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**Sent:** 22/12/2021 2:52:06 PM  
**Subject:** Jardin, 5 Skyline Place, Frenchs Forest, 2086  
**Attachments:** Jardin stage 2 meeting.docx;

Dear Ms Kerr,

It was disappointing not to have had the chance to talk to you this morning about the above application.

I have attached a copy of what I would have said and hope that this can be taken into consideration when the matter is discussed further.

Many thanks and kind regards  
Peter Hill

Firstly, thank you very much for sparing me some time to promote my petition.

As a fairly new migrant to Australia, I have little knowledge and no experience of the planning system. What I do have is a passionate belief in the Jardin project to the extent that I organised a petition amongst fellow purchasers to request a timely process for the stage 2 planning application. I have not been given access to phone or email details for other buyers and am very pleased to have attracted over 50% of them purely by attending the events for current or future purchasers that have been organised by the developer. Not all buyers attend these and indeed some live out of state so I am proud of that percentage, which has included virtually all of the people I have personally been able to meet.

I have reprinted below the reasons set out in the petition. I fully accept that many of the reasons are in the self-interest of us buyers. Stage 2 will bring many enhancements to us in stage 1 and therefore we want the application to be successful but it also includes affordable housing and units for Project Independence which have to be a big asset also to the general community.

The developers are generating a great community spirit amongst us buyers such that we are all keen to move in as early as possible. It would be a major improvement to our quality of life if the noise and dust of the stage 2 demolition and ground works can be undertaken before that time. This is the noisiest and dustiest process in the whole of stage 2 construction and we are led to believe finishing it before our occupation is possible if the planning application proceeds promptly - but time is of the essence and we would humbly request that consideration is given to an accelerated or timely process.

In looking for a home my wife and I have tried to think long-term, well, as far as 70-year-olds can. We want to future-proof our lifestyle whilst remaining independent for as long as possible. Having left behind a lifetime of friends in the UK and beginning to contemplate the possible loss of our partner we saw the benefits of a retirement community and biased our search in that direction but did not exclude other options.

The reason behind my passion for Jardin is that not only is it the solution that almost completely matches our requirements but it is almost unique in the area and possibly in the state. Obviously, in common with many others, it is specifically designed for retirement living and future ageing. It has a concierge with a background in aged care, but it is the financial model that is so different

and important to us. It has none of the financial disadvantages of what appears to me to be the traditional Australian retirement village. These have their place but Jardin has no entry or exit fees, we are in control of the sale of our asset and get to keep any capital growth not losing a chunk of our capital in exchange for a minor upfront discount. This was a given in my search for retirement living and I have met many likeminded retirees including the majority of my fellow Jardin purchasers. It also means that, if we have made a mistake (and I don't believe we have), we can sell and move out with only market fluctuations to worry about in terms of preserving our capital and our sale will not be controlled by some anonymous corporate.

I am sure this new model is the way things will go but it is currently very difficult to find examples in this area. I believe that the addition of stage 2 would create a flagship example for the future and the opportunity should not be wasted.

The demand for this different concept demonstrably exceeds supply as evidenced by the difficulty we had in securing what we needed – it took us two years - and by the current level of interest in stage 2. People of my age are ready to downsize and often thereby release a family home but we have a foreshortened time horizon and can't necessarily wait for later developments. There is one here in front of you that is shovel ready, which will massively enhance a project already under construction and which helps to meet a real need and demand for this rare model of seniors independent living.

In summary, I am representing the majority of stage 1 buyers in a unique project who are keen for the current application to succeed and whose quality of life in our new homes would be massively enhanced by a quick conclusion to the application. We want the extra facilities that would come with stage 2 and we would like, if possible, the dirtiest part of its construction to be over before we are required to move in.

Thank you for your time in allowing me to put the points of my fellow buyers.

**Reasons to request the fast-tracking and favourable consideration of the amended application.**

Importantly, fast tracking the application (if successful) would enable the earthworks, the dirtiest, dustiest and noisiest part of the construction, to be completed before we all move in to stage 1 (especially for those of us on the south side).

Earlier access to increased facilities – pool/gym/craft room/men’s shed.

Earlier access to a larger community – more potential friends/events/activities.

Increased commercial area and hence more variety for owners and locals.

More quickly meets a local need for seniors who cannot necessarily wait for longer term development.

Earlier access to outdoor space in the piazza garden.

Significant improvement to the current outlook over nondescript industrial buildings.