
Sent: 1/02/2022 7:16:02 PM

Subject: Objection to REV2021/0045 (5 Skyline Place, Frenchs Forest - Lot 101 DP 1209504)

To Whom It May Concern,

Re: Objection to REV2021/0045 (5 Skyline Place, Frenchs Forest - Lot 101 DP 1209504)

I would like to express my strong objection to the expansion of The Jardin over 55s development proposed at 5 Skyline Place, Frenchs Forest (REV2021/0045, Lot 101 DP 1209504).

The addition of a further 95 apartments, comprising two large, 7-storey apartment buildings, is unsuitable and out of character for this low-density residential area.

Please, Northern Beaches Council, we implore you to, once again, reject any application to further development this already unsuitable development.

The residents between Wakehurst Parkway and Skyline Shops have endured consistent construction and disruption since the commencement in 2015 of the Northern Beaches Hospital build and the extensive road infrastructure changes. This was immediately followed thereafter by the Warringah Road underpass, the Forest Hotel redevelopment, Dan Murphys bottle shop and now, The Jardin development currently in progress.

So far that's 7 years of ongoing, non-stop disruption, noise, change and misery.

Our roads have been transformed into major traffic routes, resident parking removed to make way for a 24/7 clearway, parking and traffic pushed into our side streets, privacy lost, our homes and gardens covered in silica (concrete) and construction dust, breathing in pollution from ongoing development and increased traffic, and we've endured a barrage of construction noise on a daily basis – often day and night.

Ongoing noise, disruption and change is pushing this long-suffering community to breaking point. The mental health and wellbeing of residents, young and old, is being seriously affected. Please don't subject us to a further construction with the proposed expansion of The Jardin development.

Sadly, the ongoing uncertainty surrounding our area has spooked property buyers and house prices in our area are now much lower in comparison to similar suburbs. Many residents are unable to plan for their future as they try to wait out an end to the ongoing changes in the hope property prices will rise again. Unfortunately, it seems it will never end...

As you're aware, the Frenchs Forest Hospital Precinct Plan will see 5,360 new homes built, with the inclusion over 55s (seniors) housing. Surely this is more than enough new housing for the area to sustain? Extensive forecasting, planning and modelling was undertaken as part of the Frenchs Forest Hospital Precinct Plan. If Council and NSW Planning believe seniors' housing should be a priority, then why wasn't more set aside in the Frenchs Forest Hospital Precinct Plan? Does this not then make Platino Properties' development application for more seniors housing baseless?

Additionally, the Frenchs Forest Hospital Precinct Plan stated that there was to be no development outside of the "Central Zone" for 20 years. With this in mind, it seems unfathomable that the current Jardin development (Stage 1) was ever passed. How could a further two, enormous buildings comprising 95 more apartments, even be considered? It

would totally contravene the planning process.

Another issue of deep serious concern is how our streets will handle more cars on our already congested roads. Should 'Stage 2' of The Jardin development proceed, at least 150 cars (i.e. 1 per household) will be added to our already choked roads. You may remember that, as part of the hospital upgrade, a Northern Beaches Hospital Transport Study completed in November 2016 specifically identified that *"No major growth is suitable for the area south of Warringah Road or east of Wakehurst Parkway"*. The Skyline Place development is located in the area earmarked as being *"unsuitable for growth"*. How can it even be considered?

When Frenchs Forest Road East was converted from a residential street into a 24/7 clearway, all street parking for residents and their visitors was taken away. No alternative parking solutions were offered. Residents were left with no option but to park in side streets or Skyline Place. With the addition of 150 apartments, plus a number of commercial premises proposed by The Jardin expansion, any parking available to long term residents will be lost. No alternative parking provisions will be provided. How will this be resolved now and in the long term?

You may also recall that the development application submitted by Platino Properties in August 2021 for the same site was unanimously rejected by Northern Beaches Council and the State Government Planning Panel. One reason (among many others) was that residential land use, in the form of Seniors Housing, is not permissible in the Frenchs Forest B7 Business Park zoning. A second reason was that Seniors Housing on the site is not consistent with the objectives of the Northern Beaches Hospital Precinct Plan. Northern Beaches Council, please remain accountable for these decisions and, once again, reject this development application by Platino Properties.

The original development application submitted by Platino Properties for the current over 55s development in progress (Stage 1) did not disclose their intent to further develop the surrounding area. In fact, approval was granted on the basis that all commercial spaces adjoining the property be retained. We hope Council will to adhere to these original terms of consent and reject this new D.A.

With this in mind, why is Platino Properties "selling" the concept of the stage 2 expansion to potential buyers when it hasn't been approved? Personally, I know two separate parties who were approached by The Jardin salespeople at Glenrose Shopping Centre. They were told that 'Stage 2' would be commencing soon and they were invited to 'register their interest'. Do Platino Properties know something we don't? How can they be selling apartments in a development that is only now before Council and hasn't yet been approved? This is of serious concern to myself and many other residents. Should we be concerned about transparency surrounding this development?

This development offers nothing to the residents of our community. It has been designed exclusively for the residents who purchase within it (and, clearly, to further boost the developer's profits). It does not enhance the character of Frenchs Forest, instead, creates a precedent for more large-scale development in the future. We should be preserving residential housing pockets like Frenchs Forest for residents of all generations to enjoy. Community hubs and facilities like parks, playgrounds, green spaces, places to exercise and relax should be set aside for all residents, not large-scale private properties like The Jardin that 'locks out' the rest of the community.

The size and scale of The Jardin development is distinctly out of character for Frenchs Forest,

towering over the existing streetscape. Why doesn't Frenchs Forest enjoy the same planning regulations as Belrose, Davidson and Forestville where there are restrictions on building heights? Are we again bearing the brunt of development that is very quickly changing our area for the worse?

It has been brought to our attention that the 'Stage 1' buyers of The Jardin development are requesting that Council "*fast track*" the approval of "*Stage 2*". See link at the end of this submission.

Is Council allowed to give preferential consideration to requests such as this?

In their submission, the 'Stage 1' buyers are requesting that 'Stage 2' be fast tracked because "*it would enable the earthworks, the dirtiest, dustiest and noisiest part of the construction*" to be completed before they move into their new homes.

Seriously!!! As a resident living nearby The Jardin development, I find this request ignorantly unconscionable (and I know I speak on behalf of many, many others). Why is it OK that we, the long-term residents, are subjected to years of earthworks and dirty, dusty and noisy construction for the duration The Jardin construction?

I invite the 'Stage 1' buyers to come and spend a few weeks at my place where myself and my neighbours are subjected to incredibly loud construction noise and a constant procession of trucks entering and existing The Jardin worksite six days a week (previously 7 days thanks to Rob Stokes' changes to construction regulations during COVID). Many of us work from home and it's horrible. Shift workers have moved from the area because they are unable to sleep during the day. Students were unable to study during COVID lockdowns. The Jardin development has been very stressful for us all.

Additionally, the 'Stage 1' buyers have stated that the demolition of existing offices and the building of new apartment buildings would mean a "*significant improvement to the current outlook over nondescript industrial buildings*".

Seriously! Due to The Jardin development, the streetscape of our community has been ever changed by a looming apartment building. We lost established gums that were a haven for birds, possums and food for the honey bees that live in hives in our backyards. We lost significant loss of privacy in our homes and gardens. The 'Stage 1' buyers purchased in this development knowing full well they would be surrounded by offices and warehouses (unless, as we suspect, they have been sold the lie that 'stage 2' has already been approved). Is it not good enough for them to be surrounded by office buildings? Our hearts bleed for them...

And finally, we all know that developers "pretend" they have a community's best interests at heart however, once they have bled it dry, they move onto the next and the residents are left to live with the consequences. Please don't let the Frenchs Forest community become a casualty of this. Don't subject us to more years of construction, uncertainty, change, noise and pollution only to be left with a huge development and increased traffic that our roads can't sustain.

If you approve this development, it could mean 11+ years of non-stop disruption for this long-suffering community.

Northern Beaches Council, we implore you to please reject this development application so our community can finally return to one of peace and stability. Please follow the very clear outcomes from the numerous studies undertaken that have indicated that the area between Wakehurst Parkway and Skyline shops is not suitable for, nor can it sustain, any further

development.

Thank you for your time and consideration.

Kindly,
Rebecca Mitchell

Reference: The Jardin 'Stage 1' Buyers' Submission to Northern Beaches Council -
<https://eservices.northernbeaches.nsw.gov.au/ePlanning/live/Common/Output/LoadAppPropDoc.ashx?id=JK9Bqaa4RdcVOA60ki4OEg%253d%253d0>