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**Sent:** 27/10/2020 10:52:04 AM

**Subject:** OBJECTIONS TO DA2020/1233 MOUNTIES HRBORD DIGGERS BOWLING GREEN

**Attachments:** Watermark Objection to DA no.2 10 2020.docx; Watermark Objection to DA 10 2020.docx;

Attached are 2 objections for submission to Council relating to DA2020/1233. Thank you for your consideration.

Julie Appleton

27/80 Evans Street

Freshwater NSW 2096

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## DA 2020/1233 Mounties Bowling Green

I strongly object to the usage of the Watermark Freshwater village green being turned into a public access bowling green.

There has been no prior consultation with the Residents of Watermark Freshwater – we were informed only after the DA was submitted that there were changes to be made.

This complex was sold to me as a secure, peaceful and PRIVATE complex.

In his letter of 22 October 2020 we are told by Dale Hunt the CEO of Mounties that:-

“We are already working through solutions, to ensure the program results in minimal inconvenience or disruption

- The men and women interclub competition is run one day every 3 months
- The men and women lawn bowls friendship day is run one day every 3 months”

When in fact the Plan of Management submitted 29 September 2020, states:-

“Use of the bowling green

The bowling green will be a licensed area (consistent with the existing approval). It will be available for use by members of the Club and their guests.

Members will be able to book the bowling green.

Activities to be carried out on the bowling green would be but not limited to:

- Watermark croquet (use of wooden hoops and peg only) Monday 9am to 11am and on weekends
- Harbord Diggers Women’s Lawn Bowls Sub Club, Tuesday & Thursday 9am to 3pm
- Harbord Diggers Men’s Lawn Bowls Sub Club, Wednesday & Saturday 1pm – 4pm
- Watermark Tai Chi, Wednesday 8.30am to 10am
- Men’s & Women’s Pannetts Lawn Bowl competitions which runs for 3 months
- Men’s & Women’s Lawn Bowls Interclub competitions four times each season
- Men’s & Women’s Lawn Bowls Friendship Day four times each season
- Men’s & Women’s Lawn Bowls social roll up and training to be conducted when rink is free of other activities
- Harbord Diggers Yoga by the Sea
- Gfitness exercise day
- Watermark monthly picnic Watermark residents will continue to play Bocce on the gravel near the vegetable garden”

The apartments that are located on the same level and in close proximity to the green are occupied mostly by single ladies who expected as we all did that their/our security and privacy was one of the main attractions of this village. Privacy and security was exactly what their family members sought on their behalf – now it is to be lost.

The units on the court yard upper level are clearly open to view from the green – now even less privacy is proposed for them.

The constant weekly/daily invasion of bowlers and Club members and their guests (members of the public) to the green and the proposed bar will undoubtedly lead to noise and loss of privacy and security with intoxicated members and public straying around the court yard. What could possibly/probably go wrong?

The proposed modification of the court yard into a public precinct will undoubtedly devalue all the apartments and restrict ongoing sales and re-sale of units within the complex. When senior citizens pay \$1.5m up to \$4m plus approx. \$1,000 per month maintenance, a little privacy and peace is not an unreasonable expectation. To be suddenly living in a public domain is scandalous if not a fraudulent misrepresentation.

I strongly object to the proposed changes within the DA2020/1233. The breakdown of communication and accord with Mounties is very disappointing. “Let the buyer beware!”

Michael Appleton

27/80 Evans Street

Freshwater NSW 2096

27 October 2020

DA 2020/1233 Mounties Watermark bowling green.

Thank you for this opportunity to STRONGLY OBJECT to the DA.

I firmly object to the re-construction of the Watermark Village green, turning it into what will essentially become a public access bowling green for hundreds of Mounties members across NSW and their guests.

My husband and I decided to purchase a unit within this over 55s complex because sooner or later one of us could be left alone in the world, and we desired SECURITY, PRIVACY AND A PEACEFUL lifestyle within a harmonious village that we could enjoy together, and singly in due course – and we had the wherewithal to purchase and agreed to pay the high monthly fees to maintain the complex. Sales range between \$1.5m to \$4m + approx. \$1,000 per month maintenance.

As it happens Harbord Diggers Club was where we met, and we are long time supporters of this Club. We are aware that the ongoing noise pollution factor from the Ocean Terrace is an issue for some residents, and that there will be some design reorganisation within the Club precinct below which will not affect the residents of Watermark above ground level long term, although we have all discovered that noise carries up from the basement.

There has been NO RESIDENT CONSULTATION from Mounties for any of the changes in this application, and that is very disappointing.

The opinions of the Mounties Board and Staff members who live within the complex should be disregarded there being a CONFLICT OF INTEREST.

We were NEVER told that there was to be public access to the village green.

I did not expect to be embattled over the loss of the green within the village court yard. As it is the green is used by residents and their grandchildren and children to play on or picnic safely. Allowing the public access to the green takes away SECURITY AND SAFETY AND PRIVACY of all the residents.

The green is used for 6 Croquet games by residents each week; about 2 or maybe 3 times a YEAR in Spring or Autumn the yoga or Tai Chi classes use the green – but hold weekly classes indoors as there is no shade available on the green.

To suddenly have the court yard changed into a licensed area for Club members and guests takes away the PRIVACY AND SECURITY, one of the main reasons we and many others purchased a unit.

While security patrols are appreciated during the night, we did not envision the necessity of patrols during the day rounding up intoxicated Club members or their guests.

The units that skirt the court yard are mostly owned by single ladies, merely metres away from the green, who will now have to be vigilant about the LACK OF SECURITY, and keep their patio doors firmly locked. From the green it is possible to SEE CLEARLY INTO THE UPPER LEVEL UNITS. Being locked in with blinds drawn was not part of the 'dream' of living within the Watermark village.

DEMENTIA: Residents with DEMENTIA at present walk in the garden and join neighbours on the green or in the Residents' Lounge for coffee or functions – their spouse and families confident that the village residents are caring and inclusive, and will guide them home. The influx of bowlers, club members and their guests, will create even more CONFUSION LIMITING their FREEDOM even more.

My comments are in square brackets. The Mounties Plan of Management submitted 29 September 2020, states:-

“Use of the bowling green

The bowling green will be a licensed area (consistent with the existing approval). It will be available for use by members of the Club and their guests.

Members will be able to book the bowling green.

Activities to be carried out on the bowling green would be but not limited to:

- Watermark croquet (use of wooden hoops and peg only) Monday 9am to 11am and on weekends
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- Harbord Diggers Men's Lawn Bowls Sub Club, Wednesday & Saturday 1pm – 4pm
- Watermark Tai Chi, Wednesday 8.30am to 10am [WEEKLY CLASSES INSIDE RESIDENTS LOUNGE]
- Men's & Women's Pennetts Lawn Bowl competitions which runs for 3 months
- Men's & Women's Lawn Bowls Interclub competitions four times each season
- Men's & Women's Lawn Bowls Friendship Day four times each season
- Men's & Women's Lawn Bowls SOCIAL ROLL UP AND TRAINING to be conducted when rink is free of other activities
- Harbord Diggers Yoga by the Sea [RARE OCCASIONS ONLY?]
- Gfitness exercise day [VERY RARE OCCASION?]
- Watermark monthly picnic Watermark residents will continue to play Bocce on the gravel near the vegetable garden” [MONTHLY PICNIC? – UNHEARD OF]

The proposed re-construction stage will take weeks, but experience teaches us most likely months, of dirt, dust and the ever changing entourage of workmen who will frequent the village ... yet again. Just when we thought the construction phase was over after 3 years of noise, dust and jack hammering.

The 10 residents who enjoy bowling are more than satisfied with the brief drive to Mounties Manly Bowling Club who offer more than adequate amenities and refreshment. And they are willing to continue using that facility.

The loss of the Village Green and privacy and security will affect the marketing of Watermark Freshwater, FOREVER bringing down the value of units offered for sale and re-sale. An honest explanation of the PUBLIC ACCESS to the village green will need to be explained to those would-be purchasers. Mounties have damaged their own reputation with this proposal – and sent a clear message to all of their future developments – IF IT APPEARS TOO GOOD TO BE TRUE, IT USUALLY IS!

Thank you for the opportunity to OBJECT STRONGLY to this Development Application.

Julie Appleton

27/80 Evans Street

Freshwater NSW 2096

27 October 2020