
Sent: 3/11/2020 12:34:39 PM
Subject: Submission DA2020/1233. Attention : Lashta Haidari

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Attention : Lashta Haidari 3 November 2020

Re: DA2020/1233 – Proposal for bowling greens at 80 Evans Street, Freshwater

I hereby submit my opposition to the above Development Application and request that it be REFUSED.

is conversion is not required for residents and the bowling facilities provided by Mounties at Manly adequately provide for bowlers living in the area.

th limited access for materials and machines, the construction will have significant impact on the residents here, most of whom are Seniors

roducing a large number of non-residents into the area which is already a 'sound bowl' in close proximity to many apartments with it's increased privacy and security risks will undoubtedly contravene the Retirement Villages Act 1999 No 81: 66 "Operator to respect rights of residents" - and further disrupt the ongoing relationship between the Watermark Residents and the Club's owners'

My investigations note that removing he word "CAFE" and adding "CLUB" on the Upper Floor Plan was sent to Council on 7th July and that Mounties had a pre-submission meeting on 30 July but no regard for the requirement that 'residents should be consulted PRIOR to lodgement of a DA'.

Clearly, this change was the set-up to serve liquor from that space but there is no plumbing or floor waste in that location and, with folding doors wide open, visitors will be able to meander across to the Green through the public access outside the residents entrance to the Watermark Madigan building.

2.2. SITE DESCRIPTION

The site is irregular in shape and is legally described as Lot 12 DP1197725. The site has a total area of approximately 15,696m² and currently accommodates the Harbord Diggers Club which comprises seniors living units and Club with associated gym, aquatic centre, child-care centre, community centre, function rooms and members hand car wash.

The seniors living units, known as 'Watermark', are located along the eastern portion of the site adjoining Carrington Parade. South-east facing apartments currently overlook the outdoor upper level terrace where it is proposed to construct the proposed bowling green.



5.1.2. Upper Ground Floor

- Change in the use of the eastern portion of the lower ground floor currently labelled as 'café' in approximately in 68sqm in size.
- Add annotation of "Club/Member Services" associated with the Club.

Figure 3 - Proposed modification to Upper Ground Floor

Wording below is also interesting - ... "site currently accommodates the Harbord Diggers Club which comprises seniors living units and Club with associated..."

I have always thought that we lived on top of a club, not that my unit was part of the Club.

We find that In Sept 2020, DA 2020/0101 was approved dividing the site into stratum lots. The plan for the Upper Ground Level incorporates the open grassed area into the Club Stratum, effectively extending the licensed club area to the Upper Ground Level.

Residents were not consulted or informed of this intention when choosing to live here.

Landscape Plan L02, Figure 3, supporting the original DA application, shows the site of the proposed area for the current application as "Grassed Open Space", surrounded on three sides by seniors living apartments, not as bowling green.

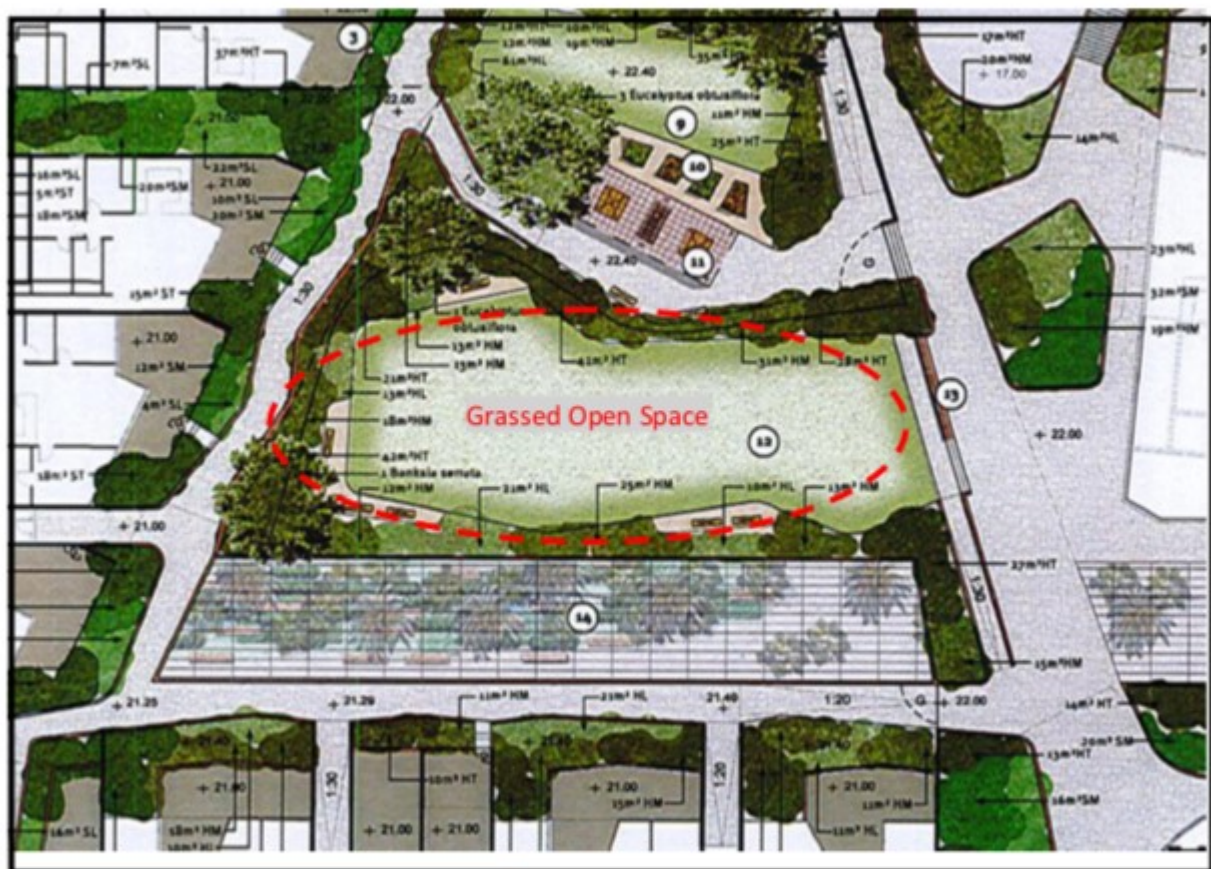


Figure 3: Landscape Drawing extract L-02

Upper Ground Floor Plans, similar to Landscape Plan L02, formed part of the Agreement to Lease documents provided to residents at the time of purchase of their apartments in 2015, see Attachment 1.

ResCom understood from these documents and advice given to residents at the time of purchase of

Currently there are eight benches around the 'as built space' that was designated as UPPER GROUND LANDSCAPING on my March 2018 Contract Plan. How, if at all, will this seating be retained along with provision for eating and shade umbrellas around the new rinks for players, spectators, officials and picnickers? Any such provisions should be shown on the Application Plan and available for Planners and constituents to examine and consider.

The number of persons on the rinks over several hours indicated is 24 but, for serious competitions, there will be many more in association. Providing only one WC and single small handbasin (sorry, but it's not a

Bathroom) will be inadequate, as will the **Locker Room** that has no seating or change-area shown. I would doubt that this meets both building code and liquor licensing requirements.

Mounties have provided a range of wonderful services to communities over many years but should accept that, in this case, somebody somehow “got it wrong” and that their idea to encourage members and guests to come upstairs is overall a very impractical proposition.

Sincerely,

Anna Bishop