
Sent: 19/10/2020 4:46:52 PM
Subject: DA2020/1233

To whom it may concern,

From: Kersti Sarv
69/80 Evans Street
Freshwater. 2069

I would like to formally and vehemently oppose the DA for the construction of a bowling green at Harbord Diggers. I did not spend my life savings to buy into a public licensed sports arena.

I have used copy and paste from their reports in black, my responses to their prejudices, lies and proposals are in [blue](#):

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.

[Watermark apartments surround the green on 3 sides. All buildings have units overlooking the upper level terrace. And may I add their use of the term 'seniors' clearly demonstrates no understanding of, or respect for, the Watermark residents, many of whom are in there 50's.](#)

3.1.3. Current Status The Club has completed the construction works as approved under the above Stage 2 approval, and as modified. The area originally demarked bowling green is currently being informally used by residential occupants.

[Correct. I bought into the complex because there was an open, informal green space to utilise. Residents use the space for yoga, picnics, family gatherings. A spot to let the grandchildren run in. A place to sit in the sun and catch up with other residents. A place for croquet and ball sports, or just a place to enjoy the serenity and view. ANYTIME, any day and on real grass! What green space are residents going to have whilst the green is being used by the Club? Where do the residents go to enjoy the sun and outdoors? There is no provision!](#)

4.1. PROJECT VISION Harbord Diggers is a club built by members for members. The proposal seeks to reintroduce the bowling green as a way to encourage exercise and socialising amongst existing and future members, contributing to their overall health and wellbeing. When the bowling green is not in use for lawn bowls, it will be available for use by residents of Watermark, the adjoining seniors housing development, for social activities such as croquet, Tai Chi and picnics. The primary objectives of the proposal are to: ▪ Bring residents of Watermark and the surrounding community together; ▪ Encourage senior Club members to socialise and engage in physical activity; ▪ Provide a 'meeting point' for social interaction and community lifestyle; ▪ Provide opportunities for Club members and senior residents to participate in low-impact exercise; and ▪ Enhance the overall quality of life for Watermark residents and Club members.

[Less than 6% of all 'seniors' in NSW play lawn bowls, and I suspect that figure to be even lower at Watermark, given we have 2 outdoor swimming pools, an indoor pool, kilometers of coastal walking paths and a gym at our doorstep. A bowling green would neither encourage exercise nor socialising when any resident in a viable financial position would either move out or have to hide behind closed](#)

doors and curtains. Placing severe time restraints on our green usage will have the exact opposite effect, contributing to a decline in our physical and mental health. The proposal stops residents from coming together as they have done for the last 2 years and greatly diminishes our quality of life. We lose our views and peace and quiet, we lose our privacy and security, we lose our rights to come together socially on our own terms and in our own times.

4.2. OVERVIEW In summary, development approval is sought for the following: ▪ Construction of a new bowling green on the upper ground level terrace with three lanes (31m x 15.5m); ▪ Conversion of natural grass to synthetic grass; ▪ Reduction in playing level to minimise fill materials and accommodate existing level of entry paving stepping on to the green; ▪ Retention of existing drainage cell on slab; ▪ Construction of a ditch walls on all sides of proposed bowling green (to be constructed from concrete blocks and topped with bullnose paver for decorative but durable finish); and, ▪ Make-good landscaping works including reinstating garden upon completion of the bowling green.

The proposed green extends to the perimeter of the terrace area closest to Evans Street, where the sky well opening is for the Digger's entrance and drive thru. The garden cannot be reinstated! The removal of all the shrubs and bushes from this perimeter will greatly increase the noise levels emanating from below, both at night where the queues form waiting for entry, and the drunks wait for their ubers, and during the day from screaming kids on route to swimming classes.

Further I cannot see where spectators can fit. I can only presume at the security gate to our herb garden and Carrington Parade buildings. So we are obliged to push our way through strangers when socialising in other buildings or accessing the herb garden?

D8 Privacy Ensure the siting and design of buildings provides a high level of visual and acoustic privacy for occupants and neighbours, encourage innovative design solutions to improve the urban environment and provide personal and property security for occupants and visitors. See Section 6.2.4. The proposed bowling green is separated from the Watermark residents by a pedestrian pathway and landscaped planter box. If the residents raise concerns with the privacy or a formal complaint is made, the Club will offer planting, screening, or landscaping to address any concerns that they may have.

The proposed toilet and locker room are on the noted pedestrian pathway that residents need to use to access reception, mailboxes, other residences, the gym and pool. They are also situated at the entrance to the Madigan building causing major security issues and discomfort for those residents. I am already raising concern for my privacy, as anyone using the green can look directly into my apartment. What planting or landscaping can they offer a 1st or 2nd floor unit? If by screening they mean screening our balconies, then our ocean views are also impeded. The value of my property has more than halved.

D20 Safety and Security Ensure that development maintains and enhances the security and safety of the community. Refer to Section 6.2.7. Throughout the day, routine checks will be carried out by Harbord Diggers Customer Service Manager and Watermark Reception staff. Harbord Diggers Customer Service Management will conduct a morning and late afternoon check. Watermark Reception staff will complete a lunch and afternoon check. A Harbord Diggers security guard will carry out a perimeter check each morning before 9.30am.

Watermark reception staff should be able to do their jobs, that is look after Watermark and their residents.

Re Acoustic Logic report:

....scheduled activities 6 days a week...PROPOSED day time....Sunday with management approval.

Residents lives will be disrupted potentially every day of the week. Stressing that hours are strictly day time does not lessen the impact when residents are in a position to be able to stay home and not go to work. Residents that are unwell or elderly further impacted as they would not be comfortable accessing the residents lounge through throngs of unknown Club members.

With regard to residents outside of the development there is not expected to be any additional source of noise.....the building form of the Harbord Diggers site would provide ...shielding...

Admitting to noise generation, that my unit will be fully subjected to!

Use of the greens will generally be of low noise intensity...so there would not be any significant change in the acoustic amenity.....

Generally? The rest of the time? The horseshoe design of the Watermark buildings around the green causes sound to bounce back and forth. I can hear the hit of a mallet on a crochet ball in my unit. I can hear the cheers or laughter from the Boules players, in my unit. I can hear the conversations and laughter on the common pathways leading to the green. Now magnify this by scores of people at least 6 days a week and my unit is not livable.

This also doesn't address the noise and smells generated from the locker room and toilet, and the bowlers and guests milling in that area waiting to use the facilities.

Functions or other social gatherings....should not be undertaken....unless approved by club management.

The green could potentially be used at any time, for countless purposes, resulting in unknown noise levels.

...mindful of any noise...in the event members are identified to be generating excessive noise (regularly shouting for example)....

Any shouting would be detrimental to my living and impact on my mental health and lifestyle.

7. CONCLUSION The proposed development has been assessed against Council's applicable planning policies. The reasons why a positive assessment and determination of the proposed development should prevail are summarised below: ▪ The proposal is consistent with State and subregional strategic planning objectives; ▪ The proposed bowling green is consistent with the zoning objectives and is a historical land use on the site; ▪ The bowling green is a permissible land use in accordance with Schedule 1 of WLEP 2011; ▪ The proposed bowling green is considered to have negligible environmental impacts with regards to noise, traffic and visual privacy. Consultation will continue to occur with residents of Watermark to ensure any resident concerns are resolved; ▪ Any potential amenity impacts on adjoining residents can be mitigated by additional planting, screening, or landscaping; and, ▪ The proposed use is complementary to the existing Club and will improve the overall wellbeing of residents, Club members and their guests. In view of the above, we conclude that the proposed bowling green will provide a significantly positive impact and should be approved.

Consultation between Diggers and Watermark has a history of the club ignoring residents' concerns. We are already waiting for them to address issues of noise and smell emanating from the existing facilities, and for repairs to be made to the car park. This does not bode well for further projects. The proposed use IS complementary to the existing Club, however comes at the expense of ALL the residents.

Thank you for taking your time to read this submission.

I would not be able to continue living here if the proposal goes ahead. It would negatively impact all aspects of my life here: destroy my view, my peace and quiet, my sense of community, and security and privacy. I fear for the residents not in a financial nor health position to move, and further fear the consequences.

Regards
Kersti Sarv

