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Subject: Online Submission

05/11/2020

MRS Alex Rudd
- 2 Travers Road ST
Curl Curl NSW 2096
Alex.rudd48@gmail.com

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

To whom it may concern,
Re: DA2020/1233 Submission

I wish to object to the abovementioned DA for the following reasons:

Reduction in passive open space and soft landscaped areas on the site - the Watermark Residents currently enjoy passive access to the last remaining grassed area on the site and its removal and replacement with man-made material is unnecessary. The club has already taken measures to reduce soft landscaped areas (the Ocean Terrace) and the cumulative environmental impacts of this sort of behaviour on the site are concerning.

Increase in the commercial use of these space - although the focus of the DA is the change in surface of the bowling green, it is the future use of the space that should be the focus. The DA alludes to the fact that the area will be open to 'Club members and their guests' for a myriad of uses. This is not what was originally proposed for the site and is certainly not what the residents of Watermark expected when they purchased their retirement properties. The amenity, security and privacy impacts that the potential future use of this space are likely to result in, are unacceptable.

Omission of significant details in the Plan of Management - the DA includes a Plan of Management which aims to satisfy the concerns raised by Northern Beaches Council at the pre DA meeting. The Council planning staff were correct in stating the issues such amenity of residents, number of patrons, operating hours and conditions of use needed to be detailed in this document. This has not occurred and the majority of these issues have not been addressed with any detail. The most concerning omission is the lack of information provided about number of patrons who will be allowed to use this venue. The PoM only covers numbers during Covid restrictions and omits any details about post Covid environment. Words such as 'at the discretion of the club' and 'for members and their guests' have been used and are concerning. The PoM seems to have been written to retain flexibility for the club for future commercial gain. Once again at the expense of the residents. Council staff should not accept the document as presented.

There are many more issues of concern, however these have been covered repeatedly by Watermark residents in their many letters of opposition.

I trust Council will take all of these issues into account in their consideration of the DA, and I sincerely hope their investigations will result in a determination of refusal for this DA.

Regards
Alex Rudd