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

Submission to Northern Beaches Council  
relating to Development Application DA2020/1233

**INTRODUCTION**

I am a resident of the Watermark Freshwater Retirement Living complex ("Watermark Freshwater"), constructed by Mount Pritchard & District Community Club Ltd ("Mounties") in 2 stages over the period 2016 - 2019 as part of its Harbord Diggers Club redevelopment. Watermark Freshwater comprises 96 x 2-bedroom and 3-bedroom apartments arranged as a NE-facing multiple-level "horse shoe" surrounding a central recreation area for residents.

As a result of the "horse-shoe" layout of Watermark Freshwater, approximately half of the 96 apartments have their living rooms looking out on this recreation area. Some of the apartments are on the same level as the recreation area (which is located on the Upper Group level of the complex) and have their living rooms facing the grass lawn area (which is the subject of DA2020/1233), separated only by a pedestrian path and a line of planter boxes. Other apartments are located on higher levels (Levels 1 - 4) but still look down to the recreation area which is a central feature of the entire over-55s development. The layout resembles a multilevel amphitheater, but with one of the four sides missing.

**AESTHETICS**

The central recreation area currently comprises a vegetable garden tendered by residents, a few outdoor tables and garden chairs with large sun-umbrellas, a gravel paved area on which residents play boules, and a large natural-grass mowed lawn area on which residents play crochet or otherwise exercise. The recreation area, together with its natural grass lawn and planted landscaping of Australian native flora, is a source of serenity and relaxation for the aged residents of Watermark Freshwater - who range in age from their late-50s to mid-90s.

The proposed synthetic SuperGreen bowling green will not provide the same aesthetic appearance as the present natural lawn. The playing surface provided by the synthetic green will indeed be "greenish in colour" but will look nothing like real grass, in fact more closely resembling green-coloured woven cloth. A short visit to Manly Bowling Club, also, incidentally, owned by Mounties, or any other bowling club which has "upgraded" to synthetic greens, will confirm this.

**NOISE**

Any increase in noise emanating from this recreation area will obviously have a detrimental

effect on the lifestyle the 100-or-so "inside facing" residents which look out on this area.

I am a member of Manly Bowling Club. Contrary to what is stated by Mounties' acoustic consultant's Acoustic Logic in their acoustic review dated 25 September 2020, bowling matches do often stir up significant degrees of player enthusiasm, and there is often raised conversation (even shouting) from one end of the green to the other (over a distance of 31m in this case), for example from the "skip" of a team to his/her "lead", "seconds" or "thirds" to give the next bowler in the team feedback regarding the position of the previously bowled balls with respect to the jack. I therefore consider it a gross exaggeration when Acoustic Logic state, in their acoustic review, that "use of the greens will generally be of low noise intensity". For the apartments "outside" the development (i.e. the apartments facing outwards on Carrington Pde or Evans St) of course, as Acoustic Logic says, "there is not expected to be any additional source of noise generated by use of the greens". But it is significant that Acoustic Logic do not have the same reassuring words for the approximately 50% of Watermark Freshwater apartments facing the "inside" the development - all their acoustic review says in this case is that "use of greens will generally be of low noise intensity". This statement is pure conjecture, without the consultants offering any engineering noise modelling of the proposed development, and apparently, the acoustic consultants hired by Mounties having little real understanding of the practicalities of a game of lawn bowls, either recreational or in competition.

Of course the noise problem would be made even worse in this situation because of the close proximity of the "inside facing" apartments in the Watermark Freshwater complex to the actual source of the noise i.e. noise emanating from players on the proposed bowling green, and from the observers and non-playing team members surrounding of the proposed bowling green on competition days. As stated earlier, many of the "inside facing" apartments will only have a pedestrian path and a row of planter boxes separating them from the source of the noise (6m or so), and this added noise will amplify and reverberate around the horse shoe shaped, multilevel "amphitheatre" of apartments.

The Operational Plan of Management submitted by Mounties as part of DA2020/1233 talks about only 24 players on the green at any one time during the NSW Covid restrictions. But the Covid restrictions will most likely end some time in 2021 when a vaccine is widely distributed in Australia, and this will be most likely before the proposed development is completed. So it is entirely unrealistic for the Operational Plan of Management to use the Covid-based "4 sqm per person" rule as a way of calculating the number of people on or surrounding the bowling green at any one time. Post the end of Covid restrictions, it is quite reasonable to predict that, on pennetts and other bowls competition days, the bowling green will need to support 24 players (3 rinks x 2 teams/rink x 4 players/team) plus may be another 30 observers or, may be 50 casual players on "bare foot bowls" days. This is many times the maximum 10 or 15 people that have normally been in the recreational area at any one time in the past since the completion of Watermark Freshwater complex.

## PRIVACY

Older people like their privacy. Looking directly "into" a group of 50 or lawn bowlers and their friends/spectators is not even remotely private. More like sitting in a shop front at Westfield.

## CONCLUSION

Due to the serious problems in the areas of poor aesthetics, undoubted increased noise, and a much reduced level of privacy, as a resident of Watermark Freshwater I am opposed to the development of a bowling green area at Harbord Diggers Club as proposed under

DA2020/1233.