

# Apartments for Life at Ocean Street Community Newsletter

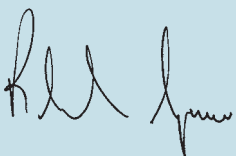
## Dear Resident

As you may know, The Benevolent Society has been working for some time on plans for a new form of housing, care and support for older people on our site between Ocean and Wellington Streets, Bondi.

This newsletter gives an outline of the Apartments for Life at Ocean Street project and explains how we will address important matters, including environmental sustainability, traffic and parking and solar access.

Our development application for the project is now on public display at the Waverley Council Customer Service Centre in Bondi Junction, until 4 July.

Sincerely



Richard Spencer  
Chief Executive Officer

## Our aims

Apartments for Life aims to allow older people to stay in their own home throughout later life, maintain their independence and links with the local community and receive care when needed.

Our proposed project at Ocean Street directly addresses the lack of affordable housing in Waverley that is appropriate to the needs of older people, and the growing demand for better support of frail older people in the area.



## The proposal includes

- 127 apartments in two multi-storey buildings that range in height from 4 to 10 storeys, to blend in with the existing streetscape and minimise the impact on neighbours.
- 40% of the apartments provided as affordable housing for older people on low to moderate incomes.
- A service for residents to make sure that they receive proper care and support when needed.
- Almost three-quarters of the site as open space and half fully open to the public.
- Improved public access to and from Dickson Park.
- Conservation and restoration of Scarba House.
- Planting of new trees and improving the health of the site's iconic Moreton Bay figs.
- Community facilities open to the public, at ground level and in Scarba House.



## Care and support when needed

Care and support services are an integral component of the proposed Apartments for Life project design, with the aim of enabling 95 per cent of residents to stay on site until the end of their life.

The type of community care services provided will be similar to those that The Benevolent Society and other organisations already provide to many older people in their own homes in the Eastern Suburbs, and across Greater Sydney. Ranging in frequency from once a fortnight to several times a day, services include personal care, nursing care and administration of medicines, housekeeping, laundry, help with meals, organising loans of equipment, help with paying bills, organising social activities and respite for carers.

There will be care workers on site during the day to respond to emergencies and at least one person on site at all times during the night. A full time care and service coordinator will be on duty to give advice and guidance to residents.

Residents will also be able to arrange to have meals brought to their apartment from the on-site café. There will be a day centre for people with dementia and we will have rooms for visiting health professionals in Scarba House, and social activities for people who are less mobile or whose health is poor.

## Environmental sustainability

Apartments for Life will be a high quality example of environmental sustainability.

Measures will be implemented to reduce the use of energy, water and private transport, and also through building materials selection and design.

The buildings will be positioned to maximise the flow of natural light and air.

The project will encourage walking, the use of motorised scooters, public transport and the share car service already on site. A community garden is proposed.

## Traffic and parking

The Society commissioned independent traffic consultants to study the amount of traffic that will be going to and from the site per day, and advise on the number of parking spaces needed.

Compared to mid 2007, when the Maurice O'Sullivan Child Care Centre and Chapman House hostel were in full operation, there will be slightly less traffic to and from the site under the new project. It will also be distributed across the day instead of at child care drop off and pick up times. Traffic is expected to decrease in Ocean Street and increase by less than 2% in Wellington Street.

A total of 85 parking spaces (the majority of them underground) are proposed - to meet the needs of site residents, visitors and staff, residents with mobility difficulties and to reduce on-street parking.

## Solar access

The Society has worked hard to position and design the buildings so that they have the least impact on the solar access of neighbours.

The proposed design meets the solar access standards set out in Waverley Council's Development Control Plan, for almost all neighbouring residents.

The Society assembled a panel of independent experts to review the project against the State Government's design guidelines for residential apartment buildings.

**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)**