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

From: Wing Commander M K Allport MBE RAF Retd
Unit 63/80 Evans Street Watermark Freshwater
To Whom It May Concern

Overview

This DA has been put in by the Mounties Group without any consultation with the residents who will be most affected by it! I am particularly disappointed that this has been proposed as the Mounties CEO, Mr Dale Hunt is the person who promoted his vision for Seniors Living at Watermark Freshwater. Most of us bought into his vision and were led to believe that the upper level was almost exclusively for our use. This is the only grassed area that we have and has been useful for entertaining our children and grandchildren. The proposed artificial surface will not be child friendly and they may not be allowed on it at all! This proposal is likely to ruin both the ambience and security of our Seniors Living space and will without any doubt be a noisy intrusion 7 days a week.

The Residents Committee conducted a simple survey to see if the Residents were for or against the Proposal. 85% of the Residents responded and there was not a single vote in favour of the proposal. The Residents are united in their opposition to this flawed proposal. In a time when many bowling clubs are closing down, this is not the right time to build another! Especially as those residents who bowl at Manly Bowling Club (the residents often form a majority of playing members there) will have divided loyalties and Manly Bowling Club may be the loser - also managed by Mounties!

Security and Privacy for Watermark Residents

This area is currently used almost exclusively by residents and guests. This proposal potentially opens the whole internal site to a lot of visitors who will be using the paths around the green to watch events. Residents overlooking the area will have their privacy invaded and may yet have visitors urinating in their front garden - there is only provision for a single unisex toilet that visitors may not be aware of! Others will feel free to walk in and use the Resident lounge facilities! There is little to stop them. The proposal will add several months of living on a building site to add to the two years imbroglio we endured whilst the stone cladding was rectified.

Residents will undoubtedly feel less secure particularly with the frequent failure of lobby doors to close properly. Sadly this will open our internal area to those who may be 'casing' the joint for a late-night visit with skullduggery in mind. Security patrols are very infrequent - I know this for a fact as I overlook the village green! The Project vision as stated reminds us that this space is for use by all club members (potentially thousands) and puts the expectations of Watermark residents (that this area was for our exclusive use) as of little importance. A quarter of our apartments are occupied by widows who will feel less secure now that the area will have total strangers using our limited open space.

Acoustic Analysis

The acoustic analysis is flawed and is often contradicted elsewhere in the papers - for example; that barefoot bowls is not proposed where, in fact, they are proposed in the Harbord Diggers Bowling Green Operational Plan of Management! The prospect of alcohol-fuelled barefoot bowls - a money-spinner for the Club - will be unbearable. Getting from the Residents Lounge to our apartments particularly for those who use ambulatory devices will be unnavigable during these occasions. Bowls is not a low noise game as instructions are shouted (many bowlers are elderly and hard of hearing) from one end to the other. Add to this that this is a licensed area so alcohol is permitted and, for sure, there will be noise. The analysis also contradicts itself stating that there will be noise shielding by our homes for those living on Carrington and Evans. There will be noise, our homes will provide the shielding! The proposed boundary to the South-West will entail removing all the shrubbery along that side. The shrubbery was an essential measure that helped to prevent the high pitched whistling noise that has been an ongoing issue with these metal fences. The area is used by residents for a few hours each week, not a 7 day a week programme from 8.30 to 5.30 as proposed. The idea that a code of conduct will be enforced is highly unlikely to work particularly as alcohol is involved. There will be noise 7 days a week which is unacceptable to residents! I think that this probably goes any rules that govern Seniors or Aged Care facility!

Conclusion

This is a thoroughly bad proposal which has been pushed through without any consultation with those who will be most affected ie the residents! It is poorly presented and makes assumptions that are both contradictory and in some cases false. It will undoubtedly reduce the security and privacy of Watermark residents. It will also devalue our properties and many are already considering their options if this DA is approved. I sincerely hope that this DA will not be allowed.

Regards

Mike Allport