
Sent: 24/10/2020 9:49:27 PM

Subject: DA 2020/1233 Mounties alteration to bowling green

I am a resident of the Harbord Diggers over 55's residential apartments and would like to oppose the alteration to the bowling green for the following reasons:-

1. The DA plans were not submitted to the Watermark Residents Committee prior to the lodgement of the above DA to Council. The Watermark Residents Committee looks after the concerns of the seniors living at the Harbord Diggers complex.

The DA maintains that consultation was made to the residents. The fact that this is not true does not give confidence that Mounties wish to placate the residents of its senior living complex comprising approximately 140 residents in 5 buildings in the shape of a horseshoe around the bowling green.

2. I cannot believe that the DA states that noise from the bowling green would in any way be an acceptable level. As a current bowler of the Harbord Diggers Club at Manly I am aware that there is significant noise from bowlers. The fact that the bowling green will be so close to residents means that there will be significant noise and privacy issues that cannot be alleviated by a few trees or shrubs. There is a current complaint of a number of residents regarding noise from the Ocean Terrace at club level that has not been addressed by Mounties in over 2 years. The noise coming from the Club outdoor area called the Ocean Terrace is coming from a much further distance than would be from the proposed bowling green. The shape of the 5 buildings is like a horseshoe around the bowling green which acts like an echo chamber and is not conducive to the suppression of noise.

3. I am sure that the residents of this seniors living complex would not have been so keen to purchase at the price that they did if they knew that the bowling green was to be fully licenced and was to be larger than what was on the original plans. I doubt there will be any compensation on offer. Further to that the DA does not categorically rule out the inclusion of barefoot or party bowls coming to the precinct at some time in the future. These activities often include young people and with a mix of liquor the noise level would be very much increased.

4. How is security going to be managed for the residents when the complex will be open in daylight hours. If the area is open to members and guests then who is to say conclusively who should be there or not. There are many thousands of Harbord Diggers members and how many will have their friends. Absolutely impossible to manage.

5. The start time of any activity that creates noise should be no earlier than 9am. Exceptions could be for those activities that do not make noise to start earlier.

Yours sincerely
Tom Wrathall
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