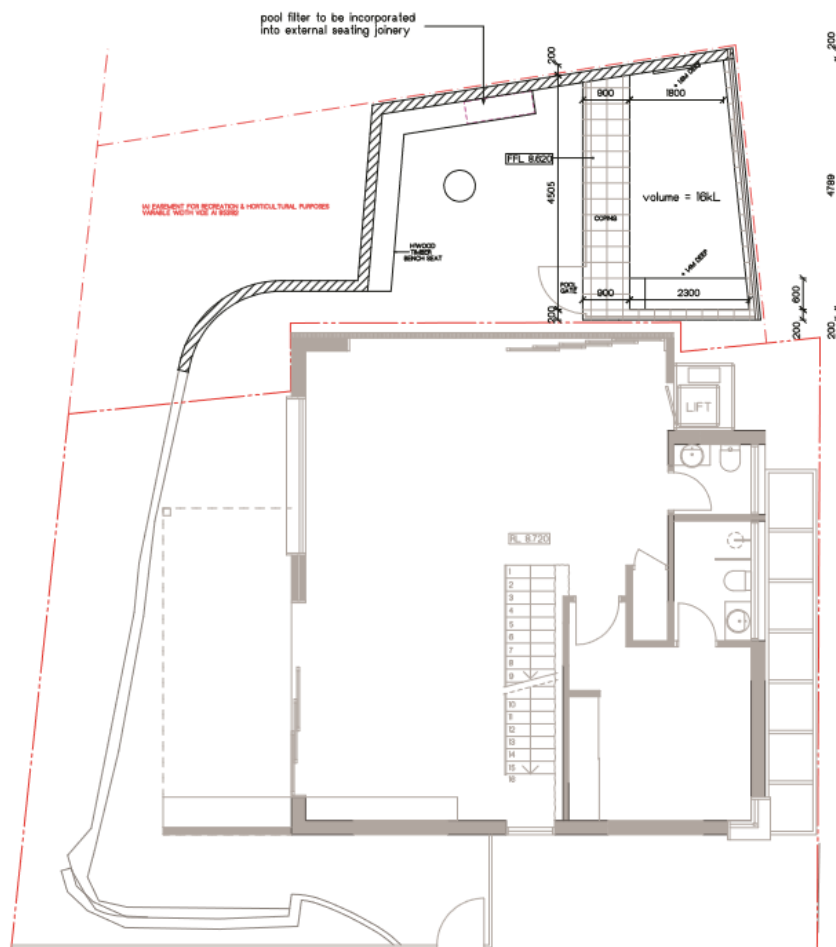


PROPOSED DEVELOPMENT OVER COMMON LOT BOUNDARY STATEMENT

at Lot 10 DP 589949 , 4 Gilbert Street, MANLY NSW 2095
 - (A) EASEMENT FOR RECREATION & HORTICULTURAL PURPOSES VARIABLE WIDTH VIDE AI
 853182

To whom it may concern,

The proposed submission identifies the proposed swimming pool and associated landscaping works (as per the plan below) over the common lot boundary between lot (5 Eustace Street Manly) and the subject site.



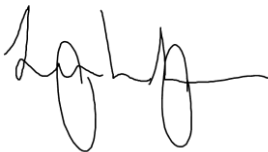
Assessment of the Development over the Easement

It is noted that the proposed swimming pool and landscaped area is located within the area shown on the DP plan as (A) EASEMENT FOR RECREATION & HORTICULTURAL PURPOSES VARIABLE WIDTH VIDE AI 853182. The Section 88B identifies Lot 10 DP589949 as the benefited lot of the easement and as such the lot has the benefit of the use of the land for recreation and horticultural purposes. It is noted that the swimming pool and landscaped area are considered to comply with the requirements of the easement.

Furthermore, it is considered that the design of the swimming pool and garden area results in a better outcome for the occupants of 5 Eustace Street Manly with the new 1.8m hardwood boundary fence providing better privacy and increased security for the occupants. It is considered that the new area will be aesthetically pleasing from view compared to the existing dilapidated fence and landscaped area. It is noted that, due to the materials used for the fencing as well as the physical separation between the proposed swimming pool and the dwelling at 5 Eustace Street, that it should not result in any negative acoustic impact on the occupants.

Overall the development located on the easement has been designed with a sensitive approach to the burdened lot and as such it is considered that the development results in a positive impact on

Yours sincerely,



Leigh Sym
Pittwater Design and Draft

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