

Ocean Street Project Community Newsletter



Issue No. 3, September 2007

Dear Resident

Welcome to the third newsletter about The Benevolent Society's Ocean Street Project. As you may know we are currently working on a proposal for a new form of housing for older people on our site between Ocean and Wellington Streets.

We appreciate that local residents have a keen interest in our plans and we are working hard to find the best possible outcome – for future residents of the site and for the local community.

We expect that this process will take few more months. We will not submit a development application to Council without first holding an open community information and feedback session. In the meantime, if you have comments, our contact details are over the page.

Sincerely

Richard Spencer, Chief Executive Officer



Benefits for Waverley

Our aim is to create a truly exciting and innovative project that would break new ground in the provision of housing and care for older people. We are drawing on the best ideas and research from Australia and overseas.

The Ocean Street Project would bring major benefits to the people of Waverley:

- Housing designed for older people who prefer to live in their own homes for as long as possible.
- More affordable housing for older people.
- Facilities for use by the local community as well as by residents.
- Protecting and enhancing the heritage-listed Scarba House.
- An information, advice and referral service for local older people.
- Opening up of the site to encourage people to walk through, with improved open space, landscaped gardens, new trees and paths.
- Underground parking, relieving pressure on street parking on Ocean and Wellington Streets.





Listening to the community

Over the last six months we have held meetings with local residents, child care centre parents, Waverley Council, older people's groups, community organisations, government departments and care agencies.

Local residents have said they have concerns about the height and shape of the buildings, child care, traffic, the impact on the local environment and resident amenity.

We are working hard to find a solution that takes into account these concerns while also meeting the key goals of the project and Council's planning controls.

We are also in discussion with Council and other organisations about ways of addressing the need for child care in this area.

When we are close to finalising our plans and before we submit a development application, we will hold an open Community Information and Feedback Session. We expect that we will not be ready to do this for another few months. The date will be advertised in the local press, but if you would like to go on our mailing list please contact us.



Frequently asked questions

How would the complex be different from other retirement housing?

The apartments would be designed to allow residents to stay at home for as long as possible. They would not need to move to a nursing home except, perhaps, in rare circumstances. Care services would be organised for people who need them.

Who would the apartments be for?

The apartments would be for people aged 55 or over on low or moderate incomes. A significant proportion of apartments would be priced so that they are affordable by local older people with limited finances, and at least ten percent would be for older people who don't own a home. Residents would not be able to sublet their apartments.

Are you selling the land?

No. The Benevolent Society would retain freehold ownership of the land and would manage the complex.

For more information

See www.bensoc.org.au and click on Ocean Street Project or contact:

Sarah Fogg, The Benevolent Society, 9339 8000 or oceanstsite@bensoc.org.au
Susan Peterson, Elton Consulting, 9387 2600 or consulting@elton.com.au