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**Sent:** 27/10/2020 1:11:20 PM  
**Subject:** Online Submission

27/10/2020

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

Northern Beaches Council 26 October 2020  
Attention: Lashta Haidari

Cc: Ray Brownlee, CEO | Northern Beaches Council

Re: DA2020/1233

We herewith submit my strong objection to this DA submitted by Mount Pritchard District and Community Club Ltd.

Residents of Watermark Seniors Living for over two years, and as life members of Mounties Group (Membership No: 45738 & No: 45742) we are well qualified to state our objections, objections shared by the vast majority of people living in this Seniors Living Village.

1. Misleading Advise: On purchase we were advised there would be a low-level informal green provided for the use of residents of the village, and occasional (twice weekly at most) use by the Diggers Ladies Bowling group. (Note: This is the only grassed area available to seniors in the village)

2. Lack of Consultation: We were never informed the area in question would be licensed. (Note: The entire landscaped area including two outdoor tables, some benches and umbrellas is the only outside area available to the seniors in the village.)

3. Lack of Due Diligence: The SEE provided by URBIS appears to be written without investigation or checking of the site or the environment, as can immediately be seen on page 2, 2.3 Surrounding Development, which is approximately 7+ years out of date. In Freshwater Shopping Village there is one pharmacy (not 4), no IGA, no fruit and vegetable market, just to name some of the errors contained in the SEE. This is one of many examples of lack of due diligence in compiling this Statement of Environmental Effects report.

It should also be noted page 19, D14 Site Facilities - URBIS state that "adequate bathroom and locker facilities are provided in convenient locations at the upper level of the club". This is untrue. There are currently no public bathroom or locker facilities in this area, and they would need to be built.

4. Security: The level of security for Watermark Residents will be severely impacted by the presence of strangers in the area. Many apartments are at ground level with direct and easy access from the proposed bowling green, putting elderly, and in many cases single residents at great risk. The SEE attempts to address this very serious security issue the approval of this DA

will cause to the seniors living in this village. The amount of security patrols to be conducted during the day and at night will only add to the invasive impact of this totally inappropriate development placed right in the middle of a seniors living village.

The anguish and concern these ongoing security patrols will cause to older vulnerable people, in particular those living within a few metres of the green is completely unacceptable.

5. Acoustics: The acoustic review compiled by Acoustic Logic is flawed. The following statements are at odds with reality:

"The area is currently used as a common open space, so there would not be any significant change in the acoustic amenity provided to existing residents" is completely misleading."

- The area is currently used for 2 hours, 2 - 3 times per week by 8 to 10 seniors. (The DA allocates 2 hours on a Monday only).
- Residents regularly use the small surrounding garden area to play boules, sit at tables and talk, quietly read books and enjoy the sun, and occasionally play with their small grandchildren. (The extremely close proximity of club members and their guest - strangers, will have a massive impact on the quiet enjoyment of the residents small gravelled outdoor area left available to them).

Lawn bowls, including training, games and competition with 24 players, plus officials and their spectators, Monday through Sunday from 8:30 am to 5:30 pm is a huge increase in use, noise, loss of privacy and access to the only green space provided for the seniors living in the village.

It is clear, the noise generated by lawn bowls, the associated numbers of club members and the public will have a severe negative effect on the many apartments facing directly onto the green and within 6 - 8 meters of the green itself.

URBIS - Noise Mitigation: URBIS note in the SEE (page 23, paragraph 2, "With regard to residents outside the development (along Carrington parade or Evans Street) there is not expected to be any additional source of noise generated by the use of the greens. The building form of the Harbord Diggers site would provide significant noise shielding to these locations.

In other words, the senior's village buildings will mitigate/shield the residents outside the village by absorbing the noise. We, the seniors living in these noise buffer buildings are being totally disregarded in relation to noise. In fact, noise produced in the area bounded by the 6 residential buildings, bounces from building to building increasing its range and penetration of residences.

6. Privacy: The privacy and safety of all Watermark Residents living in the retirement village will be impacted with the numbers of bowlers and club members attending games and competitions and being encouraged to access the area.

The privacy of Watermark Residents overlooking the green will be breached with bowlers and club members as well as the public being able to see directly into apartments which are less than 8 meters from the proposed bowling green perimeter, resulting in the need for residents to close all doors/windows and draw all blinds in order to maintain privacy in their own homes from 8:30 am - 5:30 pm Monday through Sunday. We will be living in virtual caves, isolated and at high risk to our mental health.

My Request of Council: The applicant of the DA had the opportunity to meet with Council. I ask

that the residents of Watermark Freshwater Seniors Living Village be afforded the same courtesy by way of a site visit. I personally invite inspection of the site from my apartment for one, and have no doubt other residents would be more than happy to provide the same access to Council to assist in a thorough evaluation of the DA and the impact the development of the proposed bowling green will have on the senior residents of Watermark Freshwater.

I formally ask Council to refuse DA2020/1233.

Yours sincerely,

Denise Keen & Lloyd Keen  
Unit 29, Taylor Building,  
Watermark Freshwater Seniors Living

Attachments to emailed letter sent separately:

3 x photos showing the very close proximity of the proposed bowling green to Taylor Building.

1. View of proposed bowling green perimeter where players and officials will stand from internal winter garden of Unit 29, Taylor Building, level 1. The current photo does not show the larger area proposed for the bowling green which will remove the gardens, as indicated in red, if constructed.
2. Photo taken from proposed bowling green into Unit 29, Taylor Building Level 1. View is all the way into the back of the kitchen. This shows the massive negative impact on privacy for the residents.
3. Photo taken of Apt 29, Taylor Building Level 1 through the closed glass door. This shows you can clearly see into the winter garden/ study and, to the left, the lounge room (not in the picture) would be equally visible.