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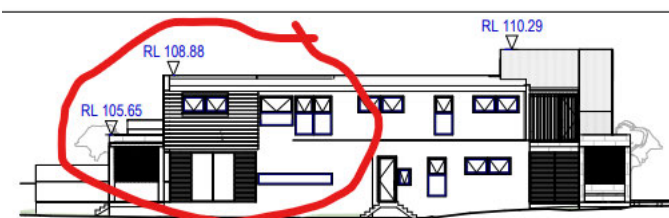
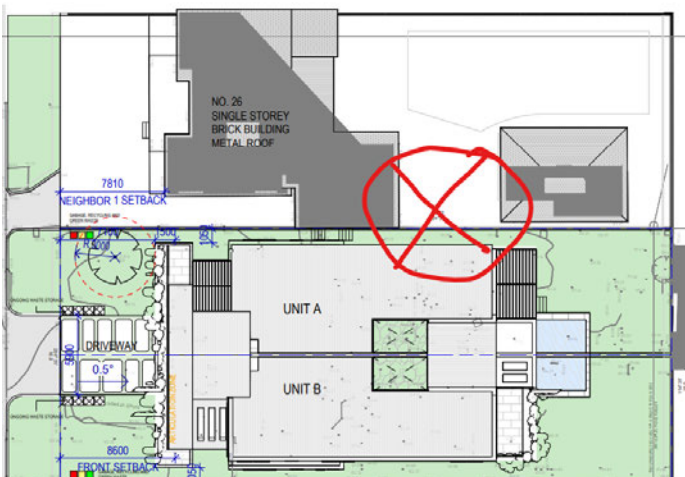
**From:** [REDACTED]  
**Sent:** 9/09/2025 9:50:43 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Proposed Development - Application No: DA2025/1161 - Lot 30 DP 27447, 24 Epacris Avenue, Forestville

To whom it may concern,

I live at number 26 Epacris Avenue, which is next door to the proposed development above, and am concerned that this development will have a significant impact on my property due to its design. The concerning features include:

- The windows in the proposed plans will completely overlook our garden, taking away the privacy we currently have.
- The windows will also look straight into my bedroom windows which are on the second floor – again, massive invasion of privacy.
- The structure is so large it will block out all morning sun from some of our rooms and our garden.
- I recently built a Granny flat in my garden and the proposed dwelling stretches so far back that it will have its entertaining area a metre away from the building – this will significantly reduce both the rental value and appeal of the Granny Flat.
- I am very concerned that this structure will reduce both the value and appeal of my property when I choose to sell it.

I have attached the plans below to demonstrate what I am saying above.



I am more than happy for someone from your department to come to my property to understand my concerns.

Please acknowledge receipt of this email and advise what can be done to come to an amicable solution.

I appreciate your help and look forward to hearing from you

Amanda Hogg

