

OBJECTION [DA 2020 / 1233]

I STRONGLY OPPOSE the proposed development of a public competition licenced bowling Green (with synthetic surface) into the centre of a secure Over 55s Retirement Village known as Watermark Freshwater, above Mounties 'Diggers' Club. I have Perpetual membership of Mounties Club while I am a Resident.

My observations follow:

This DA proposal counteracts my signed contract with the Mounties. When the retirement apartment development was launched in 2015, there was a promised goal for a family lifestyle of 'leisurely ease' within the confines of the Watermark area. Mounties have an obligation to provide "reasonable peace, comfort and privacy" under our Retirement Village Contract.

The DA is creating enormous stress to mental health and wellness of the Watermark retirement community.

This year the Mounties Club introduced **Mounties Care** to Residents and all its members (spread thro NSW and interstate)-145,000 total. An agency offers coordination of Health Care to all ages.

It was also announced that Hospital in the Home would apply to our Residents of Watermark Village, as this is our home. We could have hospital care at home, if considered safe, comfortable and appropriate, covering nursing, rehabilitation, cancer and palliative care. Residents could remain in their own secure apartments - exercising, walking with carers / family/ residents, in a calm outdoor environment. **This has been initiated.**

This situation would be put at risk by the introduction of a public competition Bowling green into the heart of our Village. The green was initially spoken of, as a bowling green for residents, (illustrated in my contract as an irregular shape, marked 'Upper Ground Landscaping'). Along with its foundation it was never suitable for bowling, and our community have enjoyed using it flexibly, in its current grass shape, for over 2yrs.

Losing this precious outdoor space to non residents usage is A CRITICAL ISSUE - the last situation we anticipated.

Our residents are Seniors over 55. They range from very active, through to very frail. Some residents remain in the workforce. They are doing daily organised walks, swimming all year, using Gfitness -the public gym on site, surfing, golfing, gardening, bowling, playing croquet and boules, volunteering, travelling, minding grandchildren, and caring for their own parents. There are also multiple indoor activities and interests.

We have the usual medical range of retirement concerns, leading to issues involving surgery, convalescence, rehabilitation, palliative and dementia care. Some residents may require crutches, a wheelchair, or walking frame. Some frailty is evident in many of us, at times, with our goal to recover and maintain our independence. We are all aging in place.

I moved into the Village over 2 years ago, when it first opened, along with the majority of residents.

I love living here.

There are now 96 apartments and more residents have joined since 2018, producing an active, inclusive, caring, supportive group of people, mostly aged between 60 and 90yrs. (145 in number)

The builders, tradies, scaffolding, noise, dust and dirt, only departed our Village, 3 months ago, coinciding with COVID 19 restrictions. We are just beginning to relax from the stress to our health, and the overall inconvenience. Our green grass lawn, in the centre of our residential apartments is a calm, contemplative space, for residents to chat, read, sit in the sun, play croquet and plan further activities for our groups. At last, it is fully available to enjoy. We have NO other outdoor area suitable for this purpose; this proposal is loss of amenity for us.

The Resident population of around 145, and still increasing, currently has insufficient space to gather together for meetings and functions, indoor and outdoor, even a simple gathering for Xmas.

COVID rules have worsened this issue.

Acceptance of the DA will allow a surge of non residents to dominate our use of the outdoor area. The eventual relaxation of the COVID restrictions will allow even more non residents to congregate.

The **encouragement of large numbers of non residents** into the centre of our only green space destroys the essential calm living we are just beginning to enjoy and were all promised, in our contract.

The SITE of the proposed Bowling Green, is surrounded on 4 sides by the only pathway access between all our apartment blocks, at ground level. It gives access to the Residents Lounge, postboxes, and Manager's office, gym/ swim complex and exits to public transport, the neighbourhood, coastal walkway and beaches. Less able residents use the pathway for regular walks, and wheelchairs outings.

Groups of non residents, accessing the proposed Bowling green, will compromise access by some residents to their own apartments. (Block F - Madigan on south eastern border) Residents' safety and sense of security is reduced by this added pedestrian traffic.

Already mentioned in the DA details, are the issues of added security, unwanted noise, and loss of privacy. These will heavily impact on all residents, if a competition size Bowling Green is developed in the middle of our Village.

SECURITY is being challenged. Our Village is currently considered secure from general public access. The proposed usage and membership of the Bowling green will be for all ages, with guests and bookings allowed. Additional patrols and policing of our Village spaces will be a necessity, making it a heavily trafficked area. The low walls of our gardens and individual gates provide absolutely no deterrent to any person determined to enter terraces and ground floor apartments.

NOISE *Acoustic Logic* assessed noise as minimal, but manageable. **I strongly disagree.**

Our apartment buildings 'will stop the noise reaching neighbourhood housing' on Carrington Ave and Evans St. This was stated in their assessment!

The beautiful design of the buildings' layout, is a horseshoe, with our Village green in the centre.

Currently it magnifies sound, (like a sound shell) across the space, from activities in the centre of the green, the sides, and from some Club activity below, reflecting to inward-facing apartments, on three sides, as people socialise, play and move about. This magnified effect has surprised us. Plantings have dampened sound and helped privacy.

The proposal indicates 7 day usage, in daytime, of the proposed Bowling green. Bowling needs calm for focus, but is not a silent sport, so noise will be more prevalent in the space, with the planned added usage.

PRIVACY The majority of the apartments have some area facing inward, onto the proposed Bowling green - balcony, terrace, living and/or bedrooms. From the green, bowlers will be able to look into / at the Residents living spaces. Screening the residences will compromise views, and will not work for higher levels of the buildings. Existing plantings would need removal, for the changes. The size of the regulation green being planned, brings bowlers closer to apartments- even to eye level at 9 metres, extreme invasion of privacy!

IN ADDITION

PROPOSED ARTIFICIAL TURF will be an environmental disaster, and will be detrimental to the comfort and health of the Watermark Residents in the apartments surrounding this Turf. The existing grass surface provides cooling. Artificial turf will become a heat sink, as it can reach high temperatures in summer- impossible to walk on, lie on to exercise, or for grandchildren to play. At night, it will give out heat to surrounding buildings. This is an environmental negative.

There are currently no existing toilet and lockers (DA states it incorrectly), adjacent to the area of the proposed bowling green. Shelter is only available beneath the apartment building overhang, on the adjacent eastern walkway. Sun protection will require awnings and umbrellas. There is no space for spectators.

WEATHER at the Site The exposure of the proposed Bowling site to the prevailing NE wind directly off the ocean, can make the proposed activity site, inhospitable at times, with dramatic 20 kt wind gusts quite routine. We then often cancel our usage of the site, especially for frailer residents. Any structure or plantings to buffer this effect, negate the views and outlook that residents chose, when they purchased. Gardening in exposed areas has proved quite challenging.

BOWLING in this area of the Northern Beaches is currently available at the Mounties Bowling Club in Manly- 10 mins drive away, with Mounties transport provided. Some residents, men and women, are already members there, bowling regularly. There is also the Harbord Recreation and Bowling Club- 5 mins drive away. There has been closure of several bowling clubs in the area due to loss of playing members. There is no demonstrated need for more bowling options in this neighbourhood.

Bowls Australia (website) states in their National Bowls Census Report 2019

"Trends in NSW Participation and Playing Membership 2010 to 2019, show an over 5% loss" in this category of membership in the past 10 yrs of statistics.

A public (non resident) competition bowling green has NO place within a retirement village esp. in close proximity to resident apartments. ***I believe the proposed DA would not be considered by any retirement village .***