

PTW Architects

Peddle Thorp & Walker P/L
ABN 23 000 454 624

Level 11
88 Phillip Street
Sydney NSW
Australia 2000

T +61 2 9232 5877
F +61 2 9221 4139

ptw.com.au

NSW Architects Act
Nominated Architects
S Parsons Architect No. 6098
D Jones Architect No. 4778

30 November 2021

Mr. Simon Militano
Development Director – Over 55s Development
Platino
Suite II, 20 Young Street
Neutral Bay NSW 2089

Dear Simon,

Re: Mixed Use and Seniors Living Development - 5 Skyline Place Frenchs Forest NSW

As an architect with particular expertise in Seniors Housing, I have undertaken an independent review of the development proposal in light of the Sydney North Planning Panel's reasons for refusal and Council's assessment report dated 18 August 2021 and references in the DSAP minutes 28 October 2021, particularly in relation to the evaluation of the proposal against the ADG (Apartment Design Guidelines). I note that the development was assessed as having a high level of compliance generally, being compliant with 35 of the 40 criteria relevant to seniors housing, so my commentary will focus specifically on the minor non-compliances outlined below.

I make the following observations in relation to particular aspects of the proposed development as described by PA Studio drawings 82A Review DA Issue D.

Context

The co-location of independent living apartments for older people and people with disabilities in multi-use developments and contexts has been increasing as our society responds to one of the key health and social issues: the rapid increase in people aged over 75 and their demand for home and community care and health services. In addition, with a third of all senior Australians living alone, loneliness and social isolation are critical challenges for our communities.

Principle 1 of the Design Quality Principles notes that context includes "social, economic, health and environment conditions". Built form must not only consider physical context but be designed to support the well-being of our whole community.

This is intertwined with Principle 3 Density which refers to a density appropriate to the site and its context – again both physical and social or cultural. The concept of density is being reconsidered by urban designers and sociologists in terms of urban intensity (Professor Kim Dovey and Elek Palka): the focus is on the connections and interaction between people, places, spaces and experiences that address the issues of loneliness and social isolation and residential amenity (rather than simple numerical controls).

Interaction is what makes urban places 'work' and especially interaction between generations. 5 Skyline Place has the potential to bring generations together.

Therefore, many developments which support the vital aging of older people and their families are now built in combination with a range of uses:

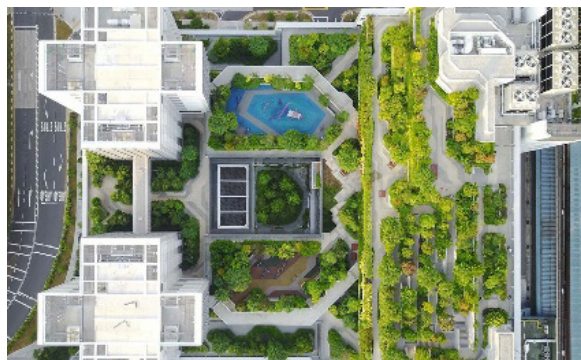
- *St. Jacob – Park Football Stadium, Basel, Switzerland* – football stadium ringed by apartments for seniors



- *Anglicare Woollooware Shores* – is also in a B7 zone with six new buildings including 183 self-contained dwellings which will reinvigorate the underutilized site



- *Kampung Admiralty, Singapore* – train station, supermarket, food court, young and old. Care and medical facilities and residence apartments
- *Humanitas, Deventer, The Netherlands* – offers rent-free apartment programs for students



- *Vi at Palo Alto, Stanford University*
- *Mirabella on Arizona State University, Tempe Campus.*

Number of Apartments

The Benevolent Society's research determined that the number of residents needed to be high
 J:\Library\PTW Presentations\2021\Diane Jones\Platino\30 November 2021_Letterhead.docx

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enough to allow the 'natural' split of one third young-old, one third middle-old and one third old-old. This allows the young-old and the middle-old to look after the old-old; for there to be grandchildren using the gym and pool and gardens; for someone to have a wide range of friends and acquaintances. The Humanitas model, which the Benevolent Society adopted and adapted for Australia, believe that this number is around 380 people.

Apartment Mix

The Benevolent Society brief for the Apartments for Life Bondi (which, though unbuilt, is credited with bringing the concept of aging- in place into the mainstream of the sector) had a minimum size of 1.5 bedrooms. This allowed for a carer to stay over when needed. Since that time (2011), the expectations of Baby Boomers are generally regarded to have increased: two bedroom apartments allow single people to have occasional visitors, the care of grandchildren and space for a study, ironing board etc. A three bedroom unit allows a couple to have the same amenity and separate bedrooms or studies. Therefore the mix of apartment sizes at 5 Skyline Place is considered appropriate for its socio-economic demographic market.

Lift Lobbies

For this sector, it is critical that lift lobbies contain two lifts to allow for redundancy as many residents will not be able to climb flights of stairs. In addition, the lift lobby and the corridor leading to the garbage room is a place of incidental social interaction.

However, this is generally a place of a "quick hello", "how are you?" Other than a generously scaled corridor width, it requires space for one or two chairs only to wait for the lift or perhaps wait for concierge assistance, if accidentally locked out of one's apartment. Socialisation occurs within apartments or within the communal areas of such a complex.

Seniors Housing Guidelines (November 2021)

Although designed before the introduction of the Seniors Housing Guidelines, the proposal reflects the relevant objectives of the Guidelines, particularly in the categories of:

- 01 Care for the planet
- 04 Care, wellbeing and community
- 05 Design for physical ageing and dementia
- 06 Good design.

Yours sincerely,



Diane Jones
Executive Director
LFRAIA
NSW Architects Registration No. 4778
WA Architect Registration No. 2132
Adjunct Professor BE UNSW

SNAPSHOT OF ENGAGEMENT WITH INDUSTRY AND ACADEMIA: PTW EXECUTIVE DIRECTOR DIANE JONES

University of New South Wales (UNSW)

Diane Jones, Adjunct Professor

Built Environment Advisory Council Invited Member

UNSW CODE Professional Placement Program, Mentor

Panelist at AGSM | UNSW Business School Breakfast Dialogue: Intergenerational Living, 2019

Australian Research Council Linkage Grants

PTW is a principal industry partner in five Australian Research Council Linkage Projects Grants, which empirically tests the impact of architectural factors on perception.

International Study Tours

Diane Jones and other key team members regularly undertake international (pre-COVID 19 pandemic) and virtual study tours seeing first hand new ideas at work and then being able to test these ideas in Australia. Tours in past years have included include: Singapore, Japan, Stockholm.

FRONT 'Zest for Life, Ageing in Place' event

Diane Jones presented at the Zest for life: design strategies for ageing in place panel discussion, 2019.

PASA Procurement conference

Diane Jones was a key note speaker and presented: The Importance of Design Beyond Style5th Annual PASA Aged Care Procurement Conference 2018, Sydney.

Selected as Indesign Media Industry 'Luminary'

PTW Executive Director Diane Jones was honoured to be included in the Luminary series, featured in the Indesign Issue #78, which recognises architects who have made a lasting impact on the community and made a valuable contribution to their wider profession.

"A natural leader of people, she considers herself to be 'just one of the team', bringing to the role a coherent philosophy and sense of conviction built over many years of practice."

Paul McGillick



UNSW
THE UNIVERSITY OF NEW SOUTH WALES



ULI Sydney City Forum: Intergenerational Learning and Living Campuses

Examined innovations from the University of Wollongong's Health & Wellbeing Precinct, 2021, Key note speaker Diane Jones

International Conference

Australia-China Aged Care & Healthcare Forum, Key note speaker Diane Jones, Guangdong Province, PRC, 2018

Sydney Indesign | LiveLife Talk Series

Intergenerational cohousing and Residential Design Panelist, 2017
Better Living + The Best Design

The National Association of Women in Construction (NAWIC)

SUCCESS SERIES #1 Presentation, 2018

NAWIC Crystal Vision Merit awardee

Government Architect Office (GAO)

NSW State Design Review Panel (SDRP)

Diane Jones has been an invited member of the NSW Government Architect's State Design Review Panel (NSW SDRP) since 2018.

Australia Institute of Architects (AIA)

International Women's Day Breakfast 2020, panelist with selected Marion Mahony Griffin winners, convened by new Government Architect Abbie Galvin

Australia Institute of Architects large practice research round table
Member

UDIA NSW & Arc Energy Women in Leadership Award for Excellence 2021

Finalist Diane Jones (winner to be announced in November)

Urban Development Institute of Australia (UDIA)

2018 - ongoing

Seniors Living and Alternative Housing Committee (NSW)

UDIA NSW State Conference 2018, panelist on Liveable Density session



Australian
Institute of
Architects





Diane Jones

Executive Director
Adjunct Professor
Built Environment UNSW
Nominated Architect

Qualifications

M. Architecture
University of Texas at Austin, USA
B. Architecture (Hons 1),
B. Science (Arch)
University of New South Wales,
NSW, Australia

NSW Architects Registration
No. 4778
WA Architects Registration
No. 2132
QLD Architects Registration
No. 5625

Nominated Architects
S Parsons Architect No.6098
D Jones Architect No. 4778



Clear design intentions realised in all aspects of a project frame Diane’s approach to practice. Specific to each project, these intentions are informed by empathy, evidence-based research, design –led innovation, and multi-disciplinary collaborations. These intentions are guided by a strong sense of responsibility to the wider community and environment.

Diane’s leadership capability in managing large, complex and sensitive projects, diverse consultant teams and multi-user institutional and not-for-profit clients is well recognised and awarded.

Appointed Executive Director in 2014, Diane is an Adjunct Professor, co-convenor of the Court of the Future (research) international network, NAWIC Crystal Vision Merit awardee and recipient of the prestigious Australian Institute of Architects Mahony Griffin Prize.

Diane is committed to advancing active interactions between the profession, industry and universities. Her team has undertaken the role of principal industry partner for five ARC Linkage grants which have tested empirically the influence of architecture on people’s well-being and cognitive abilities.

Diane contributes to professional, industry and government committees and advisory panels. Diane is an invited member of the NSW Government Architects Design Review panel and since 2018 she has been a member of the Seniors Living and Alternative Housing Committee (NSW) Urban Development Institute of Australia.

Professional Associations

Life Fellow

- Australian Institute of Architects

Invited Member

- Inner West Council Architectural Excellence & Design Review Panel (AEDRP)
- NSW State Design Review Panel (SDRP)
- Built Environment Advisory Council Built Environment, University of New South Wales (UNSW)

Endorsed Member

- Australian Accreditation Standing Panel (AACA)
- NSW PPA Assessor

Member

- Seniors Living and Alternative Housing Committee(NSW) Urban Development Institute of Australia
- ICOMOS Australia
- AusHeritage
- Fulbright Alumni
- Assoc. for Preservation Technology
- The Honor Society of PhiKappa Phi
- Pro-bono board member of WADAC (Jarrah House - for women and children with dependency problems)

Selected Projects

Integrated Communities

Lendlease University of Wollongong Health and Well-Being Precinct: Independent Living Architect Wollongong, NSW, Australia

Lendlease Seniors Living, Glenaeon Retirement Village Renewal Belrose, NSW, Australia - construction to commence

St Basils, Randwick, NSW, Australia

- 2017 Finalist Design Excellence Category Inaugural Property Council of Australia National Retirement Living Awards
- 2018 Finalist 6th Asia Pacific Eldercare Innovation Awards; Aging in Place category

- 2018 Finalist
Design Excellence Award
NSW Urban Taskforce Awards

Dougherty Apartments, Retirement Village & Care Facility, Chatswood, NSW, Australia

- 2017 Finalist
Best Refurbishment category
Inaugural Property Council of Australia National Retirement Living Awards

Uniting Bowden Brae
Redevelopment
Normanhurst, NSW, Australia

Uniting Shellharbour Seniors
Precinct Masterplan, Shellharbour,
NSW, Australia

The Benevolent Society,
'Apartments for Life' development,
Bondi, Sydney, NSW, Australia
(Concept Design & Development
Application)

Seniors Living
Guiyang, Guizhou Province, PRC
(Masterplan development with
Wagner Healthcare)

Health & Therapeutic Sector

MPS Program Southern Region
NSW, Australia. NSW Health
Infrastructure
Barham, Braidwood, Culcairn,
Harden, Holbrook, Tocumwal &
Tumbarumba

Adult Acute Inpatient Unit, Mental
Health ACT, The Canberra Hospital,
ACT, Australia

'Jarrah House', Women's Alcohol
& Drug Advisory Centre, Little
Bay, Prince Henry, NSW, Sydney,
Australia

- 2006 National Award for
Special Purpose Housing
(Housing Industry Australia)
- 2006 NSW Stockland Design
Merit Award
National Association of Women
in Construction (NAWIC)

Alzheimers Australia Western
Australia
New Centre of Excellence, Curtin
University, Perth, Western Australia
(joint venture with Cameron Chisholm
& Nicol Perth)

Mater Hospital Redevelopment -
Hunter Health, Newcastle, NSW, (in
conjunction with Suturs Architects)

Royal North Shore Hospital
Redevelopment PPP bid (in
conjunction with Suturs Architects,
Nightingale Associates and RTKL)

Auburn Hospital Redevelopment,
Auburn, NSW, Australia (in conjunction
with Suturs Architects). NSW Health,
Stage 1 DA

Forensic Pathology & Coroner's Court
Lidcombe, NSW, Australia (Masterplan
& Concept Design)

RPAH North West Precinct Planning
SPP and PDP (mental health
component)

CareWell Health, Sydney, Australia
Design of a range of furniture for older
persons,

Commercial Sector

Gateway 2, Hunter St, Newcastle,
NSW, Australia

- Design Excellence, Newcastle City
Council and GAO

Atlassian Headquarters 2019 with
Shigeru Ban Architects and Toland
Architects

Cultural Sector

Newcastle Civic Precinct, Hunter
Street, Newcastle, NSW, Australia

The Downing Centre Tunnel and
Facade Conservation, Castlereagh
Street, Sydney, Australia
(in collaboration with Artists Turpin &
Crawford Studio)

South Sydney City Council, Waterloo,
NSW, Australia (Civic Centre Design
Concept)

Educational Sector

Glenwood High School
Sydney, NSW, Australia
NSW Department of Education

John Palmer Public School
The Ponds, NSW, Australia
NSW Department of Education

Hurlstone Agriculture High School
Glenfield, NSW, Australia
NSW Department of Education

Confidential School and
Intergenerational Learning and Living
Precinct Masterplan
Sydney Catholic Schools
Sydney, NSW, Australia

Richmond High School Masterplan
NSW, Australia
NSW Department of Education

Baulkham Hills North Public School,
Castle Hill Public School, and
Matthew Pearce Public School,
NSW, Australia
NSW Department of Education

Penrith Public School, Claremont
Meadows Public School, Ingleburn
High School, Richmond High School.
Western Sydney Region
NSW Department of Education

Monte Sant' Angelo Mercy College -
Masterplan Competition
North Sydney, NSW, Australia

International Grammar School,
Ultimo, Sydney, Australia (Stages 1+2)

- 1998 NAWIC Merit Award
Design & Construction

Jakarta Intercultural School, Jakarta,
Indonesia. (Concept Design &
Masterplan)

British School, Jakarta, Indonesia.
Concept Design (in association with
PTI Architects Indonesia)

The Scots College, Bellevue Hill,
Australia (Masterplan)

The University of New South Wales
Quadrangle Building Kingsford,
Australia (concept design)

2016

December 07

Design Tips to support Ageing in Place
Inside Ageing
<http://insideageing.com.au/design-tips-support-ageing-place/>

April 28

Innovation in affordable housing: Sydney's best-kept secret
Diane Jones and Glenn Harper
<https://www.thefifthestate.com.au/columns/spinifex/innovation-in-affordable-housing-sydneys-best-kept-secret>

2015

July 28

Distributed courtrooms
<http://www.abc.net.au/radionational/programs/lawreport/distributed-courtrooms/6651446>

2014

Radio Interview in relation to Coffs Harbour Courthouse
<http://www.abc.net.au/local/photos/2014/10/24/4113769.htm>

Issues and Opportunities in working with Heritage Courts
<https://architectureau.com/articles/historic-courts>

Professional Appointments

2020 - 2023

- Invited Expert Panel Member NSW State Design Review Panel (SDRP) Government Architect NSW

2018

- Invited Member Built Environment Advisory Council, Built Environment, University of New South Wales (UNSW)

- Invited Member (AIA representative) National Accreditation Visiting Panel Architectural Degree Program Canberra University, ACT.

2017

- Invited Member (AIA representative) National Accreditation Visiting Panel Architectural Degree Program Deakin University, Victoria.
- Invited Member Property Council Retirement Living Committee (Advocacy sub-committee)

Current - 2009

WADAC (Jarrah House) Board Member

Current - 2004

Co-convenor Court of the Future (International Research Network)

Current - 2006

Member Prince Henry at Little Bay Design Review

Ongoing - 2006

Principal and Leading Industry Partner for five Australian Research Council Linkage Grants

2013 - 2003

Member of Approvals Committee of Heritage Council of NSW

2010 - 2004

Member of the NSW Supreme Court Heritage Committee

2004 - 2002

Member of Heritage Council of NSW, Approvals Committee, Technical Advisory Group, Chair Movable Heritage Panel, Chair, Interpretation Committee

2002

RAIA (NSW Chapter) Marion Mahony Griffin Architectural Award Jury

2001

RAIA (NSW Chapter) Awards Jury

2006 - 2000

RAIA (NSW Chapter) Education Committee

Current - 2000

RAIA (NSW Chapter) Heritage Committee (chair 2008 - 2010)

2001 - 1998

Membership LEADR panel of mediators and panel of adjudicators Building Industry Security of Payments Act NSW

2001 - 1996

RAIA (NSW Chapter) Women in Architecture Committee

Invited Member

National Accreditation Panels, Master of Architecture program at UNSW, Sydney University, Newcastle, Deakin universities.

Awards

2019

Selected as Indesign Media Industry 'Luminary'

2005

NAWIC Crystal Vision Merit Award National Association of Women in Construction

2001

Marion Mahony Griffin Award Royal Australian Institute of Architects

1998

International Grammar School

1987

RAIA (NSW) Greenway Award for Restoration

1982

Wiggins Teape/Architectural Journal international measured drawing competition, second prize

1979

- Fulbright Postgraduate Student Grant
- 1979 Wormald International Scholarship

1976

James Hardie and Company Pty Ltd University Prize