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

To whom it may concern,

DA 2020/1233 - As a resident of Watermark Freshwater I must STRONGLY OBJECT to this DA, for a number of reasons:

- It is completely unreasonable to locate a public licensed bowling green in the centre of an over 55s retirement village. Contrary to the information provided in the Mounties' Statement of Environmental Effects, the resident buildings surround the proposed bowling green area on three sides, with half of the apartments in the complex overlooking this green area from a distance of only 10m to 20m. The Retirement Village Act requires Mounties, as operator of the village, not to permit any interference with the reasonable peace, comfort or privacy of the residents, but this development and proposed use will adversely affect all of these.
- The Acoustic report mentions the increased noise level will be absorbed by the resident buildings, adding to the current issues experienced by residents due to excessive noise from the Harbord Diggers club ocean terrace during the day, and the porte cochere late at night. Mounties have received complaints about the existing unacceptable noise levels, and in the last two years since it was first brought to their attention, no noise-reduction solutions have actually been put in place.
- With Mounties' emphasis in the DA on the bowling green being a licensed area, it implies that their next step is to convert the cafe site adjacent to the green into a bar, introducing a lot more noise for all residents, especially those in the building directly above this site.
- The area under consideration for development is the only natural grass area available to residents in this village, so its destruction by turning it into synthetic grass would seriously impact the quality of life of the residents.
- There is no need for another bowling green in this area, as Harbord Diggers Bowling club members are currently using Manly Bowling club's two full-sized greens (owned by Mounties) and prior to COVID-19 restrictions enjoyed the services of a free shuttle bus from the Harbord Diggers club to Manly and back. Those who wish to bowl closer to this area also have the option of playing at Harbord Bowling club, where there are three full-sized greens.
- There are privacy and security issues with having large numbers of non-residents using the bowling green, which looks into many of the surrounding apartments. Increased numbers using the green will cause more problems in terms of safety and security of residents, as more people could gain access to the resident-only areas.

- The Mounties paperwork contains a number of misleading items:

* The size of the bowling green to be developed is stated to be 37m x 37m, where it is actually 31m x 15.5m using standard measurement conventions.

* The Acoustic report states that there will definitely be no barefoot bowls played on the green, whereas the Management Plan states that barefoot bowls will take place.

* The Management Plan lists schedules for resident activities, but this list is much shorter than the resident activities currently taking place, so Mounties will be curtailing the current resident activities.

- The proposed operating hours (8:30am to 5:30pm) are inappropriate for the centre of a retirement village residential area. Any proposed operation of the green needs to be restricted to reasonable hours.

Regards,
Peter Auld