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**Sent:** 27/10/2020 12:25:16 PM  
**Subject:** Online Submission

27/10/2020

MR David Benn  
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Freshwater NSW 2096  
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**RE: DA2020/1233 - 68 - 90 Evans Street FRESHWATER NSW 2096**

Northern Beaches Council  
By: Email  
Date: 26 October 2020  
Attn: Ms Lashta Haidari, Development Applications.

As the owners of Unit 84 we register our strong objection to DA-2020/1233 filed by the Mounties Group to construct a synthetic bowling green in the centre of our Harbord Diggers Retirement Village.

The units in our complex have been sold at top-end prices of up to \$4million. The value proposition was based on the location, promised life- style amenities, and particularly for an "over 55's" environment, the legal right to "quiet enjoyment". The proposal comprehensively ignores all the key issues impacting that fundamental right and accordingly threatens equity value preservation for ourselves and a significant cohort of vulnerable retirees.

A "management plan" scheduling the possibility of a 7-day week, all day activities for a club of 35,000 members AND their guests, in a licensed environment, guarantees frequent control and noise problems in any location. A bowling green with such huge potential usage in the middle of our horseshoe shaped arc of low-rise retirement units is a logarithmic escalation of noise, security, privacy and compromised ocean view concerns in that regard. This is grossly unfair and misleading given purchase representations made to all of us.

Residents already have extensive exercise and social bonding options and activities and do not need anything more to be "brought together". As to the referenced sport under discussion, there is the long established, fully equipped and attractive nearby Manly Bowling Club available to all members complete with free shuttle transportation as has been working satisfactorily for some years now. Parenthetically, why give public support to obviating a well patronized "green" facility by approving an alternative synthetic court in an age of greater environmental and resource usage sensitivity?

We fully agree with the letters sent to you thus far expressing collective angst on many grounds with the proposal and add two thoughts.

Firstly, contrary to the bland "management plan", security and supervision of rules/resident considerations would have a highly likely problem with appropriate consistency and effectiveness for years to come. For starters, the daily "policing "of civil conduct is stated to include Watermark Owners Lounge Reception staff. Aside from asking them to accept quite possibly uncomfortable security guard duties completely outside their frame of reference, thus taking them away from their main job, they are not on a 7 day week roster themselves, and

frequently short-handed from vacations, holidays etc.

Secondly, the Mounties' social arguments for the proposal include bowlers being able to "enjoy a beer onsite". The fact that the Club-owned land under question is a licensed premise should be a red flag. The assurance of Dale Hunt, CEO, that alcohol could not be brought upstairs from the Club proper seemingly requires individuals with no doubt varying degrees of responsibility to bring it with them ensuring periodic boisterous incidents. If not, and participants are expected to purchase onsite with RSA guidelines, where is the source to be? Is there yet to be a proposal to have the unused "café" space become a bar??

Either drinking scenario would compromise the overall area for residents to have grandchildren in attendance in the truncated garden space and/or feel uncomfortable with the ambient atmosphere.

All indications are residents are totally united against the proposal. The sole exception appears to be a submission of 19 October from Mr. Leon Hansen. He is, of course, entitled to his own personal view, but, in our opinion, it would have been best practice if his letter had also advised that he is a Director on the main board of the Mounties Group.

In summary, the Mounties have not consulted residents on this proposal contrary to expectations and submitted, in our opinion, glib "expert" opinions to Council. Owners have had to live with construction delays and noisy, messy rectifications for almost 2 years. Our Retirement Village Act expectation of residential living meeting "quiet enjoyment" standards has been a nonsense and the proposed bowling green would compromise our circumstances going forward with no relief whatsoever.

Enough. We urge the Council to reject DA 2020/1233 and thank you for your consideration.

Sincerely,

David W Benn Carolyn N Benn