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Subject: Online Submission

03/11/2020

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RE: DA2020/1233 - 68 - 90 Evans Street FRESHWATER NSW 2096

I bought into the Watermark Freshwater retirement village off the plan in 2015. I live in an apartment on the first floor of the Taylor building overlooking the central courtyard. As such I will be one of the worst impacted by the changes proposed by the Club.

As with most retirees, our main focus when choosing to buy into Watermark Freshwater was to be able to live in a quiet, peaceful environment. I did not want to live in a traditional apartment complex where I might be living side by side with much younger residents that might generate noise. I felt that Watermark Freshwater offered the best possible combination of being able to choose to participate in activities and mix with a wide range of age groups within the club, but then be able to retire to our apartment in the above ground area, which would be a peaceful and quite environment. And that is how the complex was sold to us.

With the Club's (Mounties) decision to pursue the development of a bowling green right in the middle of what I were led to believe would be a quiet green area is a breach of that undertaking, and an inappropriate use of that space.

I have already gone through nearly a year of putting up with construction noise from the rectification work that was required to fix the deficiencies found with the sandstone facings on all the buildings. I are now expected to put up with further construction noise from the changes that the Club wants to make to the existing green space.

I will then be faced with a complete loss of privacy for significant periods of time, as anyone standing on the proposed bowling green will be able to look into our apartment. While this might be acceptable when it is a small number of your fellow residents on an occasional basis, it is a very different proposition when the numbers swell and exposes us to large numbers of the public. It is disingenuous for the Club to claim that opening up this space to competitive bowling, will not also include a sharp rise in onlookers and casual visitors who will add to the loss of privacy. Residents may well be forced to live behind lowered blinds and additional sound proofing measures to protect their privacy while the bowling green is in operation. Such an outcome would be quite contrary to what I were led to expect when the village was being marketed, and would represent a considerable impact on the ongoing wellbeing and mental health of residents.

The Club cannot also presume that everyone accessing the bowling green area is going to be there for the sole purpose of playing bowls. By making this space more accessible to the wider public it also opens us and our property up to increased physical insecurity - possible intimidation of residents going about their lives, and criminal activity such as theft, due to increased numbers of the public accessing the above ground area. Surely under the Retirement Villages Act the operators of the village have a duty of care not to take measures

which introduce increased systemic risk to vulnerable residents.

It is also disingenuous of the Club to try to minimise the amount of noise that will be generated by competitive bowling. The fact is that competitive bowling teams and their accompanying spectators do not sit sedately by while their teammates bowl. They shout encouragement and instructions to each other during the course of play, and there is significant chatter with their team mates and competitors while waiting for their turn to bowl. Given the area is licensed, the serving of alcohol will increase these noise levels. It would appear that the Club is fully aware of the noise impact and is using the village buildings as a buffer to residents in surrounding streets outside the complex.

Finally one has to consider what is the overall community benefit here. Surely council has to weigh up the beneficial gain for bowlers that already have existing arrangements in place to play competitive bowls at Manly, against the significant negative impacts described above that this development will have on residents of a retirement village who may not have many other options open to them in terms of relocating away from this village, given the exit fees charged, were the DA to be approved.