

# Apartments for Life at Ocean Street

## Community Newsletter

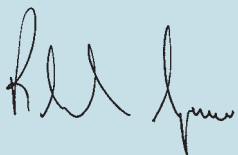
### Dear Resident

Welcome to the fourth newsletter about The Benevolent Society's Apartments for Life at Ocean Street.

As you may know we are currently working on plans for a new form of housing for older people on our site between Ocean and Wellington Streets, Bondi. Since the last newsletter, we have been working hard to find the best possible outcome – for future residents of the site and for the local community.

As promised, we are holding a community information and feedback session to present our preferred project plan – see details at right. We have not yet lodged a Development Application with Waverley Council. Your feedback on the plan will be included in our Development Application and will be taken into consideration by Council during their assessment process. I encourage you to attend the session.

Sincerely



Richard Spencer, Chief Executive Officer

### Community information and feedback session

**When:** Saturday 5 April

**Where:** Walter Cavill Hall  
24a Ocean Street,  
Bondi (on The Benevolent  
Society site)

**Time:** Any time between  
10am and 1pm

There will be detailed information on the preferred project plan and an opportunity to ask questions of the project team. Please drop in at any time. There will be no formal presentation.

### Housing, care and support

Apartments for Life is an innovative model of housing, care and support. It enables older people to stay in their home until the end of life, maintain their independence and links with the local community and receive care in their home when needed.

If approved, the project will be the first of its kind in Australia.

The Benevolent Society's preferred project plan has been developed after extensive consultation with local residents, Waverley Council and aged care service providers.

We believe that the project plan balances our goal to provide affordable and appropriate housing and care for older people, with an understanding of the importance to our neighbours of maintaining local amenity.



Heritage-listed Scarba House will undergo conservation work.

Our preferred project includes:

- Two multi-storey buildings terraced across several levels from four to 10 storeys, to blend with the existing streetscape
- Upper floors covering only ten percent of the site
- Almost three-quarters of the site as open space
- Design that minimises overshadowing on our neighbours
- Careful positioning of buildings to allow views to be shared with our neighbours, where possible
- Improved access to Wellington Street and to Dickson Park, to encourage people to walk through the site
- Conservation of heritage-listed Scarba House
- Planting of new trees and improving the health of the site's iconic Moreton Bay Figs.



## Benefits for Waverley

The Benevolent Society wants Apartments for Life at Ocean Street to be truly part of the community, offering a range of benefits for local people.

### Community facilities open to all

We are exploring a number of options for facilities on the site that would be open to all, including:

- Meeting rooms
- A workshop/craft room
- A men's shed
- A community bus
- Space for community health services and advice.

### Affordable housing

We are committed to providing affordable housing for older people in Waverley. Forty percent of apartments will be designated as affordable housing, with:

- Ten percent of apartments available for rental by financially disadvantaged older people
- Another 30 percent of apartments priced to be affordable by people with assets, but who cannot afford full market price.

### Environmental sustainability

We intend to reduce the project's impact on the environment through:

- Using cross ventilation not air conditioning
- Car parking numbers that are in line with Council and RTA quotas, while at the same time avoiding pressure on parking in local streets
- Encouraging the use of other forms of transport including local buses, car sharing (expanding the service already on the site) and facilities to encourage cycling.

## For more information

See [www.bensoc.org.au](http://www.bensoc.org.au) and click on Apartments for Life or contact:

Sarah Fogg, The Benevolent Society, 9339 8000 or [oceanstsite@bensoc.org.au](mailto:oceanstsite@bensoc.org.au)

Dianne Knott/Caline Haddad, Elton Consulting, 9387 2600 or [consulting@elton.com.au](mailto:consulting@elton.com.au)