

Apartments for Life at Ocean Street Community Newsletter



Issue No. 12 March 2009

Dear Resident

The Benevolent Society recently lodged amended plans for the Apartments for Life at Ocean Street project with Waverley Council.

We have adjusted the design in response to feedback from the community and Council's planners, particularly about the impact on views and overshadowing of neighbouring buildings. This newsletter gives details of our amended proposal.

We believe that the amendments present a balanced design for the site, while also meeting our goal of providing an innovative model of housing and care for Waverley's older population.

We expect that Council will shortly put our amended plans on public display at Council offices in Bondi Junction. Meanwhile we encourage you to view the plans on our website at www.bensoc.org.au.

Sincerely

Richard Spencer
Chief Executive Officer

A groundbreaking project

The Benevolent Society has been working for some time on plans for a new form of housing for older people to be located on our site between Ocean and Wellington Streets, Bondi.

The Apartments for Life project will be a groundbreaking project. It has been developed as a response to the substantial growth in the numbers of older Australians projected over the next decades.

The Benevolent Society strongly believes that older people are entitled to affordable and accessible housing options that allow them to stay connected to their community throughout later life.



Amended Plans

As you may know, the Society first lodged a Development Application (DA) for the Apartments for Life project with Waverley Council in May 2008.

After feedback from the community and discussions with Council, particularly about the impact on some neighbouring views and overshadowing of some apartments, we have adjusted our plans and recently submitted them to Council.

In the amendments we have reduced the impact on views and overshadowing. Like most developments in the inner city, it is inevitable that there will be some impact on neighbouring residences, but our aim has been to minimise this.

The amended plans include adjustments to the location of the proposed buildings and reductions in building heights in areas where the impact on neighbouring properties was greatest.

More on-site underground parking spaces have been added, the dementia day care centre is slightly larger and its design has been refined.

Overall design

The site is in an attractive area and is ideally located for a project of this type. Scarba House and its heritage surrounds are a significant feature of the site. In order to retain the heritage values and create a new community precinct in and around Scarba House, our proposal is for medium-rise buildings which leave half of the site as open space for enjoyment by the community as a whole.

The inclusion of a substantial amount of affordable housing and community facilities is also essential to the success of the project.

Meets local needs

The project will address key issues identified in Waverley Council's Social and Housing Plans, including:

- provision of accessible, affordable and secure housing for older people
- services and facilities for Waverley's ageing population
- promotion of healthy ageing
- support for older people from culturally and linguistically diverse backgrounds, volunteer and lifelong learning activities, and
- strategies to combat social isolation.



The proposal at a glance

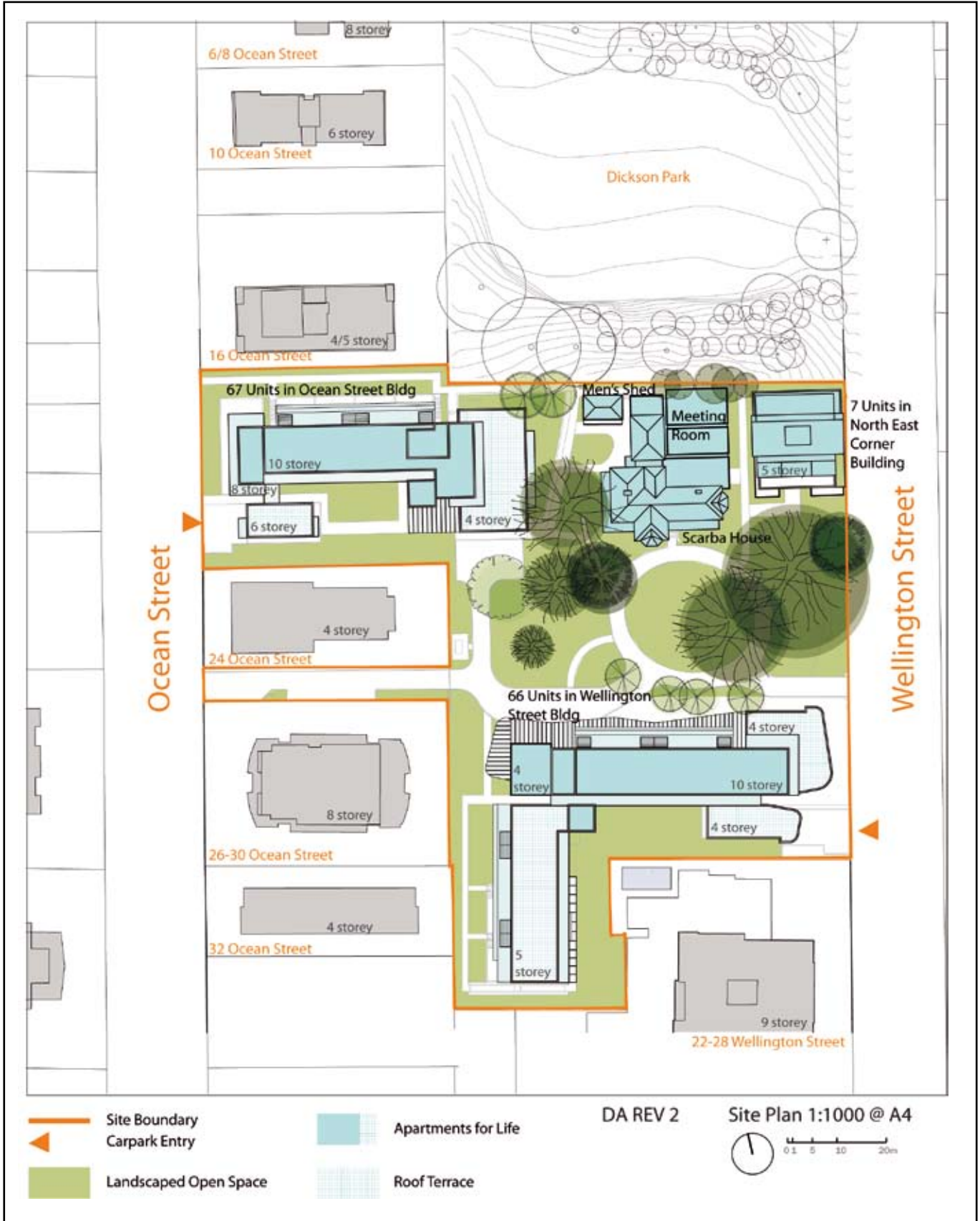
- 140 apartments specifically designed for older people, in two medium-rise buildings and a smaller building in the north east corner.
- Buildings terraced across several levels from four to ten storeys, to blend with the existing streetscape and minimise the impact on neighbouring residences.
- Half of the site will be publicly accessible green open space.
- Careful positioning of buildings to allow views to be shared and to minimise overshadowing, as far as possible.
- Conservation and restoration of heritage-listed Scarba House and surrounding gardens.
- Landscaping, planting of new trees and improving the health of the site's iconic Moreton Bay figs.
- Community facilities open for use by the local community, including meetings rooms, cafe, day centre for people with dementia, men's shed or workshop.
- 10% of apartments will be rented to low income older people.
- Another 30% of apartments will be offered at discounted prices so they are affordable by local older people in a range of financial circumstances.
- 110 underground parking spaces.
- A care advisor to help residents obtain health and care services when needed.
- Ongoing social and other activities.



Artist's impression: Aerial view of site, Ocean Street side.

Amended Site Plan

March 2009



For more information or to view the detailed plans see www.bensoc.org.au or contact Lindy Ryan on 9339 8000 or oceanstsite@bensoc.org.au.