

---

**Sent:** 23/10/2020 8:27:40 PM  
**Subject:** Online Submission

23/10/2020

MR Philip Rourke  
93 / 68 - 90 Evans ST  
Freshwater NSW 2096  
phil.rourke@landmark.com.au

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

Dear Sir,

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

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

I wish to express my objection to the proposed DA 2020/1233 for the development of the bowling green at the Harbord Diggers. This development will be built amongst the resident's apartments.

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.

The reasons for my objection to this current development are as follows:

- Additional noise from up to 50 bowlers playing on the three greens at one time.
- Mounties are promoting MountiesCare and assisting older residents to remain in their apartment longer with outside care, inc chemotherapy.
- My wife had breast cancer for 18 months after moving in and I have witnessed firsthand the impact additional noise can have whilst being very ill. She passed away in March of this year.
- The area the bowlers will be using is right in the centre of the resident's inward facing apartments and resident's lawn and garden area.
- The area is proposed to be licensed which could cause the following issues:
  - Glass breakage which creates a risk to both residents and their grandchildren or anyone else using this area.
  - Alcohol automatically leads to addition noise
- The area to be utilised as a bar toilets and change rooms was originally going to be a coffee shop
- The bowling green will create a privacy issue with residents ground floor apartments all looking directly over the area to be used by bowlers.
- The security of the village/resident's apartments could be compromised if the proposed DA goes ahead.

There are currently three bowling clubs within several klm's of the Mounties club which will be adversely affected in several ways if another club commences operation.

- More clubs with limited numbers of members creates profitability issues for smaller clubs
- Some current clubs may have to reduce benefits to members and/or cease trading.

The Mounties Group already owns one of these bowling clubs and could very easily offer their members this facility [which is currently utilised by bowlers from the club]. The members of the Harbord Bowling Club do not live in Watermark Freshwater and therefore could just as easily travel to Manly Bowling Club as the Harbord Diggers.

Thank you

Yours Sincerely,

Phil Rourke

93/80 Evans Street  
Freshwater