
Sent: 31/10/2020 1:35:16 PM
Subject: Online Submission

31/10/2020

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

To Whom It May Concern

As residents of Watermark Freshwater we strongly OPPOSE the DA proposal by Mounties to convert the grassed area in our "backyard" to a synthetic bowling green available for use by Mounties members and their guests - ie the general public.

Our lease agreement with Mounties signed by both parties on 27th June 2018 under:
SECTION 10 - GENERAL BEHAVIOUR OF OPERATOR AND RESIDENT
10.2 What are our (Mounties) obligations?

We must:

(a) not interfere or cause or permit interference, with the REASONABLE PEACE, COMFORT OR PRIVACY OF A RESIDENT, and ..."

Allowing a public bowling green to be constructed within metres of residential apartments is in direct contradiction to this item in the General Terms. Apartments were purchased with full length floor to ceiling windows to take advantage of the magnificent view of the ocean, not to allow up to 50 non residents to look directly into the apartments between the hours of 8:30am and 5:00pm seven days per week.

This area is the only grassed space in our entire complex and apart from two mornings or afternoons per week where it was to be used by women bowlers, this area was for the residents to enjoy with other residents and their families including grand children. Prior to 8:30am and after 5:00pm doesn't leave much time for this.

If the initial plan was to build a bowling green for members' and guests' use, why wasn't it constructed with the other building work? Perhaps because future resident's weren't told of this plan prior to purchase?

Advice was given to Mounties to consult with residents prior to the DA being lodged but this advice wasn't taken. In fact as late as 22nd October 2020, Dale Hunt, CEO of Mounties, officially advised all residents in the form of a letter emailed to us from the Village Manager, that a DA had been lodged on 30th September. In this letter, contrary to the DA already lodged, Dale advised us that use of the green by members would be:

- "The men and women interclub competition is run one day every 3 months
- The men and women lawn bowls friendship day is run one day every 3 months"

The letter also states:

"In keeping with the above and to ensure all the different uses can be

accommodated we are proposing to change the existing surface from natural grass to synthetic. This is consistent with the growing trend among local councils to establish synthetic fields."

This maybe true for council playing fields, but not our own backyard.

By having this area unavailable to residents from 8:30am - 5:00pm, the only outdoor area we will have is two tables on the adjacent graveled area for any family or other activities.

All residents and many regulars at the club are also aware of the problem with unsupervised children running rampant through the club and outdoor drinking area including the gardens. This can't be controlled with an abundance of staff in that area so what chance do we have of the parents or security controlling kids in our common area. Were screaming kids taken into consideration when the acoustic studies were done for this DA lodgment?

The acoustic study also mentions that the Watermark apartments will basically act as a buffer so residents in adjoining Evans and Carrington Sts will not be affected by noise levels. Really? So the "Seniors' Living" within metres of the green are less important than the residents in the high rise apartment complexes across the road?

It is also mentioned in Dale's letter of 22nd October:

"The subject area is already licenced. The intended purpose for this is to allow bowlers to have a beer and for residents to be allowed to have a glass of wine in this area. It does not permit someone from ground level to bring alcohol to the upper level"

Does this mean a bar will be built upstairs in our common area as well, or will it be a free-for-all where members and their guests (general public) can bring an esky with alcoholic refreshments etc? I'm also of the belief that after a game of bowls is finished at 5:00pm, bowlers and guests will not promptly vacate the area.

Taking all above comments into consideration, I do not feel that approving this DA is in the best interests of the vast majority of Watermark residents.

Regards
Alan Frazer