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Subject: Online Submission

31/10/2020

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

31 October 2020

OBJECTION TO DA 2020/1233
68-90 EVANS STREET, FRESHWATER 2096

I would like to lodge an objection to the alterations proposed within DA2020/1233, namely the replacement of an attractive natural grassed area, that provides a number of benefits to residents of Watermark Village Freshwater, with an artificial surface bowling green. The Village is a community of around 150 over-55 residents that has been occupied for a little less than 2.5 years and is built above (and owned and operated by) what is known as the Harbord Diggers Club, part of Mounties Group.

My objection is on the following grounds, not necessarily in any particular order:

- Loss of Amenity - when we contracted in 2016 to buy into this Village (which comprises six attractive, low level buildings sitting in what is an approximate U shape around a central grassed multi-purposed area) we were assured that the entire Upper Ground Floor area was for the exclusive use of residents - indeed, documents attached to our contracts at the time support this and show the subject area as "grassed open space". This has more or less proven to be correct, with the area being used regularly by residents for a variety of purposes, sporting and otherwise such that it has become the "heart" of the Village. What is proposed in the DA will remove this amenity almost entirely which I view as unacceptable
- Security - we were also assured that the Village would be well secured 24/7 and that resident security was of the utmost importance to the operator in this environment. Provision of this security has proven to be of varying quality, but has been valued by the residents, the average age of which is 70. What is proposed will see significant numbers of Club members and their guests coming into the Upper Ground Floor area, both to play bowls as proposed in the DA, and to support players - provision of adequate security will prove impossible in that environment.
- Noise - given the U shape of the Village, noise tends to be captured and often amplified to the detriment of many residents that face into the centre. What is proposed in the DA (including the extended hours, seven days per week) will exacerbate that problem significantly, not just with the players but also the added "guests" that can be involved. As the licenced operator of this Village, Mounties Group has an obligation under Section 66 of the Retirement Villages Act NSW to "... not interfere, or cause or permit any interference, with the reasonable peace, comfort or privacy of a resident ..." and clearly what is proposed will breach that obligation
- Privacy - the changes proposed will see parts of the proposed bowling green coming within only a few meters of apartments in many cases, and directly beneath the windows of many others. In both cases, no privacy can be afforded to affected residents, which once again is a

breach of operator obligations under the Act

- Provision of alcohol - the DA proposes that the subject area is to be licensed, the approval of which can only exacerbate all the above concerns and simply cannot proceed.

To summarise, I believe that several aspects of the DA would see the operator of this Village, Mounties Group, in breach of many of their obligations under the Retirement Villages Act and on this basis alone the DA should be rejected.

Kind regards

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