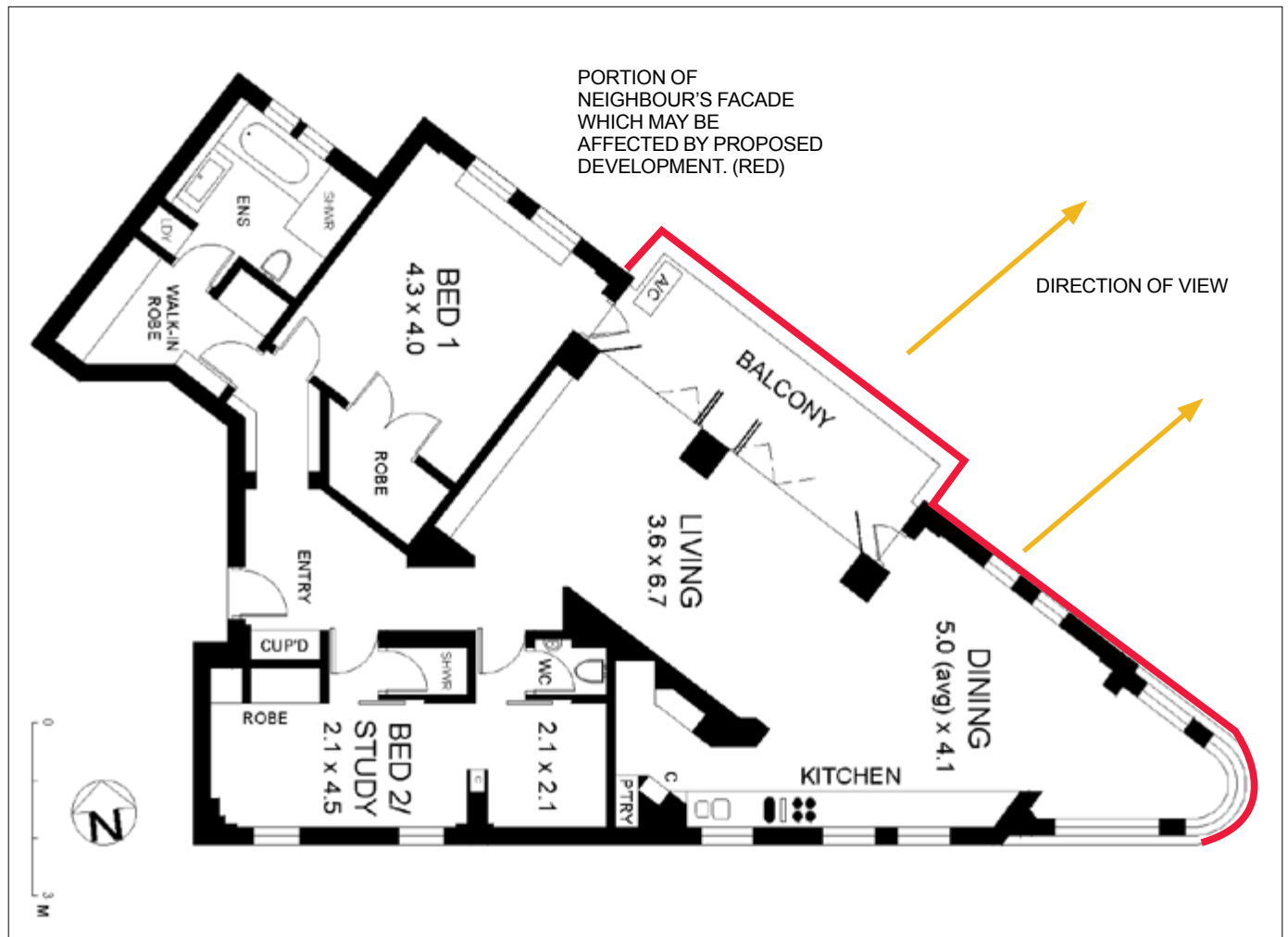
4.2 Assessment of Unit 2 No 13 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral	Given the existing foliage and site topography, the impact of the development site on this particular neighbour's view corridor is in fact considered to be of a peripheral nature. Indeed, as evidenced from the assessment, the existing roof structures of the development site (no. 10 Onslow Avenue), are already obscuring the views towards Elizabeth Bay and the proposed addition will not in any manner affect the key elements or long distance views through Elizabeth Bay.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	None	The existing site conditions of the neighbour, including its significant foliage, existing overhangs and existing fences mitigates any views to the south of the site.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	The building's bulk and form is wholly compatible for the site as it is in line with the scale and size of developments in the surrounding area. There are in fact already eight and nine storey buildings in the locality, along with a mix of five and six storey apartment blocks. The proposed penthouse addition is therefore in accordance with the desired future density and character of the area.
Conclusion	No Adverse Impacts	Having taken into consideration the existing site condition of No. 13 Onslow Avenue, including existing foliage, existing views and existing obstructions such as fences and other elements of the site, it is believed that the proposal does not affect any significant manner.

4.0 Neighbouring & Adjoining Property View Sharing

4.2 Assessment of Unit 2 No 13 Onslow Avenue, Elizabeth Bay

Floor plan of the unit. Relevant facade areas from the unit from which there are potentially significant views are highlighted in RED.



4.0 Neighbouring & Adjoining Property View Sharing

4.2 Assessment of Unit 2 No 13 Onslow Avenue, Elizabeth Bay

IMAGE 01

The terrace view of No. 2/13 Onslow Avenue. It is noted that the view is obstructed by foliage and that the proposed development is not visible as the orientation is to the East side of the neighbour.

The approximate bulk of the proposed development is highlighted in BLUE.

This image also demonstrates that the view enjoyed by the neighbouring property is not visible from the terrace, but enjoyed from existing windows inside the living area. (See Image 02 Below)



IMAGE 02

A marketing image depicting the view from the living room views towards Elizabeth Bay, partially obstructed by trees. The view is not in any way obstructed by the proposed development. The view is clearly enjoyed by multiple windows at the property and a majority of these windows will not be affected by the proposed development.



4.0 Neighbouring & Adjoining Property View Sharing

4.2 Assessment of Unit 2 No 13 Onslow Avenue, Elizabeth Bay



IMAGE 03

Alternative view of the water and locality as viewed from the balcony of Unit 2/13 Onslow Avenue.

This image demonstrates that the significant portions of the view - the interface between land water and sky, is unaffected by the proposed development.

The site of the proposed development is denoted by the red arrow.

4.3 Assessment of No 3/13 Onslow Avenue, Elizabeth Bay

In consideration of the property No 3/13 Onslow Avenue, it is noted that there are significant views toward the south west of these properties. These views encompass Elizabeth Bay, the proposed development site, No 12 Onslow Avenue and Onslow Place, partially obscured by foliage. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No. 10 Onslow Avenue a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.3 Assessment of No 3/13 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	Street and Building View	As evidenced from the photographic imagery the key views are towards Elizabeth Bay. As noted, it is clearly evident that the existing view corridor is partially obscured.
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Partially Obscured View	Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows: <ul style="list-style-type: none"> Existing orientation of building means that the units view corridor is obscured. A range of existing buildings, comprising pitched roofs, satellites, chimney elements and foliage add to the mix of the view and partially obscures and blurs the edge between the bay and the skyline.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Rear	The neighbour's eastern boundaries, which also serves as the street boundary for the two properties are identified as being the primary part of the property from which views are obtained. The dominant ocean view is also visible by overlooking the roof of the neighbouring side boundary and property to the north of No. 13 Onslow Avenue.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting View	As an apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> Standing in a fixed position within the house and looking out over window openings or full height glass doors, from a peripheral view Sitting within the house and looking out over the window openings, from a peripheral view Sitting out doors on the terrace.

4.0 Neighbouring & Adjoining Property View Sharing

4.3 Assessment of No 3/13 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral	Given No. 13 Onslow Avenue predominantly opens on the eastern and southern sides, the impact of the development site on this particular neighbour's view corridor is in fact considered to be of a peripheral nature. As evidenced from the site visit and assessment the proposed development, will not in any matter affect key elements.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Negligible	As identified above, as the impact of the development on the neighbour vista is in fact peripheral, its view loss is considered to be negligible and generally, non-existent.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	The additions bulk and form is wholly compatible for the site as it is in line with the existing height of the surrounding buildings. There are in fact already eight and nine storey buildings in the locality, along with a mix of five and six storey apartment blocks. The proposed penthouse addition is in adherence with the desired future density and character of the area.
Conclusion	No Adverse Impacts	Having taken into consideration the existing site condition of No. Unit 3/13 Onslow Avenue, including existing foliage, existing views and existing obstructions such as fences and other elements of the site, it is believed that the proposal does not affect any significant manner.

4.0 Neighbouring & Adjoining Property View Sharing

4.3 Assessment of No 3/13 Onslow Avenue, Elizabeth Bay

A marketing image taken (it is believed) from the living room windows of 3/13 Onslow Avenue. It is noted that the views towards Elizabeth Bay are primarily obstructed by the neighbouring building at No 12 Onslow Avenue as well as by trees.

The subject development site is just visible on the periphery of the terrace, obscured by the unit's own wall.



A marketing image taken from living room of Unit 3 of 13 Onslow Avenue shows the view through to the proposed development. Note that the views are partially obstructed by trees and that the proposed development site will only affect the periphery of this view.

The subject development site is just visible on the periphery of the terrace and does not impact the enjoyment of the ocean view or the landscape and district views.



4.0 Neighbouring & Adjoining Property View Sharing

4.4 Assessment of Unit 6 No.13 Onslow Avenue, Elizabeth Bay

In consideration of the properties 6/13 Onslow Avenue, it is noted that these views are towards the east of these properties. These views encompass a significant view of Elizabeth Bay and Clark Island and the distant view of Keltie Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.4 Assessment of Unit 6 No.13 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	Water View Iconic View	As evidenced from the photographic documentation there are three key views from No. Unit 6/13 Onslow Avenue within the neighbouring property. These are: <ol style="list-style-type: none"> 1. Clear Water View to Elizabeth Bay. 2. Partial Water View down toward Keltie Bay, with existing roof structures intersecting between water. 3. Clear distant Water View towards Clarke Island. 4. As noted, it is clearly evident that the only view corridor which would be affected by the proposed development are the existing mostly obscured views over Keltie Bay. The other two views, which are not directed over the subject site, are not affected by the proposed development. These views will not form part of subsequent analysis and assessment of view sharing.
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Partially Obscured View	Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows: <ul style="list-style-type: none"> • The orientation of unit 6/13 Onslow Avenue is situated to predominantly face towards the East South corridor, toward Elizabeth Bay and iconic views. The proposed development will not affect this corridor and will in no way affect iconic views toward Elizabeth Bay or Clark Island. • Existing buildings and roof structures partially obscure the distant view towards Keltie Bay. • A range of existing buildings, comprising pitched roofs, balconies, roof and chimney elements adds to the mix of the view and partially obscures and blurs the edge between the waterfront and the bay.

4.0 Neighbouring & Adjoining Property View Sharing

4.4 Assessment of Unit 6 No.13 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Street Boundary Side Boundary	The neighbour's north eastern boundary, is identified as being the primary part of the property from which views are obtained. It is noted that the proposed development is on the south eastern boundary and from images of the structures that the buildings on site do not predominantly open towards this orientation, where views might be obtained.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting (Ground)	As a multi story apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> • Standing in a fixed position within the house and looking out over window openings or full height glass doors. • Standing out doors on balcony, the view will be visible from the periphery.
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral	Given the orientation of Unit 6 No. 13 Onslow Avenue towards the Elizabeth Bay, the impact of the development site on this particular neighbour's view corridor is in fact considered to be of a peripheral nature. As evidenced from the site visit and assessment, the existing roof structures of the development site (no.10 Onslow Avenue), though visible from some terraces or windows, do not in any manner affect the key elements or long distance vistas toward Elizabeth Bay or Clarke Island.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Minor	As identified above, as the impact of the development on the neighbour vista is in fact peripheral, its view loss is considered to be minor. The key views of buildings and topography, including the public domain views to Elizabeth Bay, to Keltie Bay and to Clark Island, will not in any way be affected or impeded by the proposed development.

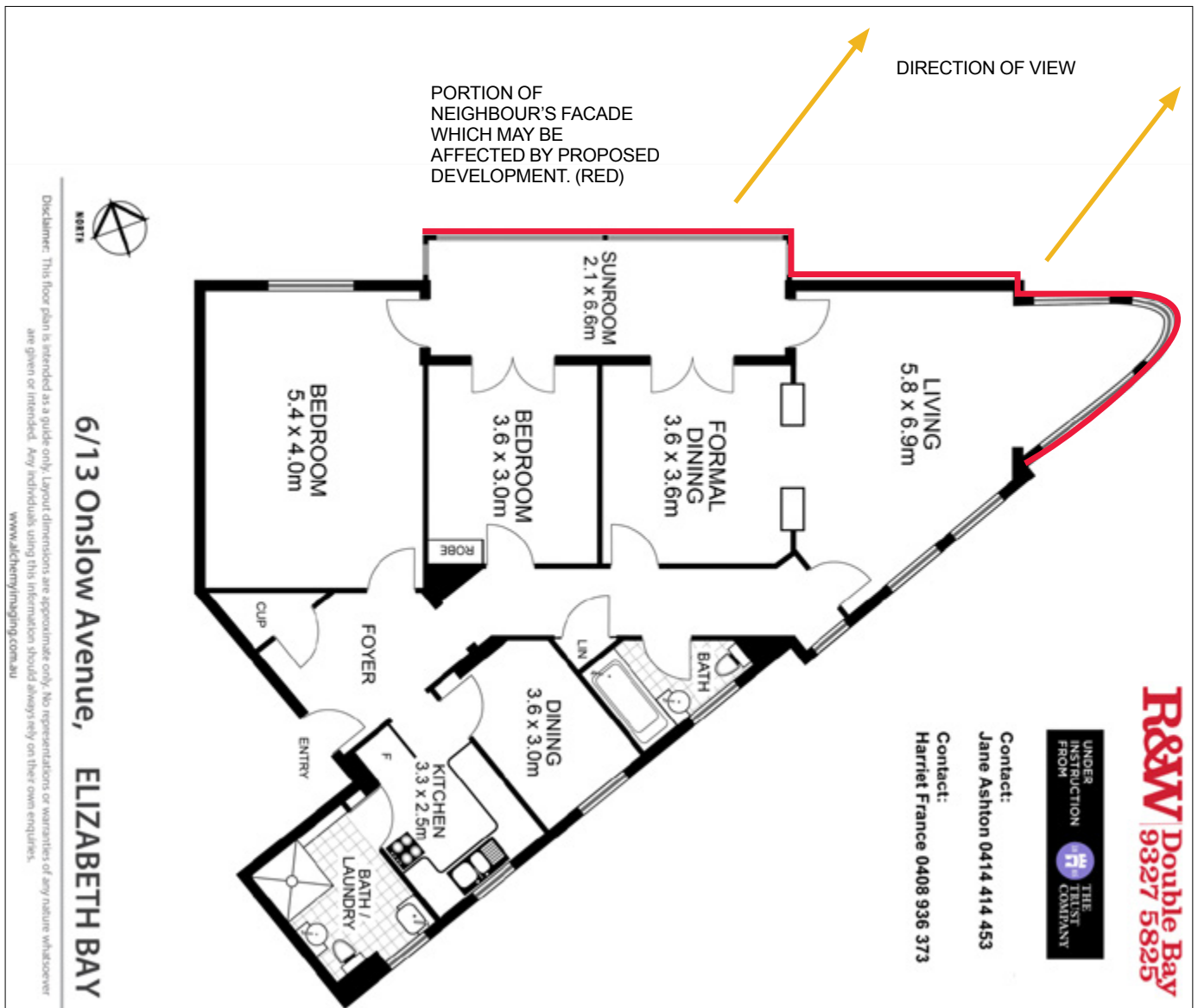
4.0 Neighbouring & Adjoining Property View Sharing

4.4 Assessment of Unit 6 No.13 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	As above.
Conclusion	No Adverse Impacts	The proposal does not adversely impact upon the views and iconic view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the south eastern orientation of the apartment, which is not affected by the addition at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as a periphery view of the apartment from some balconies of the building in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.4 Assessment of Unit 6 No.13 Onslow Avenue, Elizabeth Bay



4.0 Neighbouring & Adjoining Property View Sharing

4.4 Assessment of Unit 6 No.13 Onslow Avenue, Elizabeth Bay

View Overlooking the Waterfront as seen in a standing position from Unit 6, 13 Onslow Avenue. The Approximate Location of the proposed development site (No. 10 Onslow) is circled in Red.

As shown here, the proposal is not anticipated to have an impact upon the neighbour's enjoyment of the view.



View taken from the Living Room Windows of Unit 6, No. 13 Onslow Avenue. As seen here, the proposed development area is highlighted by a light blue box in a red outline. It is clearly indicated that the proposal is located on the periphery of the view and will not have a significant adverse impact upon the view enjoyed by the neighbouring property.



4.0 Neighbouring & Adjoining Property View Sharing

4.5 Assessment of Unit 4D No. 15-19 Onslow Avenue, Elizabeth Bay

In consideration of the properties 4D No. 15-19 Onslow Avenue, it is noted that these views are towards the north of these properties. These views encompass a significant view of Elizabeth Bay, view towards neighbouring properties along Onslow Avenue including 12 and 13 Onslow Avenue. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.5 Assessment of Unit 4D No. 15-19 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	Water View Iconic View	As evidenced from the plan there are two key views from No. 15-19 Onslow Avenue within the neighbouring property. These are: 1. Partially obscured Water View to Elizabeth Bay 2. Views towards neighbouring properties As noted, it is clearly evident that the view corridor which would be affected by the proposed development is the existing mostly obscured views over Elizabeth Bay.
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Partially Obscured View	Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows: <ul style="list-style-type: none"> The orientation of No. 15-19 Onslow Avenue is situated to predominantly face towards the South East corridor, toward Elizabeth Bay. The proposed development will not affect this corridor. Existing street railings and other public domain elements obscures the edge between the waterfront and the rest of the bay. A range of existing apartment buildings, comprising pitched roofs, balconies, roof terraces and chimney elements adds to the mix of the view and partially obscures and blurs the edge between the waterfront and the bay. The view towards the proposed development site (10 Onslow Avenue) is obscured by foliage.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Street Boundary Side Boundary	The neighbour's northern boundary, is identified as being the primary part of the property from which views are obtained. It is noted that the proposed development is on the north eastern boundary. Images of the structures show that the buildings on site do not predominantly open towards this orientation, where views might be obtained.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting (Ground)	As a multi story apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> Standing in a fixed position within the house and looking out over window openings or full height glass doors. Standing and looking through the bedroom windows, the view will be affected through the periphery. Standing out doors on balcony, the view will be visible from the periphery, it it noted there is a wall on the eastern side of the balcony which will partially obstruct the proposed development.

4.0 Neighbouring & Adjoining Property View Sharing

4.5 Assessment of Unit 4D No. 15-19 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral	Given the orientation of No. 15-19 Onslow Avenue towards Onslow Avenue and Elizabeth Bay the impact of the development site on this particular neighbour's view corridor is in fact considered to be of a peripheral nature. As evidenced from the site visit and assessment, the existing roof structures of the development site (no. 10 Onslow Avenue), are obscured by foliage and though partially visible in the distance do not in any manner affect the key elements or long distance vistas toward Elizabeth Bay.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Minor	As identified above, as the impact of the development on the neighbour vista is in fact peripheral, its view loss is considered to be minor. The orientation of Unit 4D No. 15-19 Onslow Avenue is predominantly towards the eastern corridor with the main openings, windows from bedrooms and living room through balcony, away from the proposed development and towards the neighbouring building at 12 Onslow Avenue. The key views of buildings and topography, including the partial distant public domain view to Elizabeth Bay, will not in any way be affected or impeded by the proposed development.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	As above.
Conclusion	No Adverse Impacts	The proposal does not adversely impact upon the views and view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the north eastern of the apartment, which is not affected by the development at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as a periphery view of the apartment from some balconies of the building in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.5 Assessment of Unit 4D No. 15-19 Onslow Avenue, Elizabeth Bay

Marketing Image of the living room view of Unit 4D No.15-19 Onslow Avenue. It is noted that from a seated position, Elizabeth Bay is partially visible.

Existing Trees and curtilage prevent much of the water view from being seen, but a clear district view of Elizabeth Bay is enjoyed and unencumbered by the proposed development.



A marketing image depicting the view from the main living room terrace toward Elizabeth. The view is not in any way obscured by the proposed development as the orientation is to the East of the neighbour.

Existing Trees and curtilage prevent much of the water view from being seen, but a clear district view of Elizabeth Bay is enjoyed and unencumbered by the proposed development.



4.0 Neighbouring & Adjoining Property View Sharing

4.6 Assessment of Unit 5C No. 15-19 Onslow Avenue, Elizabeth Bay

In consideration of the properties Unit 5C No. 15-19 Onslow Avenue, it is noted that these views are towards the north of these properties. These views encompass a significant view of Elizabeth Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.6 Assessment of Unit 5C No. 15-19 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	District View Significant View	As evidenced from the plan there are two key views from No. 15-19 Onslow Avenue within the neighbouring property. These are: <ol style="list-style-type: none"> Partially obscured Water View to Elizabeth Bay Views towards neighbouring properties It is noted, the proposal will partially obscure water views from the balcony towards Elizabeth Bay. The view is already partially obscured by a neighbouring tree.
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Partially Obscured	Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows: The orientation of No. 15-19 Onslow Avenue is situated to predominantly face towards the South East corridor, toward Elizabeth Bay. The proposed development will not affect this corridor however the predominant view from Unit 5C from the balcony and living space faces directly towards the subject site. <ul style="list-style-type: none"> Existing street railings and other public domain elements obscures the edge between the waterfront and the rest of the bay. A range of existing apartment buildings, comprising pitched roofs, balconies, roof terraces and chimney elements adds to the mix of the view and partially obscures and blurs the edge between the waterfront and the bay. The height of the proposal is not foreseen to cover the skyline.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Side View	It is noted that the proposed development is on the north eastern boundary. The predominant views from the living and balcony spaces are facing in the direction of the subject site. Images of the structures show that the buildings on site do not all open towards this orientation, where views might be obtained. The subject site is partially obstructed with foliage. Views from the bed and dining have a peripheral view of the water and the impact of the proposal could be considered negligible in this case.

4.0 Neighbouring & Adjoining Property View Sharing

4.6 Assessment of Unit 5C No. 15-19 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting (Ground)	As a multi story apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> • Standing in a fixed position within the house and looking out over window openings or full height glass doors. • Standing and looking through the bedroom windows, the view will be affected through the periphery. • Standing out doors on balcony, the view will be predominantly visible, it is noted there is partial foliage obstructing the view.
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Edge of View	Given the orientation of No. 15-19 Onslow Avenue towards Onslow Avenue and Elizabeth Bay the impact of the development site on this particular neighbour's view corridor is in fact considered to be edge of view. The view towards the water will be partially affected however the proposal is not foreseen to obscure the water meeting the northern shore and the horizon and do not affect the key elements of long distance vistas toward Elizabeth Bay.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Moderate	As identified above, as the impact of the development on the neighbour vista is from the edge of view from main living spaces, the view loss is considered to be moderate. The openings of Unit 5C are split equally between the North and West. It is the Northern aspects which are likely to be affected. The edge of the balcony faces towards the subject site (10 Onslow Avenue) however the view is already partially obscured by neighbours and foliage and the proposal will moderately contribute to the loss of water view.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	As above.
Conclusion	Minor Adverse Impact	The proposal does not adversely impact upon the views and view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the north eastern of the apartment, which is not affected by the development at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as an edge of view of the apartment from the balcony and living space in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.6 Assessment of Unit 5C No. 15-19 Onslow Avenue, Elizabeth Bay

The terrace view of Unit 5C No. 15-19 Onslow Avenue. It is noted that from a seated or standing position, Elizabeth Bay is visible.



A marketing image depicting the view from the main terrace toward Elizabeth Bay.



4.0 Neighbouring & Adjoining Property View Sharing

4.7 Assessment of Unit 8D No.15-19 Onslow Avenue, Elizabeth Bay

In consideration of the properties Unit 8D No 15-19 Onslow Avenue, it is noted that these views are towards the south of these properties. These views encompass a significant view of Elizabeth Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.7 Assessment of Unit 8D No.15-19 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	Water View Iconic View	As evidenced from the plan there are two key views from No. 15-19 Onslow Avenue within the neighbouring property. These are: 1. Partially obscured Water View to Elizabeth Bay 2. Views towards neighbouring properties It is noted, the proposal will partially obscure water views from the balcony towards Elizabeth Bay. The view is already partially obscured by a neighbouring tree.
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Partially obscured	Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows: The orientation of openings of Unit No. 8D at No. 15-19 Onslow Avenue is situated to predominantly face North East and South East, toward Elizabeth Bay. The proposed development is within this line of view however the subject site sits below the main view line towards the water. <ul style="list-style-type: none"> Existing street railings and other public domain elements obscures the edge between the waterfront and the rest of the bay. A range of existing apartment buildings, comprising pitched roofs, balconies, roof terraces and chimney elements adds to the mix of the view and partially obscures and blurs the edge between the waterfront and the bay. The height of the proposal is not foreseen to cover the skyline.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Side North & Eastern	It is noted that the proposed development is on the north eastern boundary. The predominant views from the living and balcony spaces are facing in the direction of the subject site. Images of the structures show that the openings of Unit 8D from balcony and sitting room open towards the subject site, where views might be obtained. Views from the bed and dining have a peripheral view of the water and the impact of the proposal could be considered negligible in this case.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting View	As a multi story apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> Standing in a fixed position within the house and looking out over window openings or full height glass doors. Standing and looking through the bedroom windows, the view will be affected through the periphery. Standing out doors on balcony, the view will be visible through the periphery.

4.0 Neighbouring & Adjoining Property View Sharing

4.7 Assessment of Unit 8D No.15-19 Onslow Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Edge of View	<p>Given the orientation of No. 15-19 Onslow Avenue towards Onslow Avenue and Elizabeth Bay the impact of the development site on this particular neighbour's view corridor is in fact considered to be edge of view. The subject site (10 Onslow) will be visible from the corner of the balcony and will in some instances infringe upon the water view.</p> <p>The view towards the subject site is considered edge of view as the subject site is not predominantly in line with main view corridors.</p> <p>The view towards the water will be partially affected however the proposal is not foreseen to obscure the water meeting the northern shore and the horizon and do not affect the key elements of long distance vistas toward Elizabeth Bay.</p>
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Minor	<p>As identified above, as the impact of the development on the neighbour vista is from the edge of view from the edge of some main living spaces, the view loss is considered to be minor.</p> <p>The edge of the balcony faces towards the subject site (10 Onslow Avenue) however the view loss is considered to be minor because the water is already obscured by neighbouring buildings.</p>
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)		As above.
Conclusion	No Adverse Impacts (Minor)	The proposal does not adversely impact upon the views and view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the north eastern of the apartment, which is not affected by the development at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as an edge of view of the apartment from the balcony and living space in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.7 Assessment of Unit 8D No.15-19 Onslow Avenue, Elizabeth Bay

The terrace view of Unit 8D No. 15-19 Onslow Avenue. It is noted that from a seated or standing position, Elizabeth Bay, Keltie Bay and Clark Island are visible, and the proposed building is not intrusively visible.



A marketing image depicting the view terrace toward Elizabeth Bay, Keltie Bay and Clark Island. The view is not in any way obscured by the proposed development.



4.8 Assessment of Unit 6 No. 6A Greenknown Avenue , Elizabeth Bay

In consideration of the properties Unit 6 No. 6A Greenknown Avenue, it is noted that these views are towards the south of these properties. These views encompass a significant view of Elizabeth Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.8 Assessment of Unit 6 No. 6A Greenknown Avenue , Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	Water View Iconic View	<p>As evidenced from the plan there are two key views from Unit 6 No. 6A Greenknown Avenue, Elizabeth Bay. These are</p> <ol style="list-style-type: none"> 1. North East Water views towards Elizabeth Bay 2. Northern views on to adjacent neighbouring properties. <p>It is noted, that the only view corridor which would be affected by the proposed development are the existing views over Elizabeth Bay. The other view is not directed over the subject site. This view will not form part of subsequent analysis and assessment of view sharing.</p>
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Partially Obscured View	<p>Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows:</p> <ul style="list-style-type: none"> • The orientation of Unit 6 No. 6A Greenknowne Avenue, Elizabeth Bay is predominantly towards the North and the subject site is in a North Eastern alignment. • Existing foliage and neighbouring roof features blurs the edge between the waterfront and the rest of the bay.

4.8 Assessment of Unit 6 No. 6A Greenknown Avenue , Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Side/ Front	The neighbour's northern boundary is identified as being the primary part of the property from which views are obtained. It is noted that the proposed development is identified as being the primary part of the property from which views are obtained. It is noted that the side views from openings of front bedroom and sun room/ dining face towards the subject site, where views might be obtained.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting (Ground)	As a multi story apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> • Standing in a fixed position within the house and looking out over window openings or full height glass doors. • Standing and looking through the bedroom windows, the view will be affected through the periphery. • Standing out doors on balcony, the view will be visible from the periphery, it is noted there is a wall on the eastern side of the balcony which will partially obstruct the proposed development.
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral Side of View	The view corridor in question, from the sun room and front bedroom are facing directly towards the subject site.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Minor	<p>The view loss is proposed to be minor. The proposal is foreseen to partially obscure some of the water view out towards Elizabeth Bay.</p> <p>The edge of the balcony faces towards the subject site (10 Onslow Avenue) however the view loss is considered to be minor because the water is already obscured by neighbouring buildings.</p> <p>Furthermore, the obscured portion does not interrupt the ability for the interface between land and water to be seen, and is also located primarily to the right hand side (periphery) of the window. The overall view is therefore maintained and can still be appreciated from the neighbouring property.</p> <p>The view is affected in a minor way for one of five different windows of this property which all share the same direction looking out into Elizabeth Bay.</p>

4.0 Neighbouring & Adjoining Property View Sharing

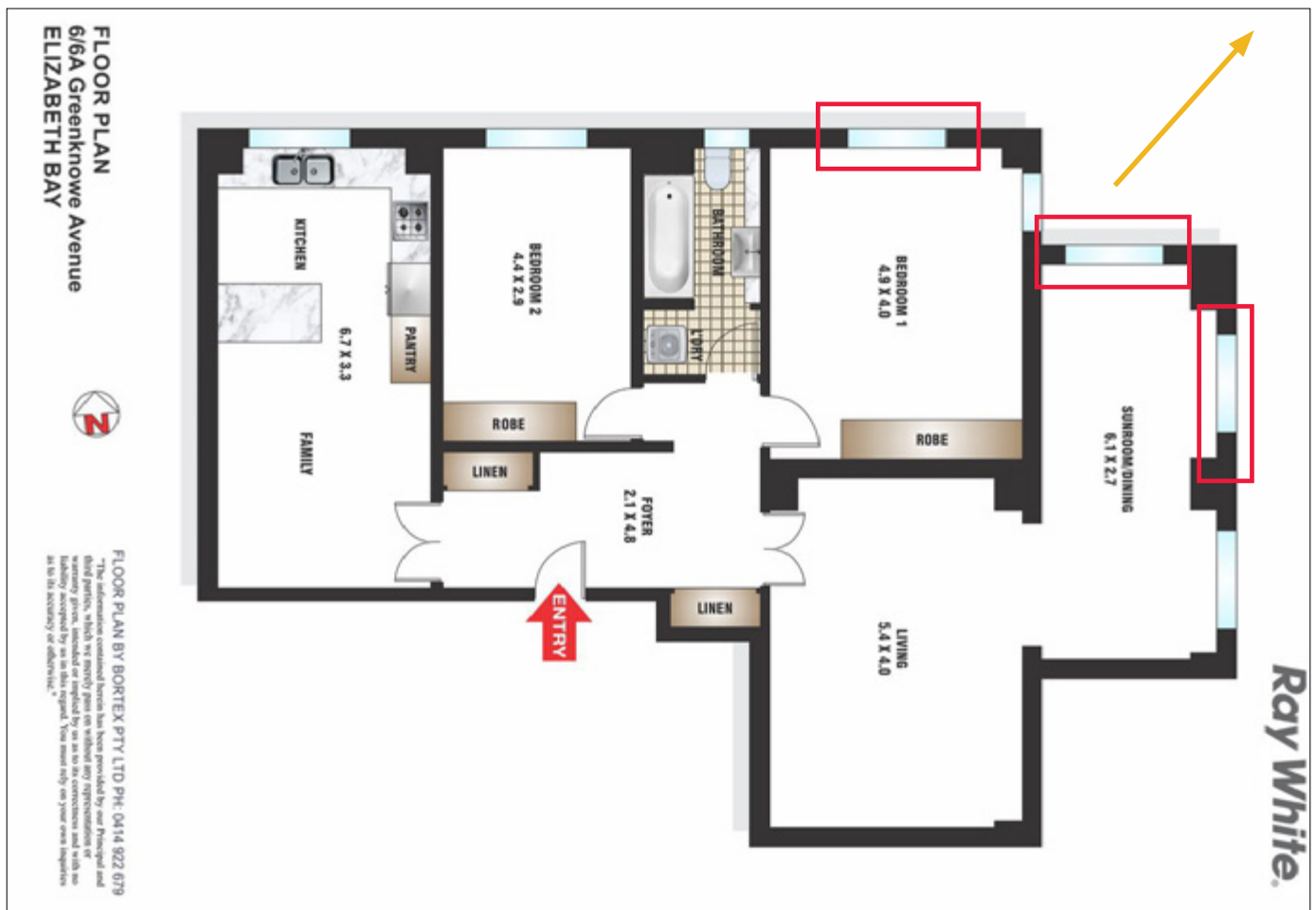
4.8 Assessment of Unit 6 No. 6A Greenknown Avenue , Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	As above	As above.
Conclusion	Minor Impact Acceptable Impact	The proposal does not adversely impact upon the views and view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the north eastern of the apartment, which is not affected by the development at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as an edge of view of the apartment from the balcony and living space in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.8 Assessment of Unit 6 No. 6A Greenknown Avenue , Elizabeth Bay

The marketing plan for Unit 6, 6A Greenknowe Ave. Note that the windows potentially affected by the development at No. 10 Onslow relate to a bedroom window and a window located in the sun-room / dining area.



4.0 Neighbouring & Adjoining Property View Sharing

4.8 Assessment of Unit 6 No. 6A Greenknown Avenue , Elizabeth Bay

A view of the waterfront taken from the Dining Room of U6, 6A Greenknowe Ave.

The potential development bulk and footprint are highlighted in a blue box with a red outline. It is noted that there will be a minor impact to the area of visible water, but the partially obscured portion is not significant in consideration of the view as a whole.



A view of Bedroom 1. It is noted that the primary sitting and standing views from this room to the main window will not be affected by the development at No. 10 Onslow Avenue.

It is noted that existing trees obscure any significant views from the secondary slot window.



4.0 Neighbouring & Adjoining Property View Sharing

4.9 Assessment of Unit 11 No. 6A Greenknown Avenue, Elizabeth Bay

In consideration of the properties 6/13 Onslow Avenue, it is noted that these views are towards the south of these properties. These views encompass a significant view of Elizabeth Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.9 Assessment of Unit 11 No. 6A Greenknown Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	<p>District View (Elizabeth Bay)</p> <p>Water View (Elizabeth Bay)</p>	<p>As evidenced from the plan there are two key views from Unit 11 No. 6A Greenknown Avenue, Elizabeth Bay. These are</p> <ol style="list-style-type: none"> 1. North East Water views towards Elizabeth Bay 2. Northern views on to adjacent neighbouring properties. <p>It is noted, that the only view corridor which would be affected by the proposed development are the existing views over Elizabeth Bay. The other view is not directed over the subject site. This view will not form part of subsequent analysis and assessment of view sharing.</p>
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Existing View is Mostly Obscured (Existing Structures & Foliage)	<p>Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows:</p> <ul style="list-style-type: none"> • The orientation of Unit 11 No. 6A Greenknowne Avenue, Elizabeth Bay is predominantly towards the North and the subject site is in a North Eastern alignment. • Existing foliage and neighbouring roof features blurs the edge between the waterfront and the rest of the bay.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Side/ Front	The neighbour's northern boundary is identified as being the primary part of the property from which views are obtained. It is noted that the proposed development is identified as being the primary part of the property from which views are obtained. It is noted that the side views from openings of front bedroom and sun room/ dining face towards the subject site, where views might be obtained.

4.0 Neighbouring & Adjoining Property View Sharing

4.9 Assessment of Unit 11 No. 6A Greenknown Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting (Ground)	As a multi story apartment block, the views can be both from a standing position and a sitting position: <ul style="list-style-type: none"> • Standing in a fixed position within the house and looking out over window openings or full height glass doors. • Standing and looking through the bedroom windows, the view will be affected through the periphery. • Standing out doors on balcony, the view will be visible from the periphery, it is noted there is a wall on the eastern side of the balcony which will partially obstruct the proposed development.
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral Edge	The view corridor in question, from the living room and front bedroom are facing directly towards the subject site. The area of view affected by the proposed development would be a very oblique side view, and does not impact the main portion of the apartment's openings.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Negligible / None	As discussed, the oblique and peripheral nature of the impact means that the overall quality of the view is not affected. In fact, the proposed alterations at No. 10 Onslow would only be visible from an oblique view as demonstrated in the marketing image shown. A standard direct perspective or other less oblique angles of the window would not see the proposal at all.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	As above.
Conclusion	Negligible Impact	The proposal does not adversely impact upon the views and view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the north eastern of the apartment, which is not affected by the development at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as an edge of view of the apartment from the living space in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.9 Assessment of Unit 11 No. 6A Greenknown Avenue, Elizabeth Bay

Marketing image depicting the view from the living room towards



4.0 Neighbouring & Adjoining Property View Sharing

4.10 Assessment of Unit 15 No. 6A Greenknown Avenue, Elizabeth Bay

In consideration of the properties 6/13 Onslow Avenue, it is noted that these views are towards the south of these properties. These views encompass a significant view of Elizabeth Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.10 Assessment of Unit 15 No. 6A Greenknown Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	<p>District View (Elizabeth Bay)</p> <p>Water View (Elizabeth Bay)</p>	<p>As evidenced from the plan there are two key views from Unit 11 No. 6A Greenknown Avenue, Elizabeth Bay. These are</p> <ol style="list-style-type: none"> 1. North East Water views towards Elizabeth Bay 2. Northern views on to adjacent neighbouring properties. <p>It is noted, that the only view corridor which would be affected by the proposed development are the existing views over Elizabeth Bay. The other view is not directed over the subject site. This view will not form part of subsequent analysis and assessment of view sharing.</p>
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Existing View is Mostly Intact (Some Views Covered by Roofs and Trees)	<p>Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows:</p> <ul style="list-style-type: none"> • The orientation of Unit 15 No. 6A Greenknowne Avenue, Elizabeth Bay is predominantly towards the North and the subject site is in a North Eastern alignment. • Existing foliage and neighbouring roof features blurs the edge between the waterfront and the rest of the bay.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Peripheral Edge (Below Horizon Line)	The view corridor in question, from the living room and front bedroom are facing directly towards the subject site. The area of view affected by the proposed development would be a very oblique side view, and does not impact the main portion of the apartment's openings.
Experience of View to be affected (Eg. Standing view, sitting view)	Negligible / None	The potential impact to the experience of view would be felt primarily from a standing position. As evidenced by imagery, the development site at No. 10 Onslow Ave is visible at the sill height of the window to Unit 15. In a sitting position, it is not anticipated that the additions will be visible. In a standing position, it is noted that the addition will be visible, but this will not interrupt the existing enjoyment of the water and horizon view as the additions are well below the existing lift overrun and out building structures on the Roof of No. 10 Onslow.

4.0 Neighbouring & Adjoining Property View Sharing

4.10 Assessment of Unit 15 No. 6A Greenknown Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral Edge	The view corridor in question, from the living room and front bedroom are facing directly towards the subject site. The area of view affected by the proposed development would be a very oblique side view, and does not impact the main portion of the apartment's openings.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Negligible / None	As discussed, the oblique and peripheral nature of the impact means that the overall quality of the view is not affected. In fact, the proposed alterations at No. 10 Onslow would only be visible from an oblique view as demonstrated in the marketing image shown. A standard direct perspective or other less oblique angles of the window would not see the proposal at all.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 11, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	As above.
Conclusion	Negligible Impact	The proposal does not adversely impact upon the views and view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the north eastern of the apartment, which is not affected by the development at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as a lower edge of view of the apartment from the living space in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.10 Assessment of Unit 15 No. 6A Greenknown Avenue, Elizabeth Bay

Floor plan of the Unit 15, 6A Greenknown Ave, Elizabeth Bay. The windows from which the principal view and the approximate direction of the view are highlighted.

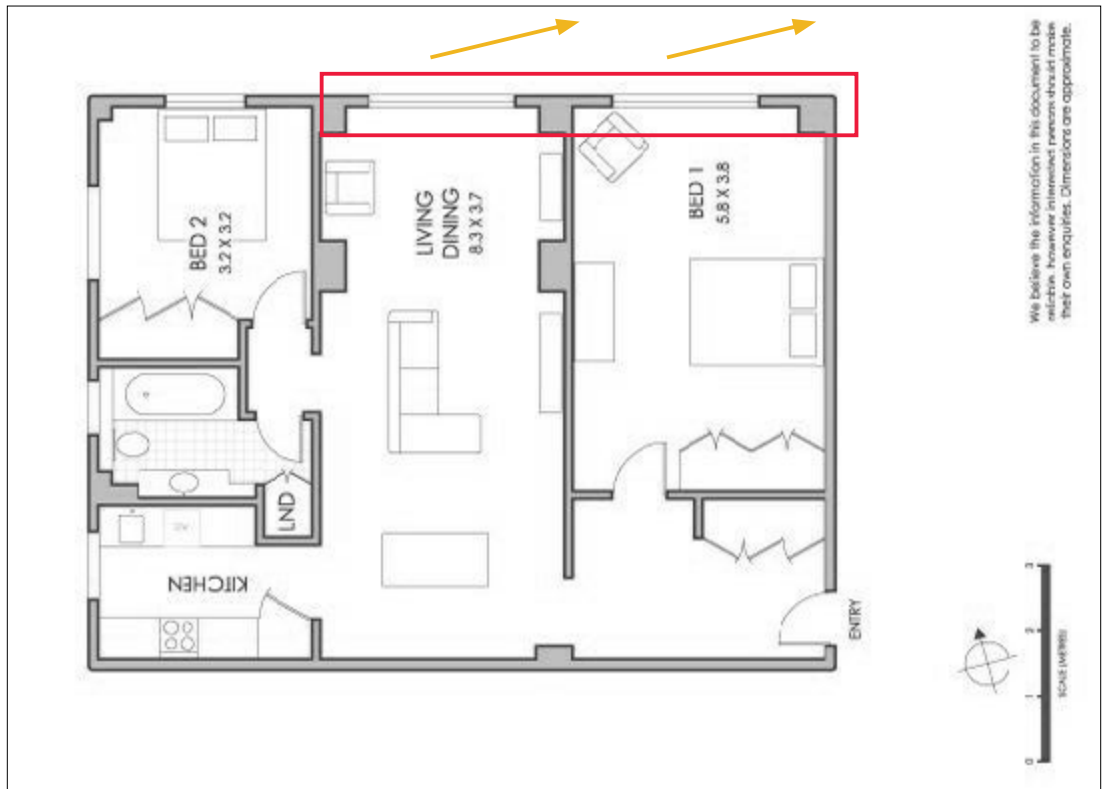


Image (Marketing) taken from the principal living room of the Unit. Note that the proposed development at U11/10 Onslow Ave will have negligible impact on the enjoyment of the view, as it is confined to the periphery and the roof additions are contained within the existing building footprint.



4.0 Neighbouring & Adjoining Property View Sharing

4.11 Assessment of Unit 17 No. 6A Greenknown Avenue, Elizabeth Bay

In consideration of the properties 6/13 Onslow Avenue, it is noted that these views are towards the south of these properties. These views encompass a significant view of Elizabeth Bay. Under the principles of Tenacity, as some of these views are potentially obscured by the development at No 10 Onslow Avenue, Elizabeth Bay a detailed assessment is required.



The analysed subject site (in Blue) which may be affected by the proposed development site (in Red) and key view corridors (in yellow)

4.0 Neighbouring & Adjoining Property View Sharing

4.11 Assessment of Unit 17 No. 6A Greenknown Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
1. Assessment of View to be Affected		
Type of View to be affected (Eg. Water View, Iconic View etc...)	<p>District View (Elizabeth Bay)</p> <p>Water View (Elizabeth Bay)</p>	<p>As evidenced from the plan there are two key views from Unit 11 No. 6A Greenknown Avenue, Elizabeth Bay. These are</p> <ol style="list-style-type: none"> 1. North East Water views towards Elizabeth Bay 2. Northern views on to adjacent neighbouring properties. <p>It is noted, that the only view corridor which would be affected by the proposed development are the existing views over Elizabeth Bay. The other view is not directed over the subject site. This view will not form part of subsequent analysis and assessment of view sharing.</p>
Level of View Intactness (Eg. Whole view, Partially Obscured, Mostly Obscured etc...)	Existing View is Mostly Intact (Some Views Covered by Roofs and Trees)	<p>Based on site visits and the images attached in the subsequent pages of this section of the report, the level of view intactness is considered to be 'partially obscured.' The reason for this assessment is as follows:</p> <ul style="list-style-type: none"> • The orientation of Unit 15 No. 6A Greenknowne Avenue, Elizabeth Bay is predominantly towards the North and the subject site is in a North Eastern alignment. • Existing foliage and neighbouring roof features blurs the edge between the waterfront and the rest of the bay.
2. Part of Property the Views are Obtained From		
Boundaries of Adjacent Site Affected (Eg. Front, Streetscape, Rear, Side)	Side/ Front	The neighbour's northern boundary is identified as being the primary part of the property from which views are obtained. It is noted that the proposed development is identified as being the primary part of the property from which views are obtained. It is noted that the side views from openings of front bedroom and sun room/ dining face towards the subject site, where views might be obtained.
Experience of View to be affected (Eg. Standing view, sitting view)	Standing View Sitting	<p>As a multi story apartment block, the views can be both from a standing position and a sitting position:</p> <ul style="list-style-type: none"> • Standing in a fixed position within the house and looking out over window openings or full height glass doors. • Standing and looking through the bedroom windows, the view will be affected through the periphery. • Standing out doors on balcony, the view will be visible from the periphery, it it noted there is a wall on the eastern side of the balcony which will partially obstruct the proposed development.

4.0 Neighbouring & Adjoining Property View Sharing

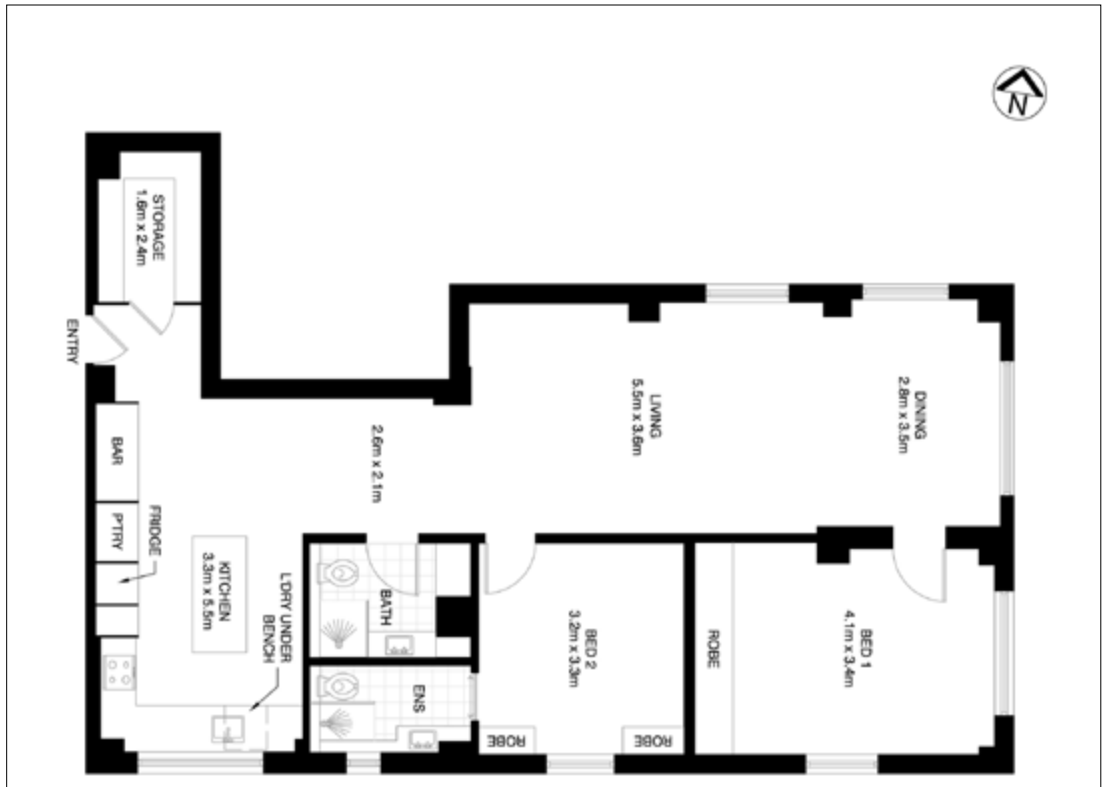
4.11 Assessment of Unit 17 No. 6A Greenknown Avenue, Elizabeth Bay

Criteria of View Sharing in Tenacity	Assessment	Detailed Response
3. Extent of Impact to View		
Location of View affected (Peripheral, edge of view, centre of view etc...)	Peripheral Edge	The view corridor in question, from the living room and front bedroom are facing directly towards the subject site. The area of view affected by the proposed development would be a very oblique side view, and does not impact the main portion of the apartment's openings.
Qualitative Assessment of View Loss (None, Negligible, Minor, Moderate, Severe, Devastating)	Negligible / None	As discussed, the oblique and peripheral nature of the impact means that the overall quality of the view is not affected. In fact, the proposed alterations at No. 10 Onslow would only be visible from an oblique view as demonstrated in the marketing image shown. A standard direct perspective or other less oblique angles of the window would not see the proposal at all.
4. Reasonableness of the Proposal Causing Impact		
Compliance of Proposal with Planning Control (LEP & DCP Controls etc...)	COMPLIES	The proposed development at Unit 17, 10 Onslow Avenue is compliant with the principal development standards of the CoS LEP. It is significantly below the height standard of 22 metres and is also below the existing lift overrun and stair overrun on the subject site.
Considered Design Factors (Bulk, form scale etc...)	-	As above.
Conclusion	Negligible Impact	The proposal does not adversely impact upon the views and view corridors of the neighbour. As evidenced by photographic records in the subsequent pages clearly shows that the main views are to the north eastern of the apartment, which is not affected by the development at No. 10 Onslow Avenue. It is acknowledged that the building may be seen from the apartment, but only as a lower edge of view of the apartment from the living space in question.

4.0 Neighbouring & Adjoining Property View Sharing

4.11 Assessment of Unit 17 No. 6A Greenknown Avenue, Elizabeth Bay

The marketing plan for Unit 17 No. 6A Greenknown Avenue, Elizabeth Bay with key view windows highlighted in blue.



A view from the Dining Room window of the subject property at No. 17/6A Greenknown Avenue. The Subject development site at No. 10 Onslow Avenue is significantly lower and is obscured entirely by existing street trees. The proposal is not expected to have any impacts upon the view currently enjoyed.



5.0 Recommendations

There are no further recommendations to be made in this report.

6.0 Conclusion

This report has extensively scrutinised multiple properties to analyse the potential impacts upon the existing views of these properties and areas of the locality adjacent to No. 10 Onslow Avenue, Elizabeth Bay. The proposal is not anticipated to have any substantial negative impacts to any of the adjacent properties.

Views out to the Elizabeth Bay and longer vistas towards the Northern Shore have had a minor impact by the penthouse addition. The proposal seeks to minimise bulk and form of the design and integrates roof top terracing to mitigate the proposed effects.

Analysing these adjacent neighbours from different points both from a standing and sitting position as well as from outdoors (terraces/balconies) and indoors (bedrooms/living rooms), notes that only on one or two occasions is the subject development site visible in the periphery of the view. It is, in conclusion, believed, that the proposal fully satisfies the principles of view sharing in respect of the assessment criteria established in Tenacity with the building proposal at No. 10 Onslow Avenue, resulting in minor view impacts to the adjoining apartments and adjoining buildings, 'minor' or 'no foreseeable impacts'.



Peter Lonergan

Director
Cracknell Lonergan Architects Pty Limited
NSW Architects Registration No. 5983