
Sent: 21/10/2020 5:57:07 PM

Subject: DA 2020/1233- Applicant Mount Pritchard & District Community Club Ltd.

To whom it may concern,

We refer to the above DA and advise that we most strongly object to the DA in its entirety.

Mounties, after considerable backlash of the Freshwater Community, were successful in building a retirement village under the name, I believe, of Watermark Living over 55's. All the original marketing illustrated a place of serenity, comradeship and peaceful enjoyment with an array of facilities and amenities available outside the village. This DA fails just under this promise that I believe the majority of the residents expected.

Our further objections is based on the following:-

1. The submission by Acoustic Logic states in dot points "No use of the (proposed) bowling green for barefoot bowls, which tends to be the most noise intensive potential use". Also "Highly noise intensive uses, such as barefoot bowls, are not proposed to be undertaken". In the submission of the Harbord Diggers Bowling Green Operational Plan of Management, it is stated under COVID19 restrictions..."**When playing barefoot bowls** or used for exercise/ picnics, the maximum number will be 50". This is very contradictory.
2. We have a very small residential lounge area which cannot cater for all tenants at any given time without good weather and standing should any function be had, yet the same plan of management states "users of the bowling green will be able to use the existing WC and locker room situated in the **tenancy/comms** room space.
3. With the Acoustic Logic submission, it states "With regard to residents outside the development (i.e. along either Carrington or Evans Street, there is not expected to be any additional source generated by the use of the greens. The building form of the Harbord Diggers site (sic Residential Apartments) would provide significant noise shielding to these locations. **In other words, residents will absorb the noise.**
4. Harbord Diggers already own the Manly Bowling Club, which is open to all members and their guests. I believe there are in excess of 40,000 members. They utilise barefoot bowls there for members and non-members and provide free transport between both clubs. Also, The size of the proposed green would not allow Pennant bowls with other Bowling Clubs or Interclub as there are only three rinks which makes this type of competition untenable.
5. Having an alcohol licence in the middle of residents of a retirement village and

available to ALL Harbord Diggers members and their guests is paramount to disaster for all the residents of a retirement village. There is no statement whether music will be allowed or not. Our concern is definitely the noise impacts, our loss of privacy considering we are a retirement village and the proposal is slap bang in the middle of our village. Having so many general public also brings about a major security risk.

6. We have 96 Retirement Apartments and this area is the only grassed area where residents can enjoy and have some form of tranquillity.
7. We believe the adoption of such a proposal will lead to a diminution in value to the properties. Who in their right mind would purchase a residence with a public bowling green right in the middle of their dwelling filled with the public drinking alcohol.
8. We believe we, along with others, have been totally misled. Who in their wildest dreams would consider paying what was and still is classified as “Luxury Apartments” at large prices. This was never ever shown on any of the marketing brochures then or even now. Also not shown and were completely misled is residents overlooking a “Beer Garden” downstairs at Harbord Diggers outside with up to 300+ on weekends with unconscionable noise levels when this was shown pre purchase as gardens. This noise levels has been an ongoing Complaint to the NSW Liquor and Gaming Board for over a year and is still current.

In conclusion, Mounties promoted a vision of a quiet, tranquil place to retire. In fact, it has been quite the opposite with Mounties illustrating little respect for the Residents or understanding. In fact, it borders on contempt for what residents would typically expect from a Retirement Village.

It is also in contravention of the Retirement Villages Act which states that the owners/operators take all necessary steps to preserve the “Quite Enjoyment” of all occupiers.

Regards Mike and Prue Hughes

Watermark Village Residents.